## Ledger Account

4000 INCOME
4095 Gross Potential Rent
4120 Loss/Gain to Market
4210 Less: Concessions
4220 Less: Delinquency
4230 Less: Vacancy
4400 OTHER INCOME
4405 Pet Rent
4410 NSF Fees Collected
4415 Admin Fee
4460 Late Fees
4465 Legal Fees
4470 Utility Recapture

Total 4400 OTHER INCOME

## Total 4000 INCOME

Total Operating Income 6000 EXPENSES 6020 PAYROLL AND TAXES 6026 Maintenance Technician
Total 6020 PAYROLL AND TAXES 6055 MARKETING

6057 Advertising
Total 6055 MARKETING 6070 CLEANING AND MAINTENANCE 6073 General Maintenance Labor


| $\$ 9393.00$ | $\$ 9445.00$ | $\$ 9445.00$ | $\$ 9442.49$ | $\$ 9419.00$ | $\$ 9419.00$ | $\$ 9419.00$ | $\$ 9419.00$ | $\$ 9419.00$ |
| ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: |
| $\$ 251.00$ | $\$ 251.00$ | $\$ 251.00$ | $\$ 251.00$ | $\$ 251.00$ | $\$ 251.00$ | $\$ 550.70$ | $\$ 251.00$ | $\$ 67.13$ |
| $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $-\$ 184.66$ | $\$ 0.00$ | $-\$ 750.00$ | $\$ 750.00$ |
| $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $-\$ 999.00$ | $-\$ 999.00$ | $\$ 898.27$ | $\$ 183.87$ |
| $-\$ 7703.97$ | $-\$ 4790.55$ | $-\$ 3299.68$ | $-\$ 2712.10$ | $-\$ 1425.00$ | $-\$ 1425.00$ | $-\$ 1677.20$ | $-\$ 999.00$ | $-\$ 1337.81$ |
|  |  |  |  |  |  |  |  |  |
| $\$ 51.24$ | $\$ 68.98$ | $\$ 68.98$ | $\$ 68.98$ | $\$ 68.98$ | $\$ 43.98$ | $\$ 44.98$ | $\$ 98.98$ | $\$ 47.85$ |
| $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 50.00$ | $\$ 0.00$ |
| $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 150.00$ | $\$ 0.00$ | $\$ 50.00$ |
| $\$ 0.00$ | $\$ 0.00$ | $\$ 90.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 100.00$ | $\$ 70.00$ | $\$ 50.00$ |
| $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 25.00$ | $\$ 0.00$ | $\$ 0.00$ |
| $\$ 14.52$ | $\$ 138.71$ | $\$ 197.32$ | $\$ 220.32$ | $\$ 270.00$ | $\$ 220.00$ | $\$ 225.17$ | $\$ 425.00$ | $\$ 352.90$ |
| $\$ 65.76$ | $\$ 207.69$ | $\$ 356.30$ | $\$ 289.30$ | $\$ 338.98$ | $\$ 263.98$ | $\$ 545.15$ | $\$ 643.98$ | $\$ 500.75$ |
| $\$ 2005.79$ | $\$ 5113.14$ | $\$ 6752.62$ | $\$ 7270.69$ | $\$ 8583.98$ | $\$ 7325.32$ | $\$ 7838.65$ | $\$ 9463.25$ | $\$ 9582.94$ |
| $\$ 2005.79$ | $\$ 5113.14$ | $\$ 6752.62$ | $\$ 7270.69$ | $\$ 8583.98$ | $\$ 7325.32$ | $\$ 7838.65$ | $\$ 9463.25$ | $\$ 9582.94$ |


| \$67.50 | \$470.50 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| \$67.50 | \$470.50 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$385.00 | \$0.00 |
| \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$385.00 | \$0.00 |
| \$0.00 | \$0.00 | 369.50 | \$0.00 | \$0.00 | \$0.00 | \$288.56 | \$1162.00 | \$182.50 |


