

**OPERATING STATEMENT - SAMPLE**

October 2002

Prepared For Property: ABC Apartments

Owner: K&N Management, LLC

T&M Management, LLC

	Current Month	Year To Date
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Income		
4000 Rent/Lease Income	12,490.75	34,270.66
4440 Cleaning Income	200.00	300.00
4460 Laundry Income	636.79	731.79
4100 Late Fee Income	26.25	66.25
4120 NSF Fee Income	75.00	75.00
4990 Other Income	0.00	25.00
4130 Credit Check fee	60.00	180.00
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TOTAL INCOME	\$13,488.79	\$35,648.70
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Expenses		
5010 Management Fees	500.00	1,654.07
5020 Manager Salaries	200.00	1,379.89
5100 Advertising	975.00	1,602.83
5110 Office Supplies	0.00	93.64
5140 Telephone	203.59	352.49
5190 Other Administrative Expenses	0.00	49.83
5200 Maintenance & Repair	4,403.50	8,575.63
5210 Painting & Decorating	2,840.00	4,315.00
5220 Grounds Maintenance	0.00	225.00
5230 Cleaning	0.00	165.00
5240 Gardening	0.00	120.00
5250 Plumbing	54.74	54.54
5270 Building Supplies	1,211.84	2,751.15
5290 Other Operations Expenses	0.00	148.00
5300 Electricity	846.49	1,536.24
5310 Water & Sanitation	1,080.53	1,253.98
5330 Natural Gas	68.38	583.34
5410 Bank Charges	7.00	23.00
5540 Legal & Accounting	0.00	288.00
5510 Fees & Permits	0.00	70.00
5222 A/C Maintenance & Repair	0.00	128.43
5225 Gate Repair/Maintenance	0.00	300.00
5235 Exterminating	0.00	160.00
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TOTAL EXPENSES	\$12,391.07	\$25,830.26
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NET OPERATING INCOME	\$1,097.72	\$9,818.44
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