Colorado Manor
Income and Expense Statement
Twelve Months Jan-Dec 2016

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income													
Rental Income	25,285	25,305	25,305	25,305	25,435	24,948	24,823	25,565	25,565	25,565	25,565	26,785	305,451
Other Oper Inc	313	525	472	516	216	637	256	441	561	390	305	469	5,101
Total Income	25,598	25,830	25,777	25,821	25,651	25,585	25,079	26,006	26,126	25,955	25,870	27,254	310,551
Expenses													
Property Management	759	713	759	759	763	748	745	767	767	767	767	804	9,117
General & Admin	53	59	146	127	195	109	103	90	781	49	1,458	79	3,250
Marketing	0	0	0	14	84	0	0	0	0	0	0	0	98
Utilities	2,786	1,980	2,655	2,181	2,310	2,983	1,034	2,827	2,291	2,314	1,827	2,726	27,913
Repair & Main	915	1,000	855	1,937	595	2,690	2,563	2,187	3,540	820	465	565	18,132
Other Expenses	66	66	91	66	66	66	67	107	67	67	64	67	860
Property Insurance	0	0	0	0	0	2,588	0	0	0	0	0	750	3,338
Property Taxes/Assmts	0	0	0	5,992	0	0	0	0	0	0	0	6,116	12,108
Total Expenses	4,578	3,817	4,507	11,076	4,013	9,184	4,512	5,977	7,446	4,017	4,581	11,107	74,815
Net Operating Income	21,019	22,012	21,270	14,745	21,639	16,401	20,568	20,029	18,680	21,938	21,289	16,147	235,736

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Capital Expenditures													
Roofs	0	0	0	0	0	0	490	0	0	0	0	0	490
Plumbing	405	788	610	1,330	1,302	5,050	2,245	840	250	791	240	35	13,885
Painting	40	885	200	985	0	5,080	1,790	675	80	490	0	0	10,225
Vinyl & Tile Flooring	0	0	0	245	886	0	0	517	0	0	0	0	1,649
Tub & Shower Enclosures	0	0	0	1,140	0	95	375	0	0	0	0	0	1,610
Doors/Windows/Screens	445	1,688	810	3,700	2,188	10,875	4,935	2,377	330	1,281	240	35	28,904
Lights, Fans & Fixtures	0	0	0	240	0	335	175	850	125	0	0	0	1,725
Resurfacing Bath & Kitchen	0	0	0	0	0	608	0	391	0	0	0	0	999
Exterior, Siding & Masonry	0	125	890	500	0	25	30	185	0	0	0	0	1,755
Architects/Engineers/Designer	0	0	0	0	0	0	0	0	0	0	0	0	0
Ranges	0	0	0	0	0	0	0	0	0	0	0	0	0
Air Conditioners/HVAC	0	0	0	0	0	0	1,215	0	0	0	0	0	1,215
Carpet	0	0	0	0	0	650	0	0	0	0	0	0	650
Furnaces/Water Heaters	0	0	0	0	0	1,080	0	0	0	0	0	0	1,080
Parking Lots, Sidewalks, Pati	0	0	0	0	0	0	0	0	0	0	0	0	0
Sewer/Plumb/Gas Line	0	255	0	0	0	0	0	0	0	0	0	0	255
Appliances	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Capital Expend	445	2,068	1,700	4,440	2,188	13,573	6,355	3,803	455	1,281	240	35	36,583