

SCHEDULE OF PROFIT AND LOSS for Multifamily Projects

Project Name:		Project Number:		
Period Beginning:		thru:		Year:
	Description of Account	Acct. No.	Amount	Totals
5100 RENTAL REVENUE	Rent Revenue - Gross Potential	5120		
	Tenant Assistance Payments	5121		
	Rent Revenue - Commercial/Stores @ 100%	5140		
	Rent Revenue - Garage/Parking @ 100%	5170		
	Flexible Subsidy Revenue	5180		
	Miscellaneous Rent Revenue	5190		
	Excess Rent	5191		
	Rent Revenue/Insurance	5192		
	Special Claims Revenue	5193		
	Retained Excess Income	5194		
		Total Rent Revenue Potential	5100	
5200 VACANCIES	Apartment Vacancies	5220		
	Stores/Commercial Vacancies or Concessions	5240		
	Rental Concessions	5250		
	Garage/Parking Vacancies or Concessions	5270		
	Miscellaneous	5290		
		Total Vacancies or Concessions	5200	
	Net Rental Revenue (Rent Revenue less Vacancies)	5152		
5300	Total Service Income	5300		
5400 FINANCIAL REVENUE	Financial Revenue - Project Operations	5410		
	Revenue from Investments-Residual Receipts	5430		
	Revenue from Investments-Replacement Reserve	5440		
	Revenue from Investments-Miscellaneous	5490		
		Total Financial Revenue	5400	
5900 MISC. REVENUE	Laundry/Vending Income (Net)	5910		
	Tenant Charges	5920		
	Miscellaneous Revenue	5990		
		Total Miscellaneous Revenue	5900	
	Total Revenue	5000		
6200 RENT EXPENSE	Conventions and Meetings	6203		
	Management Consultants	6204		
	Advertising/Marketing Expense	6210		
	Other Rent Expense	6250		
		Total Rent Expense		
6300 ADMIN. EXPENSES	Office Salaries	6310		
	Office Expenses	6311		
	Office or Model Apartment Rent	6312		
	Management Fee - Residential Rents	6320		
	Management Fee - Commercial Rents	6321		
	Management Fee - Miscellaneous Income	6322		
	Manager/Superintendent Salaries	6330		
	Administrative Rent-free Unit	6331		
	Legal Expense-project only	6340		
	Audit Expense-project only	6350		
	Bookkeeping Fees/Accounting Services	6351		
	Bad Debt Expense	6370		
	Miscellaneous Administrative Expense	6390		
		Total Administrative Expense		
6200 + 6300	Total Rent & Administrative Expense	6263		
6400 UTILITIES EXPENSE	Fuel Oil	6420		
	Electricity	6450		
	Water	6451		
	Gas	6452		
	Sewer	6453		
		Total Utilities Expense	6400	

