

**Income Statement (Cash)**  
**Sherwood Pointe Apartments - (sherwood)**  
**Months: 05/2006**

	Month to Date	%	Year to Date	%
<b><u>RENT INCOME</u></b>				
Rent	27,312.95	104.94	76,860.77	88.08
Affordable Rent	695.00	2.67	1,390.00	1.59
Less: Concessions	(374.00)	(1.44)	(374.00)	(0.43)
Less: Employee Concessions	(247.50)	(0.95)	(247.50)	(0.28)
Plus: Prepaid Rent	(2,916.95)	(11.21)	3,661.50	4.20
<b>NET RENTAL INCOME</b>	<b>24,469.50</b>	<b>94.01</b>	<b>81,290.77</b>	<b>93.16</b>
<b><u>EXPENSE REIMBURSEMENT</u></b>				
Electric	0.00	0.00	31.71	0.04
Legal Fees	267.00	1.03	531.00	0.61
<b>TOTAL REIMBURSEMENT</b>	<b>267.00</b>	<b>1.03</b>	<b>562.71</b>	<b>0.64</b>
<b><u>BAD DEBT RECOVERY</u></b>				
Property Damage Recovery	45.00	0.17	45.00	0.05
Unit Damage Recovery	190.00	0.73	1,162.00	1.33
<b>TOTAL BAD DEBT RECOVERY</b>	<b>235.00</b>	<b>0.90</b>	<b>1,207.00</b>	<b>1.38</b>
<b><u>OTHER INCOME</u></b>				
Forfeited Deposit	0.00	0.00	200.00	0.23
Miscellaneous Income	505.00	1.94	1,255.23	1.44
Late Fee	481.00	1.85	2,291.00	2.63
Application Fee	70.00	0.27	455.00	0.52
<b>TOTAL OTHER INCOME</b>	<b>1,291.00</b>	<b>4.96</b>	<b>5,408.23</b>	<b>6.20</b>
<b>TOTAL INCOME</b>	<b>26,027.50</b>	<b>100.00</b>	<b>87,261.71</b>	<b>100.00</b>
<b><u>EXPENSES</u></b>				
<b><u>REPAIRS &amp; MAINTENANCE</u></b>				
Electrical Repair/Supplies	118.20	0.45	118.20	0.14
Plumbing Repair/Supplies	146.77	0.56	146.77	0.17
Appliance Repair	59.57	0.23	59.57	0.07
Hardware Supplies	218.47	0.84	218.47	0.25
Locks & Keys	62.45	0.24	226.42	0.26
Lighting/Light Bulbs	96.29	0.37	96.29	0.11
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<b>701.75</b>	<b>2.70</b>	<b>865.72</b>	<b>0.99</b>

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**CLEANING & DECORATING EXPENSE**

Make Ready Repair	509.00	1.96	509.00	0.58
Contract Painting	0.00	0.00	255.00	0.29
Paint & Supplies	201.78	0.78	2,008.92	2.30
Contract Cleaning	125.00	0.48	125.00	0.14
Cleaning Supplies	5.36	0.02	25.11	0.03
Carpet Cleaning	500.97	1.92	500.97	0.57
Carpet Repair	15.00	0.06	15.00	0.02
Floor Tile & Supplies	914.84	3.51	914.84	1.05
Drywall Repair	0.00	0.00	120.00	0.14
<b><i>TOTAL CLEANING &amp; DECOR EXPENSE</i></b>	<b><i>2,271.95</i></b>	<b><i>8.73</i></b>	<b><i>4,473.84</i></b>	<b><i>5.13</i></b>

**ADMINISTRATIVE EXPENSES**

Office Supplies	77.72	0.30	341.42	0.39
Postage & Freight	44.24	0.17	52.70	0.06
Employee Uniforms	98.56	0.38	98.56	0.11
Licenses/Permits/Fees	1,273.00	4.89	1,273.00	1.46
Credit Reports	38.60	0.15	131.30	0.15
Eviction/Legal Fees	91.00	0.35	197.00	0.23
Bank Service Charges	0.00	0.00	10.85	0.01
Petty Cash Expenditures	0.00	0.00	200.00	0.23
Telecommunications	279.11	1.07	724.20	0.83
<b><i>TOTAL ADMIN. EXPENSE</i></b>	<b><i>1,902.23</i></b>	<b><i>7.31</i></b>	<b><i>3,029.03</i></b>	<b><i>3.47</i></b>

**SERVICE EXPENSES**

Landscaping/Grounds	850.00	3.27	1,275.00	1.46
Extermination	400.00	1.54	400.00	0.46
Waste Management	1,206.44	4.64	1,206.44	1.38
<b><i>TOTAL SERVICE EXPENSES</i></b>	<b><i>2,456.44</i></b>	<b><i>9.44</i></b>	<b><i>2,881.44</i></b>	<b><i>3.30</i></b>

