

Property Operating Expenses

Annual Op Expense - EOY 2012	Bldg 1	Bldg 2	Totals
Advertising PR	\$ 1,109.60	\$ 48.00	\$ 1,157.60
Appliances - New	\$ 1,017.34	\$ 1,156.97	\$ 2,174.31
Appliances - Used	\$ -	\$ 433.22	\$ 433.22
Bank Charges	\$ 90.00	\$ 281.25	\$ 371.25
Cleaning Vacant Unit	\$ 1,269.00	\$ 944.50	\$ 2,213.50
Carpet Cleaning	\$ 623.00	\$ 930.00	\$ 1,553.00
Carpet New	\$ 1,580.42	\$ -	\$ 1,580.42
Cleaning Supplies	\$ -	\$ 124.50	\$ 124.50
Drain Cleaning	\$ 147.00	\$ 95.00	\$ 242.00
Boiler	\$ 24.50	\$ 512.07	\$ 536.57
Elevator	\$ 2,100.09	\$ 2,429.36	
Physical Eviction Cost	\$ 161.50	\$ 197.00	\$ 358.50
Fire Protection	\$ 34.16	\$ -	\$ 34.16
Ins - Fire & Extend Cov	\$ 1,488.20	\$ 5,740.50	\$ 7,228.70
Landscaping	\$ 412.02	\$ 360.02	\$ 772.04
Leasing Fees	\$ 225.00	\$ 150.00	\$ 375.00
Legal	\$ 1,031.00	\$ 1,000.00	\$ 2,031.00
Licenses, Fee, Permits	\$ -	\$ 50.00	\$ 50.00
Lock service	\$ 322.00	\$ 319.50	\$ 641.50
Maintenance	\$ 385.50	\$ 844.00	\$ 1,229.50
Maintenance Supplies	\$ 3,908.37	\$ 8,987.35	\$ 12,895.72
Make Ready Maintenance	\$ 4,441.50	\$ 2,064.50	\$ 6,506.00
Management Fees	\$ 4,857.03	\$ 7,442.13	\$ 12,299.16
Misc Expense	\$ 29.89	\$ -	\$ 29.89
Painting Labor	\$ 875.00	\$ 1,750.00	\$ 2,625.00
Pest Control	\$ 1,377.00	\$ 1,822.00	\$ 3,199.00
Parking Lot	\$ -	\$ 1,569.02	\$ 1,569.02
Resident Manager	\$ 1,968.49	\$ 1,900.00	\$ 3,868.49
Payroll Tax Escrow	\$ 256.90	\$ 325.41	\$ 582.31
Repair - Appliance	\$ 164.00	\$ 293.50	\$ 457.50
Repair - Electrical	\$ 265.50	\$ 68.50	\$ 334.00
Repair - Plumbing	\$ 2,454.50	\$ 2,329.00	\$ 4,783.50
Repair - General	\$ 1,135.00	\$ 561.50	\$ 1,696.50
Repair - Dry Wall	\$ 36.50	\$ 300.00	\$ 336.50
Repair - Heating	\$ 522.88	\$ 1,038.00	\$ 1,560.88
Screens/Blinds	\$ 446.50	\$ 38.01	\$ 484.51
Sewer/Wastewater	\$ 46.50	\$ 24.50	\$ 71.00
Snow Removal	\$ 172.75	\$ 280.63	\$ 453.38
Tax - Pers Prop	\$ 4,822.86	\$ 84.05	\$ 15,727.30
Property Taxes	\$ 4,611.86	\$ 6,208.53	
Telephone DSL	\$ -	\$ 480.00	\$ 480.00
Trash Removal	\$ 3,569.60	\$ 4,229.61	\$ 7,799.21
Travel	\$ 35.50	\$ -	\$ 35.50
Utilities - apartments	\$ 2,840.39	\$ 6,517.31	\$ 9,357.70
Utilities	\$ 9,615.38	\$ 11,707.95	\$ 21,323.33
Water	\$ 3,381.20	\$ 5,240.06	\$ 8,621.26
Window Replacement	\$ 242.44	\$ 84.95	\$ 327.39
Window Coverings	\$ 68.50	\$ 35.50	\$ 104.00
Total Annual Expenses	\$ 64,166.37	\$ 80,997.90	\$ 140,634.82