

## Monona Shores

No. of Units: 104

Revenues:					Per Unit	
	2012	2013	2014*	To Date - 2015	2014*	To Date - 2015
Rental Income	\$ 1,046,097	\$ 1,079,191	\$ 1,094,831	\$ 278,515		
Vacancies and Concessions	\$ (68,653)	\$ (85,090)	\$ (109,689)	\$ (45,610)		
Other Revenue	\$ 52,620	\$ 32,088	\$ 65,127	\$ 14,242		
<b>Total Revenue</b>	<b>\$ 1,030,064</b>	<b>\$ 1,026,189</b>	<b>\$ 1,050,269</b>	<b>\$ 247,147</b>	\$ 10,099	\$ 2,376
<b>Expense:</b>	Paid \$92,849 in property tax. With transfer to CDA will pay PILOT of \$40,000.		Repairs for unit damage, replacement of appliances, water heaters.		13 Non-renewals. Non-payment and unit damage.	
<u>Rental Expenses</u>						
Rent and Administrative	\$ (172,181)	\$ (178,424)	\$ (187,821)	\$ (44,852)		
Utilities	\$ (65,652)	\$ (68,977)	\$ (86,471)	\$ (21,721)		
Operating and Maintenance	\$ (190,341)	\$ (183,464)	\$ (207,566)	\$ (50,093)		
Taxes and Insurance	\$ (145,592)	\$ (158,285)	\$ (151,111)	\$ (34,944)		
<b>Total Operating Expenses</b>	<b>\$ (573,766)</b>	<b>\$ (589,150)</b>	<b>\$ (632,969)</b>	<b>\$ (151,610)</b>	\$ (6,086)	\$ (1,458)
<b>NOI</b>	<b>\$ 456,298</b>	<b>\$ 437,039</b>	<b>\$ 417,300</b>	<b>\$ 95,537</b>		
<u>Financial Income (Expense)</u>						
Interest Income	\$ 135	\$ 159	\$ 154	\$ -		
Interest Expense	\$ (452,036)	\$ (459,654)	\$ (506,098)	\$ (61,302)		
Total Financial Income (Expense)	\$ (451,901)	\$ (459,495)	\$ (506,098)	\$ (61,302)	\$ (4,866)	\$ (589)
Income (Loss) Before Other Expense	4,397	\$ (22,456)	\$ (88,798)	\$ 34,235	\$ (854)	\$ 329
<u>Other Expense</u>						
Other Expense - K Expenditures	\$ -	\$ -	\$ -	\$ (32,507)		
Depreciation	\$ (377,640)	\$ (378,277)	\$ (396,338)	\$ (93,572)		
Asset Management Fee	\$ (4,989)	\$ -	\$ (5,838)	\$ -		
Total Other Expense	\$ (382,629)	\$ (378,277)	\$ (402,176)	\$ (126,079)	\$ (3,867)	\$ (1,212.30)
<b>Net Gain (Loss)</b>	<b>\$ (378,232)</b>	<b>\$ (400,733)</b>	<b>\$ (490,974)</b>	<b>\$ (91,844)</b>	\$ (4,721)	\$ (883)

\*Based upon trial balance submitted by SVA on 4/14/15

Appliances, vinyl, HVAC, plumbing.