

SC Boca Vista, LLC

Profit & Loss

January 2013 through October 2013

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11/18/2013

Accrual Basis

	Jan 13	Feb 13	Mar 13	Apr 13	May 13	Jun 13	Jul 13	Aug 13	Sep 13	Oct 13	TOTAL
Ordinary Income/Expense											
Income											
Potential Rent											
41000 · Market Rent	282,590.00	282,590.00	282,590.00	282,590.00	282,590.00	282,590.00	282,590.00	285,910.00	285,910.00	285,910.00	2,835,860.00
41008 · Subsidy Rent	-9,101.05	-9,456.99	-10,303.53	-10,273.24	-10,306.50	-10,088.18	-9,891.06	-10,232.91	-10,169.84	-10,725.76	-100,549.06
41020 · Loss to Lease	-7,154.00	-5,661.00	-5,156.00	-4,446.00	-6,534.00	-3,368.00	-2,542.00	-4,800.00	-4,387.00	-2,714.00	-46,762.00
Total Potential Rent	266,334.95	267,472.01	267,130.47	267,870.76	265,749.50	269,133.82	270,156.94	270,877.09	271,353.16	272,470.24	2,688,548.94
Other Rental Adjustments											0.00
41091 · One-Time Concessions	0.00	-25.89	-28.56	-28.74	-23.39	-388.05	-664.38	-820.00	-59.94	-278.45	-2,317.40
41092 · Renewal Concessions	-1,443.00	-1,375.96	-1,229.77	-906.00	-968.23	-1,317.43	-1,969.72	-2,288.37	-2,963.36	-3,787.85	-18,249.69
41093 · Recurring Concessions	-13,554.54	-13,136.99	-12,579.45	-12,009.86	-11,655.90	-9,073.29	-9,777.79	-10,093.41	-6,439.57	-4,895.51	-103,216.31
41100 · Vacancy Loss	-19,212.57	-19,358.63	-15,207.41	-16,360.32	-10,746.18	-11,292.81	-11,610.10	-19,128.17	-19,523.15	-17,594.20	-160,033.54
41110 · Employee Units	-173.00	-173.00	-173.00	-173.00	-173.00	-173.00	-173.00	-502.65	156.65	-358.80	-1,915.80
41115 · Courtesy Officer Units	0.00	0.00	-317.23	-447.00	-447.00	-447.00	-447.00	-447.00	-447.00	-447.00	-3,446.23
41120 · Model & Storage Units	-864.00	-864.00	-864.00	-864.00	-864.00	-864.00	-864.00	-874.00	-874.00	-874.00	-8,670.00
41150 · Bad Debt - Rent	-9,194.81	-7,056.88	-3,572.28	-5,971.70	-7,388.65	-5,607.84	-2,149.25	-15,166.70	-832.65	-9,627.03	-66,567.79
41155 · Bad Debt Recovery - Rent	3,445.36	1,698.55	507.14	628.43	1,149.89	587.85	387.06	2,096.39	367.72	3,392.85	14,261.24
Total Other Rental Adjustments	-40,996.56	-40,292.80	-33,464.56	-36,132.19	-31,116.46	-28,575.57	-27,268.18	-47,223.91	-30,615.30	-34,469.99	-350,155.52
Other Income											0.00
43010 · Administrative Fees	900.00	2,275.00	1,290.00	1,395.00	3,400.00	2,770.00	1,080.00	2,984.00	917.67	154.00	17,165.67
43020 · Application Fees	900.00	600.00	730.00	1,345.00	1,090.00	865.00	935.00	1,345.00	815.00	355.00	8,980.00
43055 · Cable TV Commissions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,238.45	0.00	0.00	2,238.45
43080 · Damages	154.78	778.24	710.10	1,269.38	1,192.27	2,201.16	403.59	1,373.21	965.43	1,665.46	10,713.62
43097 · Eviction Fee	350.00	360.00	-1,470.00	0.00	0.00	370.00	445.00	1,855.00	370.00	1,718.00	3,998.00
43135 · Late Charge Fees	4,000.00	4,300.00	3,700.00	2,200.00	3,200.00	4,400.00	3,800.00	3,056.27	3,400.00	2,700.00	34,756.27
43145 · Lease Cancellation Fees	2,206.00	0.00	50.00	0.00	3,576.00	4,296.00	9,030.00	5,569.00	-3,744.00	5,394.00	26,377.00
