

**Pace Property Management**  
**Operating Statement (12 Months Summary)**  
**Spruce Manor**  
**December 2011**

		<b>JAN 11</b>	<b>FEB 11</b>	<b>MAR 11</b>	<b>APR 11</b>	<b>MAY 11</b>	<b>JUN 11</b>	<b>JUL11</b>	<b>AUG11</b>	<b>SEP11</b>	<b>OCT 11</b>	<b>NOV11</b>	<b>DEC 11</b>	<b>Total</b>
<b>Revenue</b>														
4000	Rent Income	\$6,017.00	\$4,078.00	\$5,763.00	\$6,398.00	\$10,167.73	\$3,819.00	\$4,238.00	\$6,978.10	\$4,713.00	\$3,013.00	\$5,313.00	\$5,863.00	\$66,360.83
4060	Laundry Income	\$102.00	\$100.00	\$127.00	\$156.00	\$206.00	\$166.00	\$124.00	\$0.00	\$175.00	\$62.00	\$9.00	\$25.00	\$1,252.00
4100	Late Fee Income	\$0.00	\$50.00	<b>-\$50.00</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4140	Maint & Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$84.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$84.00
<b>Total Revenue</b>		<b>\$6,119.00</b>	<b>\$4,228.00</b>	<b>\$5,840.00</b>	<b>\$6,554.00</b>	<b>\$10,373.73</b>	<b>\$4,069.00</b>	<b>\$4,362.00</b>	<b>\$6,978.10</b>	<b>\$4,888.00</b>	<b>\$3,075.00</b>	<b>\$5,322.00</b>	<b>\$5,888.00</b>	<b>\$67,696.83</b>
<b>Operating Expenses</b>														
5005	Tenant Placeme	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<b>-\$168.00</b>	\$0.00	\$0.00	\$0.00	\$0.00	<b>-\$168.00</b>
5010	Management Fe	<b>-\$308.32</b>	<b>-\$318.40</b>	<b>-\$479.04</b>	<b>-\$616.00</b>	<b>-\$927.42</b>	<b>-\$206.01</b>	<b>-\$314.32</b>	<b>-\$394.96</b>	<b>-\$402.73</b>	<b>-\$387.04</b>	<b>-\$358.00</b>	<b>-\$696.80</b>	<b>-\$5,409.04</b>
5010A	HST on Mgt Fee	<b>-\$37.00</b>	<b>-\$38.20</b>	<b>-\$57.48</b>	<b>-\$73.92</b>	<b>-\$111.28</b>	<b>-\$24.72</b>	<b>-\$37.72</b>	<b>-\$47.39</b>	<b>-\$48.33</b>	<b>-\$46.44</b>	<b>-\$42.96</b>	<b>-\$83.61</b>	<b>-\$649.05</b>
5091	After hours callo	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<b>-\$84.00</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<b>-\$84.00</b>
5200	Maintenance & F	\$0.00	<b>-\$112.00</b>	<b>-\$247.00</b>	<b>-\$1,249.92</b>	<b>-\$247.00</b>	<b>-\$134.39</b>	<b>-\$575.95</b>	\$0.00	<b>-\$358.23</b>	<b>-\$84.00</b>	\$0.00	<b>-\$284.47</b>	<b>-\$3,292.96</b>
5220	Grounds Mainten	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<b>-\$84.00</b>	<b>-\$84.00</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<b>-\$168.00</b>
5225	Snow Removal	\$0.00	<b>-\$193.65</b>	<b>-\$350.00</b>	\$0.00	<b>-\$39.20</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<b>-\$582.85</b>
5230	Cleaning	\$0.00	<b>-\$112.00</b>	<b>-\$392.00</b>	<b>-\$179.20</b>	\$0.00	<b>-\$224.00</b>	<b>-\$112.00</b>	<b>-\$145.60</b>	\$0.00	\$0.00	<b>-\$627.20</b>	<b>-\$252.00</b>	<b>-\$2,044.00</b>
5250	Plumbing	<b>-\$184.80</b>	<b>-\$442.32</b>	\$0.00	\$0.00	<b>-\$95.20</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<b>-\$53.23</b>	<b>-\$154.56</b>	<b>-\$930.11</b>
5275	Pest Control	\$0.00	\$0.00	\$0.00	<b>-\$420.00</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<b>-\$420.00</b>
5280	Keys & Locks	\$0.00	\$0.00	\$0.00	\$0.00	<b>-\$109.74</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<b>-\$291.20</b>	<b>-\$400.94</b>
5320	Trash Collection	\$0.00	\$0.00	\$0.00	\$0.00	<b>-\$67.20</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<b>-\$67.20</b>
<b>Total Operating Expenses</b>		<b>-\$530.12</b>	<b>-\$1,216.57</b>	<b>-\$1,525.52</b>	<b>-\$2,539.04</b>	<b>-\$1,597.04</b>	<b>-\$673.12</b>	<b>-\$1,123.99</b>	<b>-\$839.95</b>	<b>-\$809.29</b>	<b>-\$517.48</b>	<b>-\$1,081.39</b>	<b>-\$1,762.64</b>	<b>-\$14,216.15</b>
<b>Net Income (Loss)</b>		<b>\$5,588.88</b>	<b>\$3,011.43</b>	<b>\$4,314.48</b>	<b>\$4,014.96</b>	<b>\$8,776.69</b>	<b>\$3,395.88</b>	<b>\$3,238.01</b>	<b>\$6,138.15</b>	<b>\$4,078.71</b>	<b>\$2,557.52</b>	<b>\$4,240.61</b>	<b>\$4,125.36</b>	<b>\$53,480.68</b>