| 6074 Landscaping | \$0.00 | \$0.00 | \$442.50 | \$300.00 | \$450.00 | \$480.00 | \$300.00 | \$300.00 | \$460.00 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 6081 Unit Turn | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$690.00 | \$445.00 |
| 6082 Unit Clean | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Total 6070 CLEANING AND MAINTENANCE | \$0.00 | \$0.00 | \$1812.00 | \$300.00 | \$450.00 | \$480.00 | \$588.56 | \$2152.00 | \$1087.50 |
| 6100 LEGAL AND OTHER PROFESSIONAL FEES |  |  |  |  |  |  |  |  |  |
| 6101 Legal | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$393.00 | \$76.00 | \$16.00 |
| Total 6100 LEGAL AND OTHER PROFESSIONAL FEES | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$393.00 | \$76.00 | \$16.00 |
| 6110 MANAGEMENT FEES |  |  |  |  |  |  |  |  |  |
| 6111 Management Fees | \$103.35 | \$265.01 | \$329.06 | \$361.31 | \$416.99 | \$356.56 | \$380.71 | \$453.20 | \$462.79 |
| 6112 Vendor Fees | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 6113 Leasing Fee | \$0.00 | \$0.00 | \$2733.84 | \$0.00 | \$0.00 | \$2014.56 | \$0.00 | \$812.50 | \$499.50 |
| Total 6110 MANAGEMENT FEES | \$103.35 | \$265.01 | \$3062.90 | \$361.31 | \$416.99 | \$2371.12 | \$380.71 | \$1265.70 | \$962.29 |
| 6140 REPAIRS |  |  |  |  |  |  |  |  |  |
| 6147 Appliance Repairs | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Total 6140 REPAIRS | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 6150 ADMINISTRATIVE |  |  |  |  |  |  |  |  |  |
| 6153 Computer Software | \$28.00 | \$14.00 | \$14.00 | \$14.00 | \$14.00 | \$14.00 | \$14.00 | \$14.00 | \$14.00 |
| Total 6150 ADMINISTRATIVE | \$28.00 | \$14.00 | \$14.00 | \$14.00 | \$14.00 | \$14.00 | \$14.00 | \$14.00 | \$14.00 |
| 6170 UTILITIES |  |  |  |  |  |  |  |  |  |
| 6171 Electricity | \$0.00 | \$0.00 | \$365.42 | -\$709.98 | \$110.19 | -\$140.41 | \$169.41 | \$86.45 | \$262.10 |
| 6173 Water | \$0.00 | \$187.05 | \$255.40 | \$270.21 | \$274.70 | \$287.44 | \$307.93 | \$456.51 | \$550.36 |
| Total 6170 UTILITIES | \$0.00 | \$187.05 | \$620.82 | -\$439.77 | \$384.89 | \$147.03 | \$477.34 | \$542.96 | \$812.46 |
| Total 6000 EXPENSES | \$198.85 | \$936.56 | \$5509.72 | \$235.54 | \$1265.88 | \$3012.15 | \$1853.61 | \$4435.66 | \$2892.25 |
| Total Operating Expense | \$198.85 | \$936.56 | \$5509.72 | \$235.54 | \$1265.88 | \$3012.15 | \$1853.61 | \$4435.66 | \$2892.25 |
| Net Operating Income (NOI) | \$1806.94 | \$4176.58 | \$1242.90 | \$7035.15 | \$7318.10 | \$4313.17 | \$5985.04 | \$5027.59 | \$6690.69 |
| Other Income \& Expense |  |  |  |  |  |  |  |  |  |
| Other Expense |  |  |  |  |  |  |  |  |  |
| CAPITAL EXPENDITURES |  |  |  |  |  |  |  |  |  |
| HVAC Replacement | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Window and Door Replacement | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Total CAPITAL EXPENDITURES | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

## Total Other Expense

Total Income
Total Expense
Net Income
$\begin{array}{lllllllll}\mathbf{\$ 0 . 0 0} & \$ 0.00 & \$ 0.00 & \$ 0.00 & \$ 0.00 & \$ 0.00 & \$ 0.00 & \$ 0.00 & \$ 0.00\end{array}$
\$2005.79 \$5113.14 \$6752.62 \$7270.69 \$8583.98 \$7325.32 \$7838.65 \$9463.25 \$9582.94
\$198.85 \$936.56 \$5509.72 \$235.54 \$1265.88 \$3012.15 \$1853.61 \$4435.66 \$2892.25
\$1806.94 \$4176.58 \$1242.90 \$7035.15 \$7318.10 \$4313.17 \$5985.04 \$5027.59 \$6690.69

| 09/2023 | 10/2023 | 11/2023 | 12/2023 | 01/2024 | Total |
| :---: | :---: | :---: | :---: | :---: | :---: |
| \$9419.00 | \$9419.00 | \$9419.00 | \$9750.00 | \$9827.44 | \$132654.93 |
| \$251.00 | \$251.00 | \$251.00 | -\$80.00 | -\$189.89 | \$2857.94 |
| -\$153.45 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | -\$338.11 |
| \$0.00 | \$0.00 | \$0.00 | \$0.00 | -\$457.26 | -\$1373.12 |
| -\$665.00 | \$0.00 | \$0.00 | \$0.00 | -\$367.74 | -\$26403.05 |
| \$10.26 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$573.21 |
| \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$50.00 |
| \$150.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$350.00 |
| \$70.00 | \$0.00 | \$50.00 | \$0.00 | \$50.00 | \$480.00 |
| \$25.00 | \$0.00 | \$0.00 | \$0.00 | \$36.00 | \$86.00 |
| \$469.84 | \$555.00 | \$555.00 | \$555.00 | \$521.29 | \$4720.07 |
| \$725.10 | \$555.00 | \$605.00 | \$555.00 | \$607.29 | \$6259.28 |
| \$9576.65 | \$10225.00 | 10275.00 | \$10225.00 | \$9419.84 | \$113657.87 |
| \$9576.65 | \$10225.00 | \$10275.00 | \$1030.00 | \$199.69 | \$95242.72 |
| \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$538.00 |
| \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$538.00 |
| \$1050.00 | \$1050.00 | \$2555.00 | \$0.00 | \$0.00 | \$5040.00 |
| \$1050.00 | \$1050.00 | \$2555.00 | \$0.00 | \$0.00 | \$5040.00 |
| \$0.00 | \$0.00 | \$0.00 | \$250.00 | \$90.00 | \$3342.56 |