43160 · Locks / Key Income	-95.00	-20.00	10.00	50.00	10.00	-30.00	10.00	130.00	15.00	25.00	105.00
43170 · Month-to-Month Premiums	100.00	100.00	29.03	0.00	300.00	100.00	77.42	87.10	100.00	200.00	1,093.55
43180 · NSF Fee	150.00	250.00	50.00	250.00	0.00	150.00	0.00	50.00	150.00	50.00	1,100.00
43200 · Pet Fees - Non Refundable	300.00	400.00	900.00	453.33	700.00	1,000.00	800.00	1,650.00	1,450.00	1,350.00	9,003.33
43230 · Short Term Premiums	50.00	50.00	50.00	50.00	50.00	100.00	79.03	100.00	150.00	150.00	829.03
43262 · Trash Removal Rebill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
43263 · Trash Remove Rebill-Door to Doo	4,093.65	4,336.78	4,622.20	4,735.90	5,094.35	5,248.13	5,282.41	5,468.75	5,357.48	5,563.17	49,802.82
43264 · Water/Sewer Rebill	8,759.27	8,704.54	9,560.29	9,513.39	8,763.60	10,327.81	10,501.76	10,372.19	7,835.10	10,315.99	94,653.94
43267 · Vendor Rebates	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,652.25	652.00	0.00	2,304.25
43270 · Washer/Dryer Rental Income	8,177.76	8,120.03	8,307.56	8,297.68	8,471.41	8,513.23	8,694.33	8,685.80	8,469.37	8,780.04	84,517.21
Total Other Income	30,046.46	30,254.59	28,539.18	29,559.68	35,847.63	40,311.33	41,138.54	46,617.02	26,903.05	38,420.66	347,638.14
Total Income	255,384.85	257,433.80	262,205.09	261,298.25	270,480.67	280,869.58	284,027.30	270,270.20	267,640.91	276,420.91	2,686,031.56
Expense											0.00
Payroll & Benefits											0.00
51010 · Management Salaries	3,525.35	3,959.73	3,959.73	3,096.73	5,532.07	3,720.00	3,911.78	3,911.78	4,103.56	4,103.56	39,824.29
51015 · Assistant Management - Salaries	2,160.18	2,261.63	2,248.88	2,384.27	3,714.27	2,428.95	2,487.59	2,143.53	2,652.03	2,303.66	24,784.99
51020 · Leasing - Salaries	3,760.38	4,530.13	4,357.25	4,543.83	5,906.67	4,152.71	4,333.74	4,291.67	4,115.67	4,147.34	44,139.39
51030 · Bonuses	1,900.00	1,475.00	2,600.00	2,050.00	2,150.00	2,925.00	2,400.00	2,750.00	3,000.00	2,376.00	23,626.00
51040 · Maintenance - Salaries	3,830.68	3,881.41	2,918.11	4,010.31	5,845.31	3,909.32	3,848.81	4,074.81	4,470.94	3,918.49	40,708.19

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51045 · Assistant Maintenance- Salaries	6,965.47	7,958.87	8,199.06	8,215.13	12,177.41	7,917.64	8,163.56	7,982.49	7,915.95	7,744.35	83,239.93
51070 · Payroll Taxes	2,953.28	2,829.58	2,531.72	2,096.03	2,487.10	1,779.01	2,080.25	1,797.65	1,836.00	1,742.17	22,132.79
51090 · 401 K Contribution	276.87	270.41	283.91	275.67	400.55	284.99	281.12	244.89	248.50	235.30	2,802.21
51100 · Workers Compensation	2,171.47	2,181.08	2,211.61	2,250.84	3,276.48	2,323.81	2,279.82	2,335.80	2,385.51	2,278.15	23,694.57
51110 · Group Burden	480.00	630.00	480.00	480.00	720.00	480.00	480.00	480.00	510.00	480.00	5,220.00
51120 · Group Insurance	3,145.00	3,145.00	3,145.00	3,145.00	3,145.00	3,145.00	3,145.00	3,145.00	3,145.00	3,145.00	31,450.00
Total Payroll & Benefits	31,168.68	33,122.84	32,935.27	32,547.81	45,354.86	33,066.43	33,411.67	33,157.62	34,383.16	32,474.02	341,622.36
