

Income Statement

Key Property Services, Inc. - CL#: KEYPRPS842MQ

Properties: Pebble Creek Condominiums - 1412 NE 72nd St Vancouver, WA 98665

As of: Mar 2017

Accounting Basis: Accrual

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Dues	12,480.00	135.21	35,280.00	138.19
Allocations to Reserves	-3,250.00	-35.21	-9,750.00	-38.19
Rent	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
Total Operating Income	9,230.00	100.00	25,530.00	100.00
Expense				
Administrative				
Labor & Supplies	6,779.96	73.46	11,615.15	45.50
Benefits - 401K	18.75	0.20	37.50	0.15
Payroll Taxes	119.79	1.30	366.67	1.44
Employee Insurance	124.89	1.35	374.05	1.47
Administrative Services	20.00	0.22	206.01	0.81
Telephone	0.00	0.00	20.00	0.08
Employee Mileage	33.26	0.36	109.83	0.43
Bank fees	6.78	0.07	60.50	0.24
Management Fees	780.00	8.45	2,340.00	9.17
Other Taxes, Licenses, Fees	569.50	6.17	980.15	3.84
Total Administrative	8,452.93	91.58	16,109.86	63.10
Operating/Maintenance				
Maintenance Salaries	989.34	10.72	2,968.02	11.63
Maintenance Supplies	0.00	0.00	0.00	0.00
Contract Services-Maintenance	0.00	0.00	0.00	0.00
Landscape Improvements	0.00	0.00	0.00	0.00
Total Operating/Maintenance	989.34	10.72	2,968.02	11.63
Landscape				
Contract Services-Landscaping	2,123.23	23.00	4,104.13	16.08
Total Landscape	2,123.23	23.00	4,104.13	16.08
Utilities				
Sewer	1,482.00	16.06	4,446.00	17.41
Water	449.63	4.87	1,482.37	5.81
Waste Removal	1,333.49	14.45	4,012.17	15.72
Electricity	65.55	0.71	261.95	1.03
Total Utilities	3,330.67	36.09	10,202.49	39.96
General Expenses				
Property Insurance	0.00	0.00	1,664.49	6.52
Legal Services	0.00	0.00	0.00	0.00
Total General Expenses	0.00	0.00	1,664.49	6.52
Total Operating Expense	14,896.17	161.39	35,048.99	137.29
NOI - Net Operating Income	-5,666.17	-61.39	-9,518.99	-37.29

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Replacement Reserve Income	3,250.00	35.21	9,750.00	38.19
Interest Income on Reserves	0.00	0.00	0.06	0.00
Total Other Income	3,250.00	35.21	9,750.06	38.19
Other Expense				
Other Capital Expense				
Plumbing Repair	0.00	0.00	0.00	0.00
Roofs and Gutters	0.00	0.00	0.00	0.00
Total Other Capital Expense	0.00	0.00	0.00	0.00
Additional Reserve Expense	0.00	0.00	1,518.48	5.95
Total Other Expense	0.00	0.00	1,518.48	5.95
Net Other Income	3,250.00	35.21	8,231.58	32.24
Total Income	12,480.00	135.21	35,280.06	138.19
Total Expense	14,896.17	161.39	36,567.47	143.23
Net Income	-2,416.17	-26.18	-1,287.41	-5.04