| $\$ 550.00$ | $\$ 550.00$ | $\$ 450.00$ | $\$ 0.00$ | $\$ 150.00$ | $\$ 4432.50$ |
| ---: | ---: | ---: | ---: | ---: | ---: |
| $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 890.00$ | $\$ 2025.00$ |
| $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 25.00$ | $\$ 25.00$ |
| $\$ 550.00$ | $\$ 550.00$ | $\$ 450.00$ | $\$ 250.00$ | $\$ 1155.00$ | $\$ 9825.06$ |
|  |  |  |  |  |  |
| $\$ 0.00$ | $\$ 16.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 36.00$ | $\$ 537.00$ |
| $\$ 0.00$ | $\$ 16.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 36.00$ | $\$ 537.00$ |
|  |  |  |  |  |  |
| $\$ 454.39$ | $\$ 483.50$ | $\$ 413.55$ | $\$ 811.14$ | $\$ 42.00$ | $\$ 5333.56$ |
| $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 132.99$ | $\$ 0.00$ | $\$ 132.99$ |
| $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 6060.40$ |
| $\$ 454.39$ | $\$ 483.50$ | $\$ 413.55$ | $\$ 944.13$ | $\$ 42.00$ | $\$ 11526.95$ |
|  |  |  |  |  |  |
| $\$ 1825.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 65.00$ | $\$ 1890.00$ |
| $\$ 1825.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 65.00$ | $\$ 1890.00$ |
|  |  |  |  |  |  |
| $\$ 14.00$ | $\$ 14.00$ | $\$ 0.00$ | $\$ 21.00$ | $\$ 0.00$ | $\$ 189.00$ |
| $\$ 14.00$ | $\$ 14.00$ | $\$ 0.00$ | $\$ 21.00$ | $\$ 0.00$ | $\$ 189.00$ |
|  |  |  |  |  |  |
| $\$ 0.00$ | $\$ 218.17$ | $\$ 320.51$ | $\$ 0.00$ | $\$ 0.00$ | $\$ 681.86$ |
| $\$ 322.67$ | $\$ 439.30$ | $\$ 494.71$ | $\$ 0.00$ | $\$ 1067.67$ | $\$ 4913.95$ |
| $\$ 322.67$ | $\$ 657.47$ | $\$ 815.22$ | $\$ 0.00$ | $\$ 1067.67$ | $\$ 5595.81$ |
| $\$ 4216.06$ | $\$ 2770.97$ | $\$ 4233.77$ | $\$ 1215.13$ | $\$ 2686.92$ | $\$ 35463.07$ |
| $\$ 4216.06$ | $\$ 2770.97$ | $\$ 4233.77$ | $\$ 1215.13$ | $\$ 2686.92$ | $\$ 35463.07$ |
| $\$ 5360.59$ | $\$ 7454.03$ | $\$ 6041.23$ | $\$ 15007.75$ | $\$ 6696.92$ | $\$ 84156.68$ |


| $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | 165.00 | 165.00 | 330.00 |
| ---: | ---: | ---: | ---: | ---: | ---: |
| $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | 618.00 | $-\$ 840.00$ | $-\$ 222.00$ |
| $\$ 0.00$ | $\$ 0.00$ | $\$ 0.00$ | $\mathbf{7 8 3 . 0 0}$ | $-\$ 675.00$ | $\$ 108.00$ |

$\begin{array}{llllll}\mathbf{\$} 0.00 & \$ 0.00 & \$ 0.00 & 783.00 & -\$ 675.00 & \$ 108.00\end{array}$
\$9576.65 \$10225.00 \$10275.00 \$16222.88 \$9383.84 \$119619.75
\$4216.06 \$2770.97 \$4233.77 \$1998.13 \$2011.92 \$35571.07
\$5360.59 \$7454.03 \$6041.23 \$14224.75 \$7371.92 \$84048.68