Repairs & Maintenance Expense											0.00
52200 · Roof Supplies/ Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	350.00	0.00	700.00
52020 · Appliance Repairs	534.52	433.61	500.18	721.04	840.33	1,170.03	1,081.93	1,233.44	450.60	1,139.55	8,105.23
53030 · Cable TV Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
52040 · Building - Exterior	297.70	250.00	74.61	337.44	918.46	309.17	284.80	549.50	197.12	278.82	3,497.62
52050 · Building - Interior	494.63	294.32	155.05	394.93	680.82	421.83	1,042.44	316.57	495.86	289.33	4,585.78
52055 · Carpet Cleaning Supplies & Repa	190.00	480.00	225.00	405.00	1,270.00	3,130.00	810.00	565.00	185.00	195.00	7,455.00
52060 · Common Area Supplies & Repairs	0.00	72.45	327.74	-0.01	19.07	113.85	227.01	0.00	301.41	78.95	1,140.47
52070 · Electrical Supplies & Repairs	65.19	305.00	0.00	27.23	116.20	19.30	649.69	142.49	239.50	27.45	1,592.05
52090 · Garage Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
52100 · Golf Cart Repairs	0.00	9.53	551.95	287.15	0.00	0.00	51.26	168.48	465.55	308.55	1,842.47
52110 · HVAC Supplies / Repairs	522.86	845.98	650.21	968.87	855.04	606.98	742.61	1,017.95	698.45	830.89	7,739.84
52130 · Lighting Supplies / Repairs	244.32	47.45	166.92	140.84	319.94	173.01	192.15	76.19	282.94	268.72	1,912.48
52140 · Locks & Keys	22.42	94.56	112.16	29.52	118.46	137.97	67.73	71.72	138.38	24.44	817.36
52150 · Maintenance Suppllies	48.01	87.50	108.08	98.92	195.88	93.43	202.71	95.39	120.17	277.52	1,327.61
52190 · Plumbing Supplies	1,135.61	887.20	872.38	955.20	1,402.45	1,092.22	1,643.89	907.96	1,566.06	1,430.77	11,893.74
52210 · Safety & Fire Supplies / Maint	139.09	0.00	165.54	98.52	0.00	40.33	0.00	21.63	92.30	6,961.68	7,519.09
52220 · Signage Supplies / Repairs	9.75	0.00	0.00	75.21	0.00	0.00	0.00	0.00	0.00	0.00	84.96
52230 · Small Tools & Equipment	0.00	82.56	79.87	0.00	1,000.18	9.37	0.00	5.29	295.32	8.84	1,481.43
52240 · Sprinkler / Irrigation Supplies	869.66	423.79	450.00	-431.31	23.80	13.18	116.60	225.00	500.00	0.00	2,190.72
52250 · Window / Glass Repair	113.21	113.94	432.66	208.70	0.00	110.87	206.77	-96.87	96.87	0.00	1,186.15
Total Repairs & Maintenance Expense	4,686.97	4,427.89	4,872.35	4,317.25	7,760.63	7,441.54	7,319.59	5,649.74	6,475.53	12,120.51	65,072.00
Make - Ready / Redecorating											0.00
52620 · Carpet Cleaning Repair - Vacant	450.00	740.00	760.00	270.00	430.00	905.00	4,430.00	600.00	1,170.00	385.00	10,140.00
52640 · Cleaning Supplies	252.82	320.61	-51.68	213.38	536.85	166.75	168.40	181.92	174.73	104.21	2,067.99
52645 · Drywall Repairs	0.00	0.00	595.00	135.00	320.00	95.00	300.00	195.00	345.00	585.00	2,570.00
52650 · Maid - Cleaning Service	740.00	940.00	1,300.00	650.00	1,250.00	460.00	-270.00	1,250.00	2,960.00	1,300.00	10,580.00
52660 · Paint Contractor	1,790.00	1,125.00	1,695.00	1,400.00	1,645.00	1,640.00	3,225.00	2,360.00	2,015.00	1,790.00	18,685.00
52670 · Painting Supplies	1,024.45	978.55	1,011.61	1,313.33	2,589.09	671.61	1,488.22	1,007.81	601.26	902.34	11,588.27
