

Trailing Income Statement
Ethos on Kinderman
312 E KINDERMAN DR, AVONDALE, AZ 85323
Generated for Dec 2023

Ledger Account	01/2023	02/2023	03/2023	04/2023	05/2023	06/2023	07/2023	08/2023	09/2023	10/2023	11/2023	12/2023	Total
4000 INCOME													
4095 Gross Potential Rent	\$18695.00	\$18695.00	\$18820.00	\$18820.00	\$18795.00	\$18795.00	\$18795.00	\$18795.00	\$18815.00	\$18815.00	\$18815.00	\$19137.05	\$225792.05
4120 Loss/Gain to Market	-\$2750.00	-\$2750.00	-\$2604.84	-\$1800.00	-\$790.33	-\$700.00	-\$700.00	-\$400.00	-\$400.00	-\$400.00	-\$400.00	-\$546.10	-\$14241.27
4200 Prepaid Rent	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6493.25
4210 Less: Concessions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$653.75	-\$500.00	-\$1012.50	\$0.00	\$0.00	\$0.00	\$0.00	-\$2166.25
4220 Less: Delinquency	\$329.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$1500.00	-\$2996.45	-\$4166.46
4230 Less: Vacancy	-\$9695.00	-\$9695.00	-\$9965.16	-\$10825.00	-\$11396.61	-\$11297.50	-\$8808.71	-\$6652.42	-\$5995.00	-\$5995.00	-\$5995.00	-\$4574.50	-\$100894.90
4400 OTHER INCOME													
4405 Pet Rent	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$33.00	\$60.00	\$182.90	\$210.00	\$210.00	\$210.00	\$270.00	\$1325.90
4415 Admin Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$150.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00
4460 Late Fees	\$460.00	\$150.00	\$0.00	\$0.00	\$0.00	\$180.00	\$150.00	\$190.00	\$260.00	\$420.00	\$150.00	\$0.00	\$1960.00
4465 Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$125.00
4467 NSF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8.25	\$8.25
4470 Utility Recapture	\$58.53	\$58.53	\$58.53	\$119.19	\$194.51	\$240.50	\$336.45	\$492.90	\$520.00	\$520.00	\$460.00	\$460.00	\$3519.14
4491 Key/Lock Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$14.76	\$0.00	\$0.00	\$0.00	\$0.00	-\$14.76
Total 4400 OTHER INCOME	\$548.53	\$238.53	\$88.53	\$149.19	\$224.51	\$628.50	\$721.45	\$1151.04	\$1015.00	\$1175.00	\$820.00	\$763.25	\$7523.53
Total 4000 INCOME	\$7128.52	\$6488.53	\$6338.53	\$6344.19	\$6832.57	\$6772.25	\$9507.74	\$11881.12	\$13435.00	\$13595.00	\$11740.00	\$18276.50	\$118339.95
Total Operating Income	\$7128.52	\$6488.53	\$6338.53	\$6344.19	\$6832.57	\$6772.25	\$9507.74	\$11881.12	\$13435.00	\$13595.00	\$11740.00	\$18276.50	\$118339.95
6000 EXPENSES													
6055 MARKETING													
6057 Advertising	\$0.00	\$0.00	\$119.00	\$357.00	\$29.99	\$29.99	\$447.50	\$0.00	\$1014.00	\$1790.00	\$1282.83	\$0.00	\$5070.31
Total 6055 MARKETING	\$0.00	\$0.00	\$119.00	\$357.00	\$29.99	\$29.99	\$447.50	\$0.00	\$1014.00	\$1790.00	\$1282.83	\$0.00	\$5070.31
6070 CLEANING AND MAINTENANCE													
6073 General Maintenance Labor	\$0.00	\$440.00	\$0.00	\$400.00	\$0.00	\$0.00	\$75.00	\$0.00	\$965.00	\$0.00	\$0.00	\$0.00	\$1880.00
6074 Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5320.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5320.00
6081 Unit Turn	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
Total 6070 CLEANING AND MAINTENANCE	\$0.00	\$440.00	\$0.00	\$900.00	\$0.00	\$0.00	\$5395.00	\$0.00	\$965.00	\$0.00	\$0.00	\$0.00	\$7700.00
6100 LEGAL AND OTHER PROFESSIONAL FEES													
6101 Legal	\$0.00	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16.00	\$16.00	\$0.00	\$0.00	\$0.00	\$0.00	\$52.00