**LEASING EXPENSES**

Advertising	0.00	0.00	40.00	0.05
Resident Services	50.00	0.19	50.00	0.06
<b><i>TOTAL LEASING EXPENSES</i></b>	<b><i>50.00</i></b>	<b><i>0.19</i></b>	<b><i>90.00</i></b>	<b><i>0.10</i></b>

**UTILITIES EXPENSE**

Electricity-Common	240.21	0.92	410.76	0.47
Electricity-Vacants	314.14	1.21	515.88	0.59

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Water/Sewer	0.00	0.00	2,499.98	2.86
Gas-Common	68.75	0.26	320.02	0.37
<b><i>TOTAL UTILITIES EXPENSE</i></b>	<b><i>623.10</i></b>	<b><i>2.39</i></b>	<b><i>3,746.64</i></b>	<b><i>4.29</i></b>
<b><i>PROPERTY EXPENSE</i></b>				
Property Taxes	1,558.31	5.99	1,558.31	1.79
Insurance	1,620.02	6.22	1,620.02	1.86
<b><i>TOTAL PROPERTY EXPENSE</i></b>	<b><i>3,178.33</i></b>	<b><i>12.21</i></b>	<b><i>3,178.33</i></b>	<b><i>3.64</i></b>
<b><i>PAYROLL EXPENSE</i></b>				
Property Manager Salaries	2,039.08	7.83	4,613.03	5.29
Leasing Agent Salaries	0.00	0.00	159.05	0.18
Supervisor Salaries	378.93	1.46	1,040.02	1.19
Maint/Make Ready	1,769.41	6.80	2,358.93	2.70
Worker Comp.	32.00	0.12	32.00	0.04
Mileage	76.26	0.29	365.17	0.42
<b><i>TOTAL PAYROLL EXPENSE</i></b>	<b><i>4,295.68</i></b>	<b><i>16.50</i></b>	<b><i>8,568.20</i></b>	<b><i>9.82</i></b>
<b><i>MANAGEMENT EXPENSE</i></b>				
Management Fees	2,000.00	7.68	6,000.00	6.88
<b><i>TOTAL MNGT FEES</i></b>	<b><i>2,000.00</i></b>	<b><i>7.68</i></b>	<b><i>6,000.00</i></b>	<b><i>6.88</i></b>
<b><i>TOTAL OPERATING EXPENSES</i></b>	<b><i>17,479.48</i></b>	<b><i>67.16</i></b>	<b><i>32,833.20</i></b>	<b><i>37.63</i></b>
<b><i>NET OPERATING INCOME</i></b>	<b><i>8,548.02</i></b>	<b><i>32.84</i></b>	<b><i>54,428.51</i></b>	<b><i>62.37</i></b>
<b><i>DEBT EXPENSE</i></b>				
1st Mortgage-Principal	10,165.76	39.06	10,165.76	11.65
<b><i>TOTAL DEBT SERVICE</i></b>	<b><i>10,165.76</i></b>	<b><i>39.06</i></b>	<b><i>10,165.76</i></b>	<b><i>11.65</i></b>
<b><i>CAPITAL EXPENSES</i></b>				
New Carpet	1,597.27	6.14	1,597.27	1.83
New Furniture/Playground	2,750.00	10.57	2,750.00	3.15
Computers/Software	606.53	2.33	1,289.00	1.48
Upgrade Contract Painting	0.00	0.00	1,465.00	1.68
Tools/Machinery	16.69	0.06	16.69	0.02

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<i>TOTAL CAPITAL EXPENSES</i>	4,970.49	19.10	7,117.96	8.16
<i>TOTAL NET INCOME</i>	(6,588.23)	(25.31)	37,144.79	42.57
<i>DEFERRED REPAIR EXPENSES</i>				
Deferred/Pool Repair	8,205.00	31.52	8,205.00	9.40
Deferred Exterior Repair	0.00	0.00	243.00	0.28
Deferred Interior Office Repairs	1,500.00	5.76	5,625.00	6.45
Deferred Floor Tile	197.53	0.76	197.53	0.23
Deferred Appliance Expense	0.00	0.00	13,047.00	14.95
Deferred Roof Repair	0.00	0.00	3,500.00	4.01
Deferred Parking Lot	4,406.16	16.93	4,406.16	5.05
Deferred Signage	536.46	2.06	536.46	0.61
<i>TOTAL DEFERRED EXPENSE</i>	14,845.15	57.04	35,760.15	40.98
<i>Cash Flow</i>	(21,433.38)	(82.35)	1,384.64	1.59