52680 · Resurfacing - Fixtures / Counte	0.00	0.00	0.00	0.00	580.00	0.00	0.00	1,516.00	0.00	-2,096.00	0.00
Total Make - Ready / Redecorating	4,257.27	4,104.16	5,309.93	3,981.71	7,350.94	3,938.36	9,341.62	7,110.73	7,265.99	2,970.55	55,631.26
Recreational Amenities											0.00
52860 · Pool Supplies / Maint	0.00	0.00	27.59	478.99	-478.99	79.00	16.34	0.00	0.00	0.00	122.93
Total Recreational Amenities	0.00	0.00	27.59	478.99	-478.99	79.00	16.34	0.00	0.00	0.00	122.93
Contract Services											0.00
53035 · Copy Machine-Usage fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
53060 · Fire Alarm Contract	26.69	806.65	26.70	27.00	220.34	123.66	123.66	898.93	123.66	123.66	2,500.95
53080 · HOA Management	3,240.00	3,240.00	3,240.00	3,240.00	3,245.00	3,240.00	3,240.00	3,240.00	3,240.00	3,240.00	32,405.00
53085 · Intrusion Alarm Contract	35.25	115.35	35.26	0.00	0.00	26.70	26.69	26.70	256.64	133.18	655.77
53090 · Janitorial Contract	125.00	125.00	125.00	250.00	125.00	250.00	-125.00	125.00	625.00	375.00	2,000.00
53100 · Landscape - Seasonal Contract	495.00	965.15	-450.10	6.89	10,031.00	0.00	-379.41	1,028.50	0.00	408.95	12,105.98

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53105 · Landscape Maintenance Contract	3,008.33	3,008.33	3,008.00	3,299.66	2,924.00	3,215.00	3,215.00	3,215.00	3,215.00	3,215.00	31,323.32
53140 · Pest Control Contract	343.44	668.00	42.88	371.00	-27.56	343.44	343.44	686.44	-343.30	343.44	2,771.22
53150 · Pool Contract	287.40	302.27	287.40	478.99	478.99	478.99	478.99	478.99	479.00	301.71	4,052.73
53175 · Termite Control	0.00	11,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,000.00
53180 · Trash Removal Contract	3,500.00	3,470.45	3,731.50	3,862.68	3,321.48	4,606.98	4,862.75	3,461.25	3,707.03	3,467.52	37,991.64
53182 · Trash Removal Rebill	1,780.55	1,935.90	2,103.00	2,258.55	2,425.85	2,400.00	2,868.20	3,059.20	3,122.83	4,503.87	26,457.95
Total Contract Services	12,841.66	25,637.10	12,149.64	13,794.77	22,744.10	14,684.77	14,654.32	16,220.01	14,425.86	16,112.33	163,264.56
Advertising Marketing											0.00
54025 · Advertising - Property Website	171.30	171.30	193.50	171.00	173.87	172.87	199.98	594.17	165.00	-165.00	1,847.99
54030 · Advertising - Trade Publication	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	426.30	426.30
54040 · Brochures / Floor Plans	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	-1,000.00	0.00	0.00	0.00
54090 · Marketing - Promotions	465.93	457.05	458.28	52.72	677.32	21.96	238.20	76.44	1,855.42	587.39	4,890.71
54095 · Marketing - Printing Expense	95.94	95.94	95.94	95.94	95.00	96.88	95.94	95.94	95.94	95.94	959.40
54100 · Model Expense	41.18	0.00	31.91	151.80	0.00	21.96	102.60	141.00	21.96	13.25	525.66
54105 · Prospect Refreshments	83.24	131.65	70.94	202.48	187.77	251.16	99.74	82.09	119.21	165.91	1,394.19
54110 · Resident Activities	200.00	200.00	300.00	300.00	200.00	200.00	200.00	300.00	200.00	300.00	2,400.00
54120 · Resident Referral Fees	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