Total 6100 LEGAL AND OTHER PROFESSIONAL FEES	\$0.00	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16.00	\$16.00	\$0.00	\$0.00	\$0.00	\$0.00	\$52.00
6110 MANAGEMENT FEES													
6111 Management Fees	\$356.42	\$324.43	\$316.93	\$320.70	\$333.00	\$325.83	\$457.80	\$569.41	\$644.50	\$652.50	\$352.75	\$913.83	\$5568.10
6113 Leasing Fee	\$0.00	\$100.00	\$100.00	\$675.00	\$0.00	\$837.50	\$850.00	\$1247.50	\$0.00	\$0.00	\$0.00	\$720.00	\$4530.00
Total 6110 MANAGEMENT FEES	\$356.42	\$424.43	\$416.93	\$995.70	\$333.00	\$1163.33	\$1307.80	\$1816.91	\$644.50	\$652.50	\$352.75	\$1633.83	\$10098.10
6140 REPAIRS													
6145 Key/Lock Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17.28	\$0.00	\$0.00	\$17.28
Total 6140 REPAIRS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17.28	\$0.00	\$0.00	\$17.28
6150 ADMINISTRATIVE													
6153 Computer Software	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$0.00	\$39.00	\$299.00
6155 Miscellaneous Expense	\$0.00	\$0.00	\$0.00	\$225.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$225.61
Total 6150 ADMINISTRATIVE	\$26.00	\$26.00	\$26.00	\$251.61	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$0.00	\$39.00	\$524.61
6170 UTILITIES													
6171 Electricity	\$0.00	\$899.96	\$97.29	\$113.80	\$0.00	\$464.27	\$413.74	\$598.62	\$531.61	\$310.96	\$0.00	\$0.00	\$3430.25
6172 Gas	\$0.00	\$1.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.57
6173 Water	\$263.09	\$262.17	\$198.62	\$220.05	\$184.33	\$262.16	\$255.02	\$201.82	\$293.94	\$621.99	\$516.34	\$0.00	\$3279.53
6175 Garbage and Recycling	\$0.00	\$119.21	\$119.33	\$117.81	\$116.61	\$116.16	\$142.92	\$142.43	\$146.86	\$148.13	\$148.84	\$0.00	\$1318.30
Total 6170 UTILITIES	\$263.09	\$1282.91	\$415.24	\$451.66	\$300.94	\$842.59	\$811.68	\$942.87	\$972.41	\$1081.08	\$665.18	\$0.00	\$8029.65
Total 6000 EXPENSES	\$645.51	\$2193.34	\$977.17	\$2955.97	\$689.93	\$2061.91	\$8003.98	\$2801.78	\$3621.91	\$3566.86	\$2300.76	\$1672.83	\$31491.95
Total Operating Expense	\$645.51	\$2193.34	\$977.17	\$2955.97	\$689.93	\$2061.91	\$8003.98	\$2801.78	\$3621.91	\$3566.86	\$2300.76	\$1672.83	\$31491.95
Net Operating Income (NOI)	\$6483.01	\$4295.19	\$5361.36	\$3388.22	\$6142.64	\$4710.34	\$1503.76	\$9079.34	\$9813.09	\$10028.14	\$9439.24	\$16603.67	\$86848.00
8000 OTHER EXPENSE													
8001 Capital Appliances	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1225.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1225.00
8008 Capital Interior Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4211.75	\$0.00	\$4211.75
8009 Capital Exterior Improvements	\$168.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$725.00	\$0.00	\$0.00	\$893.17
Total 8000 OTHER EXPENSE	\$168.17	\$0.00	\$0.00	\$0.00	\$0.00	\$1225.00	\$0.00	\$0.00	\$0.00	\$725.00	\$4211.75	\$0.00	\$6329.92
Net Other Income	-\$168.17	\$0.00	\$0.00	\$0.00	\$0.00	-\$1225.00	\$0.00	\$0.00	\$0.00	-\$725.00	\$0.00	\$0.00	-\$2118.17
Total Income	\$7128.52	\$6488.53	\$6338.53	\$6344.19	\$6832.57	\$6772.25	\$9507.74	\$11881.12	\$13435.00	\$13595.00	\$11740.00	\$18276.50	\$118339.95
Total Expense	\$813.68	\$2193.34	\$977.17	\$2955.97	\$689.93	\$3286.91	\$8003.98	\$2801.78	\$3621.91	\$4291.86	\$9439.24	\$1672.83	\$40748.60
Net Income	\$6314.84	\$4295.19	\$5361.36	\$3388.22	\$6142.64	\$3485.34	\$1503.76	\$9079.34	\$9813.09	\$9303.14	\$5227.49	\$16603.67	\$80518.08