

Ala Moana Apartments January-December 2016	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	TOTAL
<b>Income</b>													
Rent	74,106.38	74,683.49	76,053.49	76,085.49	76,225.49	76,450.49	77,170.49	77,220.49	77,345.49	78,125.49	79,695.49	79,416.49	922578.77
Housing/Assistance Rent	3,237.00	3,237.00	3,237.00	3,355.00	3,320.00	3,420.00	3,370.00	3,370.00	3,370.00	3,370.00	2,385.00	2,664.00	38335.00
Less: Concessions	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
Less: Delinquency	0.00	0.00	-277.20	276.50	-1,877.33	1,927.33	-1,349.80	-1,375.00	26.25	-880.00	-100.00	-350.00	-3979.25
Less: Vacancy	-3,641.78	-595.00	-516.80	0.00	-3,256.67	-1,908.38	0.00	0.00	0.00	-797.50	-1,250.00	-2,425.00	-14391.13
<b>Total Rental Income</b>	<b>73701.60</b>	<b>77325.49</b>	<b>78496.49</b>	<b>79716.99</b>	<b>74411.49</b>	<b>79889.44</b>	<b>79190.69</b>	<b>79215.49</b>	<b>80741.74</b>	<b>79817.99</b>	<b>80730.49</b>	<b>79305.49</b>	<b>\$ 942,543.39</b>
<b>Other Income</b>													
Prepaid Rent	467.50	-416.40	602.50	-940.80	0.00	1,909.38	-1,870.55	3.02	3.00	740.50	239.00	-930.50	-193.35
Garage Rent	510.00	475.00	510.00	1,245.00	645.00	645.00	646.55	763.45	705.00	705.00	705.00	705.00	8260.00
Laundry Income	657.75	696.25	625.25	807.50	0.00	1,481.01	811.50	771.50	783.38	858.00	721.13	723.63	8936.90
NSF Return Check Fee	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
Late Fee	81.90	75.60	0.00	-24.70	0.00	2.50	0.00	0.00	162.00	0.00	1.50	134.00	432.80
Vending Machine Income	55.65	0.00	54.75	0.00	0.00	55.80	0.00	0.00	70.80	0.00	0.00	0.00	237.00
Tenant Security Deposit	3,450.00	0.00	1,000.00	0.00	-2,725.00	1,550.00	100.00	0.00	0.00	-100.00	1,050.00	-1,300.00	3025.00
<b>Sub-Total Income</b>	<b>5222.80</b>	<b>830.45</b>	<b>2792.50</b>	<b>1087.00</b>	<b>-2080.00</b>	<b>5643.69</b>	<b>-312.50</b>	<b>1537.97</b>	<b>1724.18</b>	<b>2203.50</b>	<b>2716.63</b>	<b>-667.87</b>	<b>\$ 20,698.35</b>
<b>Total Income</b>	<b>78924.40</b>	<b>78155.94</b>	<b>81288.99</b>	<b>80803.99</b>	<b>72331.49</b>	<b>85533.13</b>	<b>78878.19</b>	<b>80753.46</b>	<b>82465.92</b>	<b>82021.49</b>	<b>83447.12</b>	<b>78637.62</b>	<b>\$ 963,241.74</b>
<b>Expenses</b>													
Plumbing	1,593.03	598.40	226.54	63.75	135.00	0.00	100.00	0.00	-9.00	0.00	0.00	0.00	\$ 2,707.72
General Maintenance	4,245.93	3,269.58	2,314.18	210.00	0.00	1,479.60	847.70	0.00	0.00	-550.00	1,195.00	117.00	\$ 13,128.99
G/M Material & Supplies	413.94	740.94	2,568.62	1,097.13	2,773.25	1,160.42	1,575.97	441.10	403.04	1,141.51	1,183.92	1,250.87	\$ 14,750.71
Sewage/Contaminant Clean	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Carbon Monoxide Detectors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Mold Inspection & Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Fire Damage Construction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Deck and Stair Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Cleaning- Painting	1,591.00	1,155.00	505.00	490.00	130.00	625.48	-0.46	0.00	539.37	380.00	257.50	610.00	\$ 6,282.89
Roof	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Elevator Insp. & Repairs	0.00	428.10	0.00	0.00	428.10	0.00	0.00	428.10	0.00	0.00	443.10	0.00	\$ 1,727.40
Fence	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
HVAC (Heat, Ventilation, Air)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Parking/Driveways	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Gardening	700.00	750.00	700.00	700.00	1,700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	\$ 9,450.00
Management Fee	3,685.06	3,866.27	3,924.82	3,985.85	3,720.57	3,994.47	3,959.53	3,960.77	4,037.09	3,990.90	4,036.52	3,950.27	\$ 47,112.12
Pest Control Service	0.00	0.00	267.00	89.00	89.00	89.00	89.00	96.00	96.00	96.00	96.00	96.00	\$ 1,103.00
Pool/Spa Service	225.00	225.00	456.00	225.00	10.79	535.00	225.00	225.00	225.00	225.00	225.00	225.00	\$ 3,026.79
Keys/Transmitters	137.50	0.00	0.00	0.00	-17.50	0.00	0.00	-50.00	0.00	0.00	137.50	-50.00	\$ 157.50