54122 · Resident Retention	0.00	0.00	0.00	57.46	0.00	0.00	0.00	0.00	0.00	0.00	57.46
54130 · Signage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	121.90	121.90
Total Advertising Marketing	1,057.59	1,055.94	1,200.57	1,031.40	1,333.96	1,764.83	936.46	289.64	2,457.53	1,545.69	12,673.61
General & Administrative											0.00
Office Expenses											0.00
58020 · Answering / On-hold Service	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	800.00
58030 · Copy - Machine Contract	211.00	205.68	209.41	208.55	223.38	205.67	205.67	205.67	285.46	201.47	2,161.96
58035 · Copy Machine - Usage Fees	59.54	45.27	-35.00	34.82	30.50	40.89	21.15	106.42	44.45	51.22	399.26
58050 · Forms	44.52	44.95	0.00	29.68	0.00	0.00	133.56	118.72	118.72	0.00	490.15
58070 · Office Equipment - Rental / Re	0.01	136.43	136.43	136.43	136.43	95.24	136.43	136.43	133.69	0.00	1,047.52
58080 · Office Supplies	138.55	133.89	0.00	140.52	56.77	314.09	23.99	54.25	18.40	206.03	1,086.49
58090 · Pager / Cellular Phones	95.95	15.95	15.95	15.95	15.95	15.95	15.95	15.95	15.95	15.95	239.50
58100 · Postage & Delivery	158.70	126.23	171.08	175.00	253.49	258.74	294.79	336.71	199.24	668.87	2,642.85
58105 · Printing Expense	36.46	75.00	44.52	123.19	181.42	-95.94	61.35	281.40	0.00	0.00	707.40
58107 · Resident Screening	237.04	236.52	236.52	236.52	236.52	236.52	236.52	236.52	236.52	236.52	2,365.72
58110 · Telephone Expenses	726.99	725.66	726.18	726.18	725.70	696.63	767.79	725.90	739.70	1,529.38	8,090.11
58115 · Software Licenses/Maintenance	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,000.00
Total Office Expenses	2,088.76	2,125.58	1,885.09	2,206.84	2,240.16	2,147.79	2,277.20	2,597.97	2,172.13	3,289.44	23,030.96
Other General & Administrative											0.00
58284 · Oops Technology Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	805.72	12.85	198.00	1,016.57
58210 · Assoc. Fees / Membership Dues	827.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	827.04
58225 · Bank Charges	197.04	153.10	154.53	117.48	179.91	248.50	198.90	219.90	209.28	165.42	1,844.06
58240 · Computer Expense	100.00	100.00	100.00	100.00	193.59	100.00	100.00	100.00	100.00	100.00	1,093.59
58247 · Employee Meetings	50.35	0.00	0.00	0.00	26.40	73.09	0.00	0.00	21.94	364.97	536.75
58253 · Employee Recognition	0.00	0.00	600.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	800.00
58260 · Eviction Fees	715.00	100.00	0.00	0.00	375.00	0.00	355.00	1,743.00	370.00	2,261.82	5,919.82
58265 · Fines / Violations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
58270 · Internet Access	89.54	89.54	89.54	105.43	89.54	119.87	90.60	90.60	109.41	120.80	994.87
58280 · Licenses / Fees / Permits	0.00	0.00	0.00	0.00	0.00	802.98	28.00	50.00	991.90	0.00	1,872.88
58281 · Mileage Expense	0.00	0.00	152.04	0.00	0.00	0.00	0.00	30.10	0.00	0.00	182.14
58290 · Training / Seminars	431.83	401.60	401.60	446.60	401.60	401.60	466.60	401.60	336.60	401.60	4,091.23
