

MIDDLE LINE ROAD
Profit & Loss Budget vs Actual-FY2017
 July 2016 through June 2017

	Jul '16 - Jun 17	Budget
Ordinary Income/Expense		
Income		
OPERATING - RENTAL		
4126-01 . Tenant Fees	305.00	
Rents	79,601.00	81,786.00
Total OPERATING - RENTAL	79,906.00	81,786.00
Security Deposit	0.00	
Total Income	79,906.00	81,786.00
Gross Profit	79,906.00	81,786.00
Expense		
Disbursements from OP to Town	52,779.59	
Insurance Expense	0.00	0.00
Office Supplies	0.00	0.00
OPERATING - ADMINIS.		
6710-00 . Professional Services		
Accountant	2,917.50	2,500.00
6710-00 . Professional Services - Other	0.00	0.00
Total 6710-00 . Professional Services	2,917.50	2,500.00
Office		
6243 . Office Supplies	614.10	
Postage and Delivery	376.00	
Office - Other	0.00	450.00
Total Office	990.10	450.00
Total OPERATING - ADMINIS.	3,907.60	2,950.00
OPERATING - RENTALS		
Administrative Fees	6,096.00	6,108.00
Insurance - Property	352.00	320.00
Property Management		
Property Management Fees	7,004.00	6,972.00
Total Property Management	7,004.00	6,972.00
Repair & Maintenance		
Appliance Repairs	240.00	
Building Repairs	707.09	
Casual Labor	80.00	
Electrical	377.69	
Fire & Safety	120.00	
HVAC	9,981.00	
Landscaping	2,960.00	
Maintenance Supplies	414.21	
Pest Control	1,144.29	
Plumbing	120.00	
Rubbish Removal	352.92	
Snow Removal	1,446.00	
Turnovers		
Turnovers- Building Repairs	2,410.78	
Turnovers- Painting	16,070.31	
Turnovers-Cleaning	80.00	
Total Turnovers	18,561.09	
Water Treatment & Maint.	2,672.00	
Repair & Maintenance - Other	0.00	16,500.00
Total Repair & Maintenance	39,176.29	16,500.00
Road Association Fees-Annual	4,800.00	0.00
Utilities		
Electricity		
Common Areas	458.35	
Vacant Units	7.84	

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Total Electricity	466.19	
Gas	280.00	
Water	834.00	
Utilities - Other	0.00	650.00
Total Utilities	1,580.19	650.00
Total OPERATING - RENTALS	59,008.48	30,550.00
PROJECT - EXPENSE		
Capital Replacement		
Appliance Replacements	879.00	
Capital Replacement - Other	0.00	5,000.00
Total Capital Replacement	879.00	5,000.00
Total PROJECT - EXPENSE	879.00	5,000.00
VOID	0.00	
Total Expense	116,574.67	38,500.00
Net Ordinary Income	-36,668.67	43,286.00
Other Income/Expense		
Other Income		
Interest Income	5.10	10.00
Total Other Income	5.10	10.00
Other Expense		
Operating Reserve	0.00	10,000.00
Total Other Expense	0.00	10,000.00
Net Other Income	5.10	-9,990.00
Net Income	-36,663.57	33,296.00