

Regency Point Shopping Center
Income Statement
For The Ten Months Ended December 31, 2016
Prepared by Bonnie Management Corporation

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>
REVENUE		
Base rent	\$98,672	\$901,059
Percentage rent	0	0
Rental revenues - misc.	12,268	70,798
Tenant direct - other	0	0
Tenant direct - water	0	0
CAM reserve	19,166	166,544
R/E tax reserve	22,436	220,736
R/E tax - direct bill	120,726	120,726
Reconciliation - CAM	(9,744)	(9,744)
Reconciliation - RET	(13,653)	(13,653)
Bad debt / vacancy credit	0	0
 Total Revenue	<hr/> 249,872	<hr/> 1,456,467
 Common Area Expenses		
Insurance	2,013	25,674
Utilities-electric	3,818	12,675
Utilities-water/sewer	1,345	3,998
Decorating - holiday	0	0
Exterior building	0	10,813
Exterminator	0	0
Fire & safety	1,759	4,319
Janitor/maint - contract	0	0
Landscape-contract	1,475	11,797
Landscape-noncontract	158	462
Misc repairs & maint	171	898
Prkg lot/sidewalk maint	4,266	22,830
Prkg lot/sidewalk repair	0	31,132
Plumbing & sewer	0	120
Repairs-electrical	6,790	8,496
Repairs & maint. - HVAC - CAM	0	1,786
Repairs-roof	0	1,559
Security	0	0
Snow removal	25,040	36,650
Traffic signal maint.	0	0
Trash removal	12	7,699
 Total Common Area Expenses	<hr/> 46,846	<hr/> 180,910

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	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>
Tenant Billable Expenses		
Tenant direct exp-other	\$0	\$0
Tenant direct exp-water	0	0
Total Tenant Billable Expenses	<u>0</u>	<u>0</u>
General & Admin Expenses		
Advertising & marketing	398	1,398
Accounting / audit fees	0	8,905
Asset management fee	0	0
Bank / trust fees	80	190
Engineering consultant	0	282
Lease commissions	0	0
Management fee	5,516	51,294
Miscellaneous admin exp	685	2,686
Property manager expense	0	0
Postage & courier	0	218
Professional fees	0	1,962
Repairs & maint. - HVAC	0	0
Space planner / architect	0	0
Utilities-electric-vacant	0	434
Utilities-gas - vacant	0	91
Util-water/sewer - vacant	0	0
Misc repairs & maint	160	395
Total Common Area Expenses	<u>6,839</u>	<u>67,853</u>
Real Estate Tax Expense		
Real estate taxes	(15,828)	349,723
Real estate taxes - prior period	0	0
R/E tax-professional fees	0	9,210
Total Real Estate Tax Exp	<u>(15,828)</u>	<u>358,934</u>
Total Operating Expenses	<u>37,857</u>	<u>607,696</u>
Net Operating Income	<u>212,015</u>	<u>848,771</u>