58305 · Uniform Rental / Purchase	113.95	0.00	311.05	7.20	0.00	0.00	592.75	-560.00	285.84	196.51	947.30

	Jan 13	Feb 13	Mar 13	Apr 13	May 13	Jun 13	Jul 13	Aug 13	Sep 13	Oct 13	TOTAL
58320 · Miscellaneous General & / Admin	113.40	113.40	113.40	113.40	244.52	113.40	113.40	113.40	113.40	113.40	1,265.12
Total Other General & Administrative	2,638.15	957.64	1,922.16	890.11	1,510.56	1,859.44	2,145.25	2,994.32	2,551.22	3,922.52	21,391.37
Total General & Administrative	4,726.91	3,083.22	3,807.25	3,096.95	3,750.72	4,007.23	4,422.45	5,592.29	4,723.35	7,211.96	44,422.33
Utilities Expense											0.00
59010 · Electric - Clubhouse	633.45	519.01	546.62	548.76	586.55	633.89	540.34	613.88	562.30	552.46	5,737.26
59020 · Electric - Common Area	1,910.90	2,255.17	1,580.07	1,966.86	1,770.86	2,466.98	1,473.81	2,313.51	1,603.17	1,431.22	18,772.55
59030 · Electric - Models	59.59	60.88	55.57	4.23	74.17	104.84	12.92	111.56	109.38	98.82	691.96
59040 · Electric - Vacant Units	782.11	290.21	720.87	944.72	1,155.03	1,345.29	994.74	1,127.43	1,979.22	1,237.36	10,576.98
59070 · Gas - Common Areas	50.35	34.61	39.61	39.61	38.65	33.35	35.94	33.94	26.42	34.00	366.48
59100 · Utility Rebill Services Fees	1,205.79	1,199.23	-1,262.45	1,259.98	1,379.27	1,227.18	1,305.97	1,236.10	1,224.80	1,216.58	9,992.45
59110 · Water/Sewer	9,925.75	10,971.94	10,557.74	9,978.20	9,907.91	10,222.05	9,208.08	13,214.32	9,693.68	11,105.75	104,785.42
59112 · Water - Irrigation	2,196.44	2,053.94	1,990.10	2,086.51	1,857.86	1,918.28	1,914.86	1,975.28	1,936.52	1,925.12	19,854.91
Total Utilities Expense	16,764.38	17,384.99	14,228.13	16,828.87	16,770.30	17,951.86	15,486.66	20,626.02	17,135.49	17,601.31	170,778.01
Management Fees											0.00
61030 · Management Fees	7,571.07	7,571.07	7,219.17	8,340.37	7,238.33	7,248.95	7,807.61	7,671.10	7,466.41	7,610.24	75,744.32
Total Management Fees	7,571.07	7,571.07	7,219.17	8,340.37	7,238.33	7,248.95	7,807.61	7,671.10	7,466.41	7,610.24	75,744.32
62000 · Taxes											0.00
62010 · Ad Valorem Property Taxes	20,503.73	20,503.73	20,503.73	20,503.73	20,503.73	20,503.73	20,503.73	20,503.73	20,503.73	20,503.73	205,037.30
62030 · Personal Property Taxes	542.00	542.00	542.00	542.00	542.00	542.00	542.00	542.00	542.00	542.00	5,420.00
Total 62000 · Taxes	21,045.73	21,045.73	21,045.73	21,045.73	21,045.73	21,045.73	21,045.73	21,045.73	21,045.73	21,045.73	210,457.30
63000 · Insurance											0.00
63010 · Property Insurance	11,260.90	11,260.90	11,260.90	10,738.84	10,738.84	10,738.84	10,738.84	10,738.84	10,738.84	10,738.84	108,954.58
Total 63000 · Insurance	11,260.90	11,260.90	11,260.90	10,738.84	10,738.84	10,738.84	10,738.84	10,738.84	10,738.84	10,738.84	108,954.58
Total Expense	115,381.16	128,693.84	114,056.53	116,202.69	143,609.42	121,967.54	125,181.29	128,101.72	126,117.89	129,431.18	1,248,743.26
Net Ordinary Income	140,003.69	128,739.96	148,148.56	145,095.56	126,871.25	158,902.04	158,846.01	142,168.48	141,523.02	146,989.73	1,437,288.30
Other Income/Expense											0.00
Other Income											0.00
