

Total Taxes & Insurance	4,825.31	5,310.73	4,334.74	4,201.85	4,205.24	358.43	481.19	437.73	366.76	-	-	24,521.98
Utilities Expense												
Cable/Internet	22.99		118.90		5.00	122.90	143.90		55.95			469.64
Electricity	1,115.00	1,700.00	1,301.23	942.74	583.55	1,432.09	3,353.64	2,709.86	1,395.62			14,533.73
Electricity Office	197.99	157.41	187.41	110.89	89.30	102.36						845.36
Trash Removal					131.62		220.03					351.65
Water & Sewer	1,000.00	1,000.00	267.61	452.29	295.81	318.56	385.54					3,719.81
Total Utilities Expense	2,335.98	2,857.41	1,875.15	1,505.92	1,105.28	1,975.91	4,103.11	2,709.86	1,451.57			19,920.19
Total Operating expenses	13,221.39	16,505.21	12,393.14	13,038.78	12,620.40	17,055.91	16,909.74	17,818.92	10,544.10			130,107.59
Net Operating Income	9,330.98	12,283.29	10,746.44	8,501.72	9,263.60	6,659.10	3,844.58	5,160.84	10,593.29			76,383.84
Debt Service												
Interest	7,504.00	6,890.24	6,883.97	6,877.65	6,871.33							35,027.19
Principal	1,064.86	1,077.28	1,083.55	1,089.87	1,096.19							5,411.75
Total Debt Service	8,568.86	7,967.52	7,967.52	7,967.52	7,967.52							40,438.94
Net Income	762.12	4,315.77	2,778.92	534.20	1,296.08	6,659.10	3,844.58	5,160.84	10,593.29			35,944.90
Capital Expenditures												
Appliances	1,200.00	848.44	350.00	749.13		90.00	50.00	824.00	220.00			4,331.57
Carpet	700.00	616.05		821.43			600.33					2,737.81
HVAC			588.73			1,753.40		1,749.74	79.55			4,171.42
Plumbing		214.64	541.98	221.34	439.16	437.76	160.28	754.62	569.68			3,339.46
Extraordinary items		1,280.00	1,280.00	1,280.00	1,280.00	2,105.37	2,352.00	1,780.00	1,280.00			12,637.37
Total Capital Expenditures	1,900.00	2,959.13	2,760.71	3,071.90	1,719.16	4,386.53	3,162.61	5,108.36	2,149.23			27,217.63
Reserve Payment												
Net Income after Cap Ex	(1,137.88)	1,356.64	18.21	(2,537.70)	(423.08)	2,272.57	681.97	52.48	8,444.06			8,727.27
Bank Balance	1,234.65	2,486.29	2,504.50	(33.20)	(456.28)	1,816.29	2,498.26					
Deposit Balance		303.00	402.00	100.00	100.00	200.00	200.00					

Summary Rent Roll

Buena Vista

Current customers in the period 10/06/2009 - 10/06/2009
Security Deposit based on date 10/06/2009