Gate Service & Repair	0.00	219.00	0.00	0.00	0.00	0.00	0.00	0.00	323.28	0.00	0.00	0.00	\$ 542.28
Insurance	12,251.50	0.00	0.00	0.00	0.00	0.00	0.00	12,658.50	0.00	0.00	0.00	0.00	\$ 24,910.00
Property Taxes	0.00	0.00	15,037.10	0.00	0.00	0.00	0.00	0.00	0.00	15,240.72	0.00	0.00	\$ 30,277.82
Electricity	630.86	54.77	498.28	412.59	929.95	508.82	510.23	545.52	70.81	1,080.03	436.69	659.77	\$ 6,338.32
Gas	1,031.27	1,257.25	1,052.04	976.20	956.11	876.25	827.66	903.83	754.59	867.73	794.13	985.60	\$ 11,282.66
Water & Sewer	1,422.24	0.00	3,887.50	0.00	3,951.20	0.00	3,510.77	0.00	2,156.93	4,217.18	1,856.03	3,109.49	\$ 24,111.34
Trash Disposal	2,066.49	2,039.11	2,067.13	2,085.54	2,096.36	2,117.49	2,126.74	2,235.01	2,233.55	2,235.01	2,249.01	2,240.46	\$ 25,791.90
Fire Extinguisher	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	192.50	0.00	0.00	\$ 192.50
Record Checks	0.00	0.00	0.00	123.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ 123.98
Alarm Systems	0.00	0.00	75.00	75.00	0.00	0.00	75.00	0.00	0.00	75.00	0.00	0.00	\$ 300.00
Seminars	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Office Supplies	60.00	104.42	567.98	217.04	102.25	252.32	166.76	195.51	178.62	145.00	60.00	88.27	\$ 2,138.17
Licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Advertising & Promotion	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	140.40	0.00	\$ 140.40
Accounting	0.00	67.08	29.58	28.95	32.80	30.36	51.48	13.77	18.60	0.00	10.14	53.44	\$ 336.20
Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	730.00	0.00	0.00	0.00	\$ 730.00
Collection Service	0.00	0.00	0.00	0.00	0.00	479.00	0.23	0.00	0.00	0.00	0.00	0.00	\$ 479.23
Telephone	232.76	286.82	228.54	228.48	280.21	285.42	283.25	283.43	303.72	293.28	359.69	370.18	\$ 3,435.78
Rental Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Mileage/Maintenance/Insurance	0.00	0.00	0.00	8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ 8.00
Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Appliance Replacements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Miscellaneous Expense	0.00	40.00	0.00	40.00	40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ 120.00
Replacements	2,240.21	0.00	3,834.25	1,264.98	0.00	-287.20	2,185.00	0.00	0.00	0.00	0.00	2,491.65	\$ 11,728.89
<b>Sub-Total Expenses</b>	<b>32526.79</b>	<b>15101.74</b>	<b>38239.56</b>	<b>12321.49</b>	<b>17375.59</b>	<b>12828.93</b>	<b>17233.86</b>	<b>22686.54</b>	<b>12388.32</b>	<b>15412.42</b>	<b>29421.35</b>	<b>16898.00</b>	<b>\$ 242,434.59</b>
<b>Payroll Expense</b>													
Manager Salaries	914.40	4,146.22	3,690.53	3,690.53	3,690.53	3,470.89	3,470.89	4,787.89	3,470.89	3,470.89	3,470.89	2,275.19	\$ 40,549.74
Manager Bonus	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00	0.00	\$ 280.00
Assistant Manager Salary	3,221.31	479.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ 3,700.82
Payroll Taxes	91.44	434.53	342.60	318.48	304.18	237.19	291.24	437.01	231.29	240.46	237.18	19.69	\$ 3,185.29
Worker's Comp. Insurance	0.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	4,865.00	65.00	65.00	65.00	\$ 5,515.00
<b>Sub-Total Expenses</b>	<b>4227.15</b>	<b>5125.26</b>	<b>4098.13</b>	<b>4074.01</b>	<b>4059.71</b>	<b>3773.08</b>	<b>3827.13</b>	<b>5289.90</b>	<b>8567.18</b>	<b>3816.35</b>	<b>3773.07</b>	<b>2599.88</b>	<b>\$ 53,230.85</b>
<b>Total Expenses</b>	<b>36753.94</b>	<b>20227.00</b>	<b>42337.69</b>	<b>16395.50</b>	<b>21435.30</b>	<b>16602.01</b>	<b>21060.99</b>	<b>27976.44</b>	<b>20955.50</b>	<b>19228.77</b>	<b>33194.42</b>	<b>19497.88</b>	<b>\$ 295,665.44</b>
<b>Net Income</b>	<b>42170.46</b>	<b>57928.94</b>	<b>38951.30</b>	<b>64408.49</b>	<b>50896.19</b>	<b>68931.12</b>	<b>57817.20</b>	<b>52777.02</b>	<b>61510.42</b>	<b>62792.72</b>	<b>50252.70</b>	<b>59139.74</b>	<b>\$ 667,576.30</b>
Petty Cash Account	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
<b>Owner Contribution</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b></b>								