	Description of Account	Acct. No.	Amount	Totals	
6500 OPERATING & MAINTENANCE EXPENSE	Payroll	6510			
	Supplies	6515			
	Contracts	6520			
	Operating and Maintenance Rent Free Unit	6521			
	Garbage & Trash Removal	6525			
	Security Payroll/Contract (incl. taxes and benefits)	6530			
	Security Rent Free Unit	6531			
	Heating/Cooling Repairs & Maintenance	6546			
	Snow Removal	6548			
	Vehicle/Maintenance Equipment Operation & Repairs	6570			
	Misc. Operating & Maintenance Expense	6590			
	Total Operating & Maintenance Expense	6500			
	6900	Total Service Expense	6900		
	6700 TAXES AND INSURANCE	Real Estate & Personal Property Taxes	6710		
Payroll Taxes (Project's Share)		6711			
Property & Liability Insurance (Hazard)		6720			
Fidelity Bond Insurance		6721			
Workmen's Compensation		6722			
Health Insurance and Other Employee Benefits		6723			
Miscellaneous Taxes, Licenses, Permits and Insurance		6790			
Total Taxes and Insurance		6700			
3220	Replacement Reserve Deposits as Required by WHEDA	3220			
	Total Operating Expenses				
	Net Operating Income (NOI)				
6800 FINANCIAL EXPENSE	Interest on Mortgage Payable	6820			
	Interest on Notes Payable (Long Term)	6830			
	Interest on Notes Payable (Short Term)	6840			
	Mortgage Insurance Premium/Service Charge	6850			
	Miscellaneous Financial Expense/Preservation Fee	6890			
	Total Financial Expense	6800			
	Total Expenses of Operations Before Depreciation	6000			
	Profit or (Loss) Before Depreciation	5060			
6600	Depreciation Expense (Total)	6601			
	Amortization Expense	6610			
	Operating Profit or Loss	5060			
7100 CORPORATE OR MORTGAGOR EXPENSE	Officer's Salaries	7110			
	Legal Expense	7120			
	Federal, State and Other Income Taxes	7130			
	Interest Income	7140			
	Interest on Notes Payable	7141			
	Interest on Mortgage Payable	7142			
	Other Expense	7190			
	Net Entity Expenses	7100			
	NET PROFIT OR (LOSS)	3250			
TOTAL PRINCIPAL PAYMENTS	WHEDA First Mortgage	9910			
	Second Mortgage	9911			
	Other Mortgage(s)	9912			
	Reserve releases to reimburse items expensed on this schedule.	9920			
	Capital expenditures paid from project operations and expensed on this schedule.	9930			

Schedule A for Lines 5300 and 6900 of SCHEDULE OF PROFIT AND LOSS (FORM 800)

Project Name:		Project Number:	
Period Beginning:	thru:	Year:	
Description of Account	Acct. No.	Amount	Totals
5300 Nursing	Private Pay Room and Board	5301	
Home/Assisted	Private Pay Ancillary	5302	
Living/Board &	Contractual Adjustments	5303	
Care/Other elderly	Medicare Room and Board	5305	
Care/Coop/and	Medicare Ancillary	5306	
Other Revenues	Medicare Contractual Adjustments	5307	
	Medicaid Room and Board	5309	
Project	Medicaid Ancillary	5310	
Specific	Medicaid Contractual Adjustments	5312	
Only	VA Room and Board	5315	
	VA Ancillary	5316	
	VA Contractual Adjustments	5317	
	Contributions and Gifts	5331	
	Food	5332	
	Dietary Supplies	5333	
	Housekeeping Salaries	5350	
	Housekeeping Supplies	5351	
	Other Housekeeping	5352	
	Food Servicing	5365	
	Laundry and Linen	5370	
	Housekeeping	5375	
	Recreation (Activities) and Rehabilitation	5380	
	Other Service Revenue	5390	
	Adult Day Care	5395	
	Child Day Care	5396	
5300	Total Service Income	5300	
6900 Nursing	Dietary Salaries	6930	
Home/Assisted	Dietary Purchased Services	6931	
Living/Board &	Food	6932	
Care/Other elderly	Registered Nurses Payroll	6940	
Care/Coop/and	Housekeeping Salaries	6950	
Other Expenses	Housekeeping Supplies	6951	
	Other Houskeeping	6952	
	Housekeeping Purchased Services	6953	
	Medical Supplies	6963	
	Medical Purchased Services	6964	
	Laundry and Linen	6970	
	Laundry Salaries	6971	
	Laundry, Linen, Bedding, disposables, Purchased Services	6972	
	Laundry Supplies	6973	
	Medical Records Salaries	6975	
	Medical Records Supplies	6976	
	Medical Records Purchased Services	6977	
	Recreation and Rehabilitation	6980	
	Activities Supplies	6981	
	Activities Purchased Services	6982	
	Rehabilitation Salaries	6983	
	Rehabilitation Supplies	6984	
	Rehabilitation Purchased Services	6985	
	Other Support Services Expense	6990	
6900	Total Service Expense	6900	

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