70300 · Cable Revenue	2,468.66	0.00	2,507.71	0.00	2,365.00	0.00	0.00	0.00	0.00	0.00	7,341.37
Total Other Income	2,468.66	0.00	2,507.71	0.00	2,365.00	0.00	0.00	0.00	0.00	0.00	7,341.37
Other Expense											0.00
Owners Expense											0.00
Marketing	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	300.00
Audit Fees	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	5,000.00
Misc Exp	-7.24	0.00	0.00	0.00	58.96	3,000.00	0.00	0.00	0.00	0.00	3,051.72
Filing Fees	0.00	-1,363.89	0.00	0.00	2,227.19	0.00	0.00	0.00	0.00	0.00	863.30
Real Estate Taxes	0.00	6,651.74	-66.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,585.22
Interest Expense	47,922.88	47,922.88	47,922.88	47,922.88	47,922.88	47,571.79	47,571.79	47,571.79	47,571.79	47,571.79	477,473.35
Bond Financing Expense	19,957.44	20,895.74	19,876.72	19,857.61	19,838.42	19,149.45	-4,110.68	18,145.73	19,091.09	19,071.45	171,772.97
Asset Management Fee	7,000.18	6,437.00	7,407.43	7,254.78	6,343.56	7,945.10	7,942.30	7,108.42	7,076.15	7,349.49	71,864.41
83020 · Depreciation Expense	40,447.00	48,431.00	48,431.00	48,431.00	48,431.00	48,431.00	48,431.00	48,431.00	48,431.00	48,431.00	476,326.00
83030 · Amortization Expense	3,617.00	3,609.00	3,609.00	3,609.00	3,609.00	3,609.00	3,609.00	3,609.00	3,609.00	3,609.00	36,098.00
Gain/Los on Dispositions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Owners Expense	118,937.26	132,583.47	127,180.51	127,075.27	133,731.01	129,706.34	103,443.41	124,865.94	125,779.03	126,032.73	1,249,334.97

	Jan 13	Feb 13	Mar 13	Apr 13	May 13	Jun 13	Jul 13	Aug 13	Sep 13	Oct 13	TOTAL
Routine Replacement Expense											0.00
71011 · Appliances - Dishwashers	0.00	0.00	0.00	202.46	0.00	395.38	246.35	286.83	463.66	0.00	1,594.68
71012 · Appliances - Garbage Disposals	390.18	0.00	95.48	0.00	49.14	147.42	384.90	49.26	147.82	0.00	1,264.20
71013 · Appliances - Refrigerators	0.00	0.00	689.00	1,202.00	-233.16	1,651.48	1,293.21	1,977.49	1,326.89	825.74	8,732.65
71014 · Appliances - Stove/Micros/Hoods	0.00	0.00	0.00	39.22	0.00	318.00	450.50	954.59	0.00	325.42	2,087.73
71015 · Appliances - Washer/ Dryers	374.18	0.00	2,054.28	615.86	0.00	1,273.06	5,478.08	1,369.52	1,369.52	1,369.52	13,904.02
71016 · Appliances - Water Heaters	361.00	1,248.00	0.00	1,741.96	574.00	1,198.00	1,188.00	-1,188.00	624.00	2,436.00	8,182.96
71020 · Carpet	2,390.40	3,118.20	3,795.35	4,379.62	3,592.90	2,612.40	7,250.75	7,598.95	6,104.10	4,355.45	45,198.12
71045 · Electrical	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
71050 · Exterior Improvements	0.00	0.00	470.00	0.00	0.00	0.00	0.00	0.00	0.00	1,025.00	1,495.00
71090 · HVAC	2,084.94	1,248.68	276.00	600.00	787.24	1,695.00	323.48	996.34	1,610.00	0.00	9,621.68
71095 · Interior Improvements	795.00	1,590.00	1,105.00	5,580.00	1,325.00	715.00	2,305.00	1,238.68	0.00	2,891.00	17,544.68
71100 · Landscape Upgrades	0.00	0.00	9,000.00	-1,897.50	0.00	0.00	0.00	0.00	0.00	0.00	7,102.50
71110 · Mini-Blinds / Drapes	244.98	276.24	558.74	435.00	425.35	423.03	437.69	1,337.90	261.54	320.73	4,721.20
