Trailing Income Statement Augusta

2122 W AUGUSTA AVE, PHOENIX, AZ 85021

Generated for Nov 2023 Previous and to include December and January Current

Ledger Account	12/2022	01/2023	02/2023	03/2023	04/2023	05/2023	06/2023	07/2023	08/2023
4000 INCOME									
4095 Gross Potential Rent	\$9393.00	\$9445.00	\$9445.00	\$9442.49	\$9419.00	\$9419.00	\$9419.00	\$9419.00	\$9419.00
4120 Loss/Gain to Market	\$251.00	\$251.00	\$251.00	\$251.00	\$251.00	\$251.00	\$550.70	\$251.00	\$67.13
4210 Less: Concessions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$184.66	\$0.00	-\$750.00	\$750.00
4220 Less: Delinquency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$999.00	-\$999.00	\$898.27	\$183.87
4230 Less: Vacancy	-\$7703.97	-\$4790.55	-\$3299.68	-\$2712.10	-\$1425.00	-\$1425.00	-\$1677.20	-\$999.00	-\$1337.81
4400 OTHER INCOME									
4405 Pet Rent	\$51.24	\$68.98	\$68.98	\$68.98	\$68.98	\$43.98	\$44.98	\$98.98	\$47.85
4410 NSF Fees Collected	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00
4415 Admin Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$50.00
4460 Late Fees	\$0.00	\$0.00	\$90.00	\$0.00	\$0.00	\$0.00	\$100.00	\$70.00	\$50.00
4465 Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$0.00
4470 Utility Recapture	\$14.52	\$138.71	\$197.32	\$220.32	\$270.00	\$220.00	\$225.17	\$425.00	\$352.90
Total 4400 OTHER INCOME	\$65.76	\$207.69	\$356.30	\$289.30	\$338.98	\$263.98	\$545.15	\$643.98	\$500.75
Total 4000 INCOME	\$2005.79	\$5113.14	\$6752.62	\$7270.69	\$8583.98	\$7325.32	\$7838.65	\$9463.25	\$9582.94
Total Operating Income	\$2005.79	\$5113.14	\$6752.62	\$7270.69	\$8583.98	\$7325.32	\$7838.65	\$9463.25	\$9582.94
6000 EXPENSES									
6020 PAYROLL AND TAXES									
6026 Maintenance Technician	\$67.50	\$470.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total 6020 PAYROLL AND TAXES	\$67.50	\$470.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6055 MARKETING									
6057 Advertising	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$385.00	\$0.00
Total 6055 MARKETING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$385.00	\$0.00
6070 CLEANING AND MAINTENANCE									
6073 General Maintenance Labor	\$0.00	\$0.00	\$1369.50	\$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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	4								
Total Income	\$2005.79	\$5113.14	\$6752.62	\$7270.69	\$8583.98	\$7325.32	\$7838.65	\$9463.25	\$9582.94
Total Expense	\$198.85	\$936.56	\$5509.72	\$235.54	\$1265.88	\$3012.15	\$1853.61	\$4435.66	\$2892.25
Net Income	\$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

\$132654.93	\$9827.44	\$9750.00	\$9419.00	\$9419.00	\$9419.00
\$2857.94	-\$189.89	-\$80.00	\$251.00	\$251.00	\$251.00
-\$338.11	\$0.00	\$0.00	\$0.00	\$0.00	-\$153.45
-\$1373.12	-\$457.26	\$0.00	\$0.00	\$0.00	\$0.00
-\$26403.05	-\$367.74	\$0.00	\$0.00	\$0.00	-\$665.00
\$573.21	\$0.00	\$0.00	\$0.00	\$0.00	\$10.26
\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$350.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00
\$480.00	\$50.00	\$0.00	\$50.00	\$0.00	\$70.00
\$86.00	\$36.00	\$0.00	\$0.00	\$0.00	\$25.00
\$4720.07	\$521.29	\$555.00	\$555.00	\$555.00	\$469.84
\$6259.28	\$607.29	\$555.00	\$605.00	\$555.00	\$725.10
\$113657.87	\$9419.84	\$10225.00	\$10275.00	\$10225.00	\$9576.65
\$95242.72	\$199.69	\$1030.00	\$10275.00	\$10225.00	\$9576.65
\$538.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$538.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$5040.00	\$0.00	\$0.00	\$2555.00	\$1050.00	\$1050.00
\$5040.00	_	40.00	COFFE OO	¢10F0 00	\$1050.00
•	\$0.00	\$0.00	\$2555.00	\$1050.00	\$1030.00
·	\$0.00	\$0.00	\$2555.00	\$1050.00	\$1030.00

\$4432.50	\$150.00	\$0.00	\$450.00	\$550.00	\$550.00
\$2025.00	\$890.00	\$0.00	\$0.00	\$0.00	\$0.00
\$25.00	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00
\$9825.06	\$1155.00	\$250.00	\$450.00	\$550.00	\$550.00
\$537.00	\$36.00	\$0.00	\$0.00	\$16.00	\$0.00
\$537.00	\$36.00	\$0.00	\$0.00	\$16.00	\$0.00
\$5333.56	\$42.00	\$811.14	\$413.55	\$483.50	\$454.39
\$132.99	\$0.00	\$132.99	\$0.00	\$0.00	\$0.00
\$6060.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$11526.95	\$42.00	\$944.13	\$413.55	\$483.50	\$454.39
\$1890.00	\$65.00	\$0.00	\$0.00	\$0.00	\$1825.00
\$1890.00	\$65.00	\$0.00	\$0.00	\$0.00	\$1825.00
\$189.00	\$0.00	\$21.00	\$0.00	\$14.00	\$14.00
\$189.00	\$0.00	\$21.00	\$0.00	\$14.00	\$14.00
\$681.86	\$0.00	\$0.00	\$320.51	\$218.17	\$0.00
\$4913.95	\$1067.67	\$0.00	\$494.71	\$439.30	\$322.67
\$5595.81	\$1067.67	\$0.00	\$815.22	\$657.47	\$322.67
\$35463.07	\$2686.92	\$1215.13	\$4233.77	\$2770.97	\$4216.06
\$35463.07	\$2686.92	\$1215.13	\$4233.77	\$2770.97	\$4216.06
\$84156.68	\$6696.92	\$15007.75	\$6041.23	\$7454.03	\$5360.59
330.00	165.00	165.00	\$0.00	\$0.00	\$0.00
-\$222.00	-\$840.00	618.00	\$0.00	\$0.00	\$0.00
\$108.00	-\$675.00	783.00	\$0.00	\$0.00	\$0.00

\$0.00 \$0.00 \$0.00 783.00 -\$675.00 \$108.00

\$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