

**Income Statement (Cash)
Parkside, LLC - (parkside)
December 2009**

Page 1
1/18/2010
10:38 AM

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
INCOME				
Rent Income	43,629.33	96.27	540,887.09	92.28
NSF Fees	4.27	0.01	300.00	0.05
Administration Fee	0.00	0.00	2,912.00	0.50
Utility Income	400.67	0.88	29,956.53	5.11
Vending Income	406.88	0.90	5,483.59	0.94
Application Fees	385.00	0.85	2,139.00	0.36
Non-Refundable Pet Fee	0.00	0.00	150.00	0.03
Tenant Charges	0.00	0.00	-134.98	-0.02
Late Charges	495.01	1.09	4,351.43	0.74
Fines	0.00	0.00	80.00	0.01
TOTAL INCOME	45,321.16	100.00	586,124.66	100.00
OPERATING EXPENSES				
GENERAL & ADMINISTRATIVE				
Management Fee	2,266.05	5.00	29,267.82	4.99
Manager's Salary	3,941.25	8.70	31,804.45	5.43
Leasing Agent's Salary	2,150.00	4.74	3,490.00	0.60
Consulting Fees	1,622.50	3.58	1,622.50	0.28
Professional Fees	0.00	0.00	2,600.00	0.44
Referral Fee	0.00	0.00	1,200.00	0.20
Forms/Printing	42.89	0.09	192.94	0.03
Payroll Burden	554.13	1.22	2,778.29	0.47
Advertising/Marketing	730.00	1.61	2,214.50	0.38
Postage & Delivery	24.45	0.05	184.83	0.03
Telephone/Pager	261.18	0.58	5,152.46	0.88
Internet	62.83	0.14	62.83	0.01
Credit/Criminal Checks	319.81	0.71	1,696.64	0.29
Legal Services	-112.00	-0.25	2,400.00	0.41
Bank/Financial Inst. Charges	43.79	0.10	802.35	0.14
Late Charges	0.00	0.00	838.19	0.14
Lease Commissions	300.00	0.66	1,822.50	0.31
Travel	0.00	0.00	732.38	0.12
Office Supplies	196.66	0.43	2,189.19	0.37
Fines/Penalty	0.00	0.00	50.00	0.01
Permits & Licenses	1,263.36	2.79	1,723.36	0.29
Answering Service	0.00	0.00	159.54	0.03
Employee Expense	0.00	0.00	59.33	0.01
Dues & Meetings	0.00	0.00	298.35	0.05
Computer Expense	735.55	1.62	2,312.76	0.39
Medical Screening	0.00	0.00	185.00	0.03
TOTAL GENERAL & ADMIN	14,402.45	31.78	95,840.21	16.35
MAINTENANCE EXP (CAM)				
Maintenance Payroll	3,265.99	7.21	28,293.69	4.83
Contract Labor	7,135.00	15.74	11,065.06	1.89
Lighting	0.00	0.00	337.62	0.06
Supplies & Materials	-31.56	-0.07	3,948.68	0.67
Fire Alarm/Extinguisher Inspection	0.00	0.00	1,578.70	0.27
Payroll Burden	531.70	1.17	4,191.21	0.72
Pool Supplies/Service & Repair	0.00	0.00	1,767.93	0.30
M/R-Floors	703.45	1.55	4,578.26	0.78
M/R-Cleaning	405.00	0.89	3,294.50	0.56
Trash Removal	479.08	1.06	6,604.24	1.13
M/R-Paint	892.00	1.97	6,398.95	1.09
Patrol Services/Fire Alarms	0.00	0.00	608.98	0.10
Landscape Maintenance	600.00	1.32	3,650.95	0.62
Pest Control	195.72	0.43	2,327.05	0.40
HVAC Repairs	0.00	0.00	2,291.42	0.39
Plumbing Repairs	0.00	0.00	874.14	0.15
Tub/Tile Repair	584.00	1.29	584.00	0.10
Electrical Repairs	0.00	0.00	233.52	0.04
Roof/Deck Repairs	0.00	0.00	900.00	0.15
Glass Repair/Replacement	0.00	0.00	1,108.50	0.19

**Income Statement (Cash)
Parkside, LLC - (parkside)
December 2009**

Page 2
1/18/2010
10:38 AM

	Month to Date	%	Year to Date	%
Carpet/Floor Cleaning	0.00	0.00	239.78	0.04
Door Repair	0.00	0.00	-77.18	-0.01
Fence Repair	0.00	0.00	275.00	0.05
Window Covering Repair/Replace	0.00	0.00	255.94	0.04
Locks & Keys	0.00	0.00	306.83	0.05
TOTAL MAINT EXP (CAM)	14,760.38	32.57	85,637.77	14.61
UTILITIES				
Electricity	774.26	1.71	15,776.26	2.69
Utility Billing Service	94.61	0.21	1,466.16	0.25
Water/Sewer	4,969.11	10.96	57,362.83	9.79
TOTAL UTILITIES	5,837.98	12.88	74,605.25	12.73
TAXES & INSURANCE				
Mortgage Escrow	7,924.09	17.48	93,299.31	15.92
TOTAL TAXES & INSURANCE	7,924.09	17.48	93,299.31	15.92
NON CAM EXPENSES				
Replacement Reserve Draw	-4,598.90	-10.15	-4,598.90	-0.78
TOTAL NON CAM EXPENSES	-4,598.90	-10.15	-4,598.90	-0.78
TOTAL OPERATING EXPENSES	38,326.00	84.57	344,783.64	58.82
NET OPERATING INCOME	6,995.16	15.43	241,341.02	41.18
DEBT SERVICE				
Mortgage Interest	14,377.44	31.72	170,036.67	29.01
Mortgage Principal	2,386.43	5.27	31,129.77	5.31
Replacement Reserve	2,193.33	4.84	26,319.96	4.49
TOTAL DEBT SERVICE	18,957.20	41.83	227,486.40	38.81
CAPITAL ACCOUNTS				
Roof	0.00	0.00	1,180.00	0.20
Major Carpentry/Repair	0.00	0.00	8,300.00	1.42
Concrete Repair/Replacement	1,470.00	3.24	2,465.00	0.42
Glass/Mirror	764.95	1.69	764.95	0.13
Major Electrical Repair	358.58	0.79	12,730.15	2.17
Major Plumbing Repair	0.00	0.00	3,759.12	0.64
Major HVAC Repairs/Replacement	0.00	0.00	8,972.52	1.53
Appliance Replacement	700.00	1.54	8,364.86	1.43
Carpet/Tile Replacement	273.00	0.60	5,721.58	0.98
Building Improvements	13,898.43	30.67	72,731.91	12.41
TOTAL CAPITAL ACCOUNTS	17,464.96	38.54	124,990.09	21.32
NET CASH FLOW (LOSS)	-29,427.00	-64.93	-111,135.47	-18.96