71130 · Parking Lots/Sidewalk	1,050.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,050.00
71135 · Plumbing Repairs - Major	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
71165 · Roof Repairs-Major	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
71175 · Vinyl Tile	3,369.67	2,022.85	2,719.46	3,337.44	4,880.62	2,132.20	6,369.65	1,858.45	3,491.80	2,335.95	32,518.09
71540 · Building - Exterior	0.00	12,000.00	12,000.00	12,000.00	-21,280.00	-9,892.00	552.00	6,329.07	14,282.77	0.00	25,991.84
71685 · Landscape	0.00	0.00	0.00	0.00	0.00	-242.50	0.00	0.00	0.00	0.00	-242.50
71999 · Items Reimb By Draw	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Routine Replacement Expense	11,060.35	21,503.97	32,763.31	28,236.06	-9,878.91	2,426.47	26,279.61	22,809.08	29,682.10	15,884.81	180,766.85
Total Other Expense	129,997.61	154,087.44	159,943.82	155,311.33	123,852.10	132,132.81	129,723.02	147,675.02	155,461.13	141,917.54	1,430,101.82
Net Other Income	-127,528.95	-154,087.44	-157,436.11	-155,311.33	-121,487.10	-132,132.81	-129,723.02	-147,675.02	-155,461.13	-141,917.54	-1,422,760.45
Net Income	12,474.74	-25,347.48	-9,287.55	-10,215.77	5,384.15	26,769.23	29,122.99	-5,506.54	-13,938.11	5,072.19	14,527.85

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Database: ENTITY	HENDERSO 97001	Property Monthly Actual Results Henderson Investors North America, Inc. Boca Vista												Page: Run Date: 4/22/2014 Run Time: 09:06
Accrual, Cash		Actual amounts from 01/13 to 12/13												Total Actual
	Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013	Jul 2013	Aug 2013	Sep 2013	Oct 2013	Nov 2013	Dec 2013		
PAYROLL														
7150-010 Other R&M Payroll	0	0	0	0	0	0	0	0	0	0	0	8,759	8,759	
7200-010 Facilities Payroll	0	0	0	0	0	0	0	0	0	0	0	447	447	
7300-010 Administration Payroll	0	0	0	0	0	0	0	0	0	0	540	9,779	10,319	
7750-050 Lease Payroll	0	0	0	0	0	0	0	0	0	0	0	2,187	2,187	
TOTAL PAYROLL	0	0	0	0	0	0	0	0	0	0	540	21,172	21,712	
TOTAL PROPERTY OPERATING EXPENSE														
	0	0	0	0	0	0	0	0	0	0	117,251	48,193	165,443	
NET OPERATING INCOME														
	0	0	0	0	0	0	0	0	0	0	-107,827	217,722	109,895	
CAPITAL EXPENDITURES														
Capital Improvements														
1250-015 Personal Property	0	0	0	0	0	0	0	0	0	0	0	802	802	
1250-038 Interior Upgrades	0	0	0	0	0	0	0	0	0	0	27,150	0	27,150	
Total Capital Improvements	0	0	0	0	0	0	0	0	0	0	27,150	802	27,952	
Tenant Finish														
1250-052 Carpet and Vinyl Replace	0	0	0	0	0	0	0	0	0	0	0	206	206	
Total Tenant Finish	0	0	0	0	0	0	0	0	0	0	0	206	206	
TOTAL CAPITAL EXPENDITURES														
	0	0	0	0	0	0	0	0	0	0	27,150	1,008	28,158	
NET OPERATING CASH FLOW														
	0	0	0	0	0	0	0	0	0	0	-134,977	216,714	81,737	
NET PROPERTY CASH FLOW														
	0	0	0	0	0	0	0	0	0	0	-134,977	216,714	81,737	
PROPERTY NON-OPERATING EXPENSE														
TOTAL PROPERTY NON-OPERATING EXPENSE	0	0	0	0	0	0	0	0	0	0	0	0	0	
NET PROPERTY CASH FLOW AFTER NON-														
	0	0	0	0	0	0	0	0	0	0	-134,977	216,714	81,737	