Customer Name	Unit	Security Deposit	100% Rented	Vacancy Loss	Prorated Rent	Loss to Lease	Rent Charges	Misc Charges	Credits	Prior Balance	Total Charged	Total Paid	Credit Balances	Debit Balances
Buena Vista														
Donald Allen	2526	99.00	525.00	0.00	17.74	-0.81	0.00	0.00	0.00	550.00	0.00	0.00	0.00	550.00
VACANT	2528	0.00	550.00	550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Eva Colbert	2530	300.00	550.00	0.00	17.74	0.00	0.00	0.00	0.00	550.00	0.00	0.00	0.00	550.00
Lalارشيا Washington	2532	99.00	550.00	0.00	17.74	0.00	0.00	0.00	0.00	550.00	0.00	0.00	0.00	550.00
Kenneth McCormick	2534	99.00	500.00	0.00	16.13	0.00	0.00	0.00	0.00	504.00	0.00	0.00	0.00	504.00
Niquita Bridgewater	2536	99.00	525.00	0.00	16.94	0.00	0.00	0.00	0.00	567.50	0.00	0.00	0.00	567.50
Teresa Dunn	3363	250.00	550.00	0.00	17.74	0.00	0.00	0.00	0.00	550.00	0.00	0.00	0.00	550.00
VACANT	3365	0.00	510.00	510.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ciera Siringfellow	3367	99.00	550.00	0.00	17.74	0.00	0.00	0.00	0.00	550.00	0.00	0.00	0.00	550.00
Kenya Pryor	3369	200.00	550.00	0.00	17.74	0.80	0.00	0.00	0.00	749.17	0.00	0.00	0.00	749.17
Tanya Stokes	3371	100.00	499.00	0.00	15.77	0.32	0.00	0.00	0.00	490.00	0.00	0.00	0.00	490.00
Tara Johnson	3373	100.00	542.50	0.00	17.50	0.00	0.00	0.00	0.00	327.50	0.00	0.00	0.00	327.50
VACANT	3401 #1	0.00	435.00	435.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mary Peele	3401 #2	100.00	475.00	0.00	15.32	0.00	0.00	0.00	0.00	624.50	0.00	0.00	0.00	624.50
Clayborn Osby	3401 #3	100.00	420.00	0.00	13.55	0.00	0.00	0.00	0.00	420.00	0.00	0.00	0.00	420.00
Donna Minor	3401 #4	0.00	475.00	0.00	15.32	0.00	0.00	0.00	0.00	475.00	0.00	0.00	0.00	475.00
Harold Suggs	3403 #1	99.00	475.00	0.00	15.32	0.00	0.00	0.00	0.00	475.00	0.00	0.00	0.00	475.00
Bianca Frazier	3403 #2	99.00	450.00	0.00	14.52	0.00	0.00	0.00	0.00	450.00	0.00	0.00	0.00	450.00
Chastly Barnes	3403 #3	99.00	380.00	0.00	13.71	-1.45	0.00	0.00	0.00	425.00	0.00	0.00	0.00	425.00
Clifford Parsons	3403 #4	100.00	424.00	0.00	13.68	0.00	0.00	0.00	0.00	225.10	0.00	0.00	0.00	225.10
VACANT	3403 #5	0.00	450.00	450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annie Bailey	3403 #6	99.00	450.00	0.00	15.32	0.00	0.00	0.00	0.00	475.00	0.00	0.00	0.00	475.00
VACANT	3403 #7	0.00	475.00	475.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Domienike Summers	3403 #8	99.00	475.00	0.00	15.32	0.00	0.00	0.00	0.00	475.66	0.00	0.00	0.00	475.66
Milton Woods	3403 #9	99.00	475.00	0.00	15.32	0.00	0.00	0.00	0.00	495.00	0.00	0.00	0.00	495.00
Charlotte Allen	3405 #1	100.00	475.00	0.00	15.32	0.00	0.00	0.00	0.00	1,114.33	0.00	0.00	0.00	1,114.33
VACANT	3405 #2	0.00	475.00	475.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Anna Suggs	3405 #3	99.00	475.00	0.00	15.32	0.00	0.00	0.00	0.00	475.00	0.00	0.00	0.00	475.00
VACANT	3405 #4	0.00	475.00	475.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
April Clark	3431 #1	100.00	475.00	0.00	15.32	0.00	0.00	0.00	0.00	620.30	0.00	0.00	0.00	620.30
Erica Curry	3431 #2	99.00	475.00	0.00	15.32	0.00	0.00	0.00	0.00	475.50	0.00	0.00	0.00	475.50
Tyrone Woods	3431 #3	100.00	495.00	0.00	14.03	0.00	0.00	0.00	0.00	696.50	0.00	0.00	0.00	696.50
Rochelle Reed	3431 #4	0.00	475.00	0.00	0.00	15.32	0.00	0.00	0.00	100.00	0.00	0.00	0.00	100.00
Yvonne Taylor	3433 #1	100.00	425.00	0.00	13.71	0.00	0.00	0.00	0.00	425.00	0.00	0.00	0.00	425.00
Charly Allen	3433 #2	99.00	425.00	0.00	13.71	0.00	0.00	0.00	0.00	622.50	0.00	0.00	0.00	622.50
Terry Clements	3433 #3	99.00	425.00	0.00	13.71	0.00	0.00	0.00	0.00	425.00	0.00	0.00	0.00	425.00
Gerold Coleman	3433 #4	99.00	425.00	0.00	13.71	0.00	0.00	0.00	0.00	425.00	0.00	0.00	0.00	425.00
James Coleman	3433 #5	100.00	450.00	0.00	14.52	0.00	0.00	0.00	0.00	450.00	0.00	0.00	0.00	450.00
Dewayne Anderson	3433 #6	99.00	455.00	0.00	14.68	0.00	0.00	0.00	0.00	986.00	0.00	0.00	0.00	986.00
Kathleen Waddell	3433 #7	99.00	475.00	0.00	15.32	0.00	0.00	0.00	0.00	584.82	0.00	0.00	0.00	584.82
Danelle Johnson	3433 #8	0.00	445.00	0.00	14.35	0.00	0.00	0.00	0.00	444.30	0.00	0.00	0.00	444.30
Deenan Bougard	3433 #9	0.00	475.00	0.00	0.00	15.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Shawn Pickets	3435 #1	90.00	425.00	0.00	13.71	0.00	0.00	0.00	0.00	425.00	0.00	0.00	0.00	425.00
Tanika Lacey	3435 #2	100.00	450.00	0.00	14.52	0.00	0.00	0.00	0.00	450.00	0.00	0.00	0.00	450.00
VACANT	3435 #3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Jeritek Coleman	3435 #4	99.00	420.00	0.00	14.52	-0.97	0.00	0.00	0.00	450.00	0.00	0.00	0.00	450.00
VACANT	3403 #10	0.00	435.00	435.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00