

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

	JAN 11	FEB 11	MAR 11	APR 11	MAY 11	JUN 11	JUL11	AUG 11	SEP11	OCT 11	NOV11	DEC 11	Total
Revenue													
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	-\$50.00	\$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
Total Revenue	\$6,119.00	\$4,228.00	\$5,840.00	\$6,554.00	\$10,373.73	\$4,069.00	\$4,362.00	\$6,978.10	\$4,888.00	\$3,075.00	\$5,322.00	\$5,888.00	\$67,696.83
Operating Expenses													
5005 Tenant Placeme	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$168.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$168.00
5010 Management Fe	-\$308.32	-\$318.40	-\$479.04	-\$616.00	-\$927.42	-\$206.01	-\$314.32	-\$394.96	-\$402.73	-\$387.04	-\$358.00	-\$696.80	-\$5,409.04
5010A HST on Mgt Fee	-\$37.00	-\$38.20	-\$57.48	-\$73.92	-\$111.28	-\$24.72	-\$37.72	-\$47.39	-\$48.33	-\$46.44	-\$42.96	-\$83.61	-\$649.05
5091 After hours callo	\$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
5200 Maintenance & f	\$0.00	-\$112.00	-\$247.00	-\$1,249.92	-\$247.00	-\$134.39	-\$575.95	\$0.00	-\$358.23	-\$84.00	\$0.00	-\$284.47	-\$3,292.96
5220 Grounds Maintei	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$84.00	-\$84.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$168.00
5225 Snow Removal	\$0.00	-\$193.65	-\$350.00	\$0.00	-\$39.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$582.85
5230 Cleaning	\$0.00	-\$112.00	-\$392.00	-\$179.20	\$0.00	-\$224.00	-\$112.00	-\$145.60	\$0.00	\$0.00	-\$627.20	-\$252.00	-\$2,044.00
5250 Plumbing	-\$184.80	-\$442.32	\$0.00	\$0.00	-\$95.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$53.23	-\$154.56	-\$930.11
5275 Pest Control	\$0.00	\$0.00	\$0.00	-\$420.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$420.00
5280 Keys & Locks	\$0.00	\$0.00	\$0.00	\$0.00	-\$109.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$291.20	-\$400.94
5320 Trash Collection	\$0.00	\$0.00	\$0.00	\$0.00	-\$67.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$67.20
Total Operating Expenses	-\$530.12	-\$1,216.57	-\$1,525.52	-\$2,539.04	-\$1,597.04	-\$673.12	-\$1,123.99	-\$839.95	-\$809.29	-\$517.48	-\$1,081.39	-\$1,762.64	-\$14,216.15
Net Income (Loss)	\$5,588.88	\$3,011.43	\$4,314.48	\$4,014.96	\$8,776.69	\$3,395.88	\$3,238.01	\$6,138.15	\$4,078.71	\$2,557.52	\$4,240.61	\$4,125.36	\$53,480.68