

# Income Statement - 12 Month

AUGUSTA  
March 2025

Account Name	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Total
<b>Operating Income &amp; Expense</b>													
<b>Income</b>													
<b>INCOME</b>													
<b>RENT INCOME</b>													
Gross Potential Rent	9,729.17	9,725.00	9,725.00	9,725.00	9,725.00	9,725.00	9,725.00	9,725.00	9,725.00	9,725.00	9,725.00	9,725.00	116,704.17
Loss/Gain to Market	198.00	198.00	198.00	198.00	212.45	41.50	(7.39)	16.00	16.00	16.00	16.00	16.00	1,118.56
Rent Income	0.00	0.00	0.00	0.00	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.09
<b>Total RENT INCOME</b>	<b>9,927.17</b>	<b>9,923.00</b>	<b>9,923.00</b>	<b>9,923.00</b>	<b>9,937.45</b>	<b>9,766.59</b>	<b>9,717.61</b>	<b>9,741.00</b>	<b>9,741.00</b>	<b>9,741.00</b>	<b>9,741.00</b>	<b>9,741.00</b>	<b>117,822.82</b>
<b>RENTAL LOSSES</b>													
Delinquency	185.78	(1,277.44)	499.69	14.55	(1,219.11)	(1,018.55)	(1,481.66)	923.34	92.72	1,277.31	23.93	1,302.28	(677.16)
Vacancy	(1,454.17)	(982.26)	0.00	0.00	0.00	(1,092.50)	(1,333.06)	0.00	(1,425.00)	0.00	0.00	0.00	(6,286.99)
<b>Total RENTAL LOSSES</b>	<b>(1,268.39)</b>	<b>(2,259.70)</b>	<b>499.69</b>	<b>14.55</b>	<b>(1,219.11)</b>	<b>(2,111.05)</b>	<b>(2,814.72)</b>	<b>923.34</b>	<b>(1,332.28)</b>	<b>1,277.31</b>	<b>23.93</b>	<b>1,302.28</b>	<b>(6,964.15)</b>
<b>OTHER INCOME</b>													
Non Refundable Admin Fee	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	(10.00)	0.00	0.00	0.00	140.00
Application Fee Income	0.00	0.00	110.00	0.00	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	170.00
Insurance Services	15.00	15.00	15.00	60.00	30.00	15.00	30.00	60.00	45.00	60.00	90.00	75.00	510.00
Administrative Charges - Mgmt Only	0.00	0.00	28.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.77
Deposit Waiver Program	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.35	52.00	52.00	52.00	52.00	263.35
Late Fee	0.00	0.00	60.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	60.00	70.00	240.00
Legal Notice Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00	0.00	25.00	0.00	75.00
Damage Charges	375.00	0.00	0.00	0.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
Early Termination Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,366.22	0.00	0.00	1,366.22
<b>Total OTHER INCOME</b>	<b>390.00</b>	<b>15.00</b>	<b>363.77</b>	<b>60.00</b>	<b>30.00</b>	<b>290.00</b>	<b>30.00</b>	<b>140.35</b>	<b>172.00</b>	<b>1,478.22</b>	<b>227.00</b>	<b>197.00</b>	<b>3,393.34</b>
<b>UTILITY REIMBURSEMENTS</b>													
Utility Reimbursement Fee	557.12	492.56	572.74	500.00	555.00	457.83	500.00	618.87	505.00	615.00	560.00	560.00	6,494.12
<b>Total UTILITY REIMBURSEMENTS</b>	<b>557.12</b>	<b>492.56</b>	<b>572.74</b>	<b>500.00</b>	<b>555.00</b>	<b>457.83</b>	<b>500.00</b>	<b>618.87</b>	<b>505.00</b>	<b>615.00</b>	<b>560.00</b>	<b>560.00</b>	<b>6,494.12</b>
<b>Total INCOME</b>	<b>9,605.90</b>	<b>8,170.86</b>	<b>11,359.20</b>	<b>10,497.55</b>	<b>9,303.34</b>	<b>8,403.37</b>	<b>7,432.89</b>	<b>11,423.56</b>	<b>9,085.72</b>	<b>13,111.53</b>	<b>10,551.93</b>	<b>11,800.28</b>	<b>120,746.13</b>
<b>Total Operating Income</b>	<b>9,605.90</b>	<b>8,170.86</b>	<b>11,359.20</b>	<b>10,497.55</b>	<b>9,303.34</b>	<b>8,403.37</b>	<b>7,432.89</b>	<b>11,423.56</b>	<b>9,085.72</b>	<b>13,111.53</b>	<b>10,551.93</b>	<b>11,800.28</b>	<b>120,746.13</b>
<b>Expense</b>													
<b>CONTROLLABLE EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
Bank Fees	34.00	38.00	33.00	34.00	34.00	33.00	37.00	31.00	36.00	3.00	6.00	3.00	322.00
Legal & Eviction Expenses	0.00	0.00	0.00	0.00	20.00	0.00	0.00	26.00	0.00	0.00	0.00	12.00	58.00
Software Fees	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	252.00
Credit Check & Screening	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	75.00
Resident Insurance	0.00	15.00	30.00	30.00	30.00	30.00	30.00	45.00	45.00	45.00	75.00	75.00	450.00
<b>Total ADMINISTRATIVE</b>	<b>55.00</b>	<b>74.00</b>	<b>134.00</b>	<b>85.00</b>	<b>105.00</b>	<b>84.00</b>	<b>88.00</b>	<b>123.00</b>	<b>102.00</b>	<b>94.00</b>	<b>102.00</b>	<b>111.00</b>	<b>1,157.00</b>
<b>MAKE READY EXPENSE</b>													
Unit Cleaning	150.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	175.00	0.00	0.00	425.00
Unit Turn Painting	515.00	0.00	0.00	0.00	0.00	475.00	0.00	0.00	0.00	675.00	0.00	0.00	1,665.00
General Turn Labor	215.00	0.00	0.00	0.00	0.00	125.00	0.00	0.00	90.00	225.00	0.00	0.00	655.00
Unit Turn Trash Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	275.00	0.00	0.00	275.00
<b>Total MAKE READY EXPENSE</b>	<b>880.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>700.00</b>	<b>0.00</b>	<b>0.00</b>	<b>90.00</b>	<b>1,350.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,020.00</b>
<b>REPAIRS &amp; MAINTENANCE</b>													
Plumbing Repairs or Supplies	0.00	0.00	205.00	1,098.00	0.00	85.00	0.00	0.00	0.00	0.00	0.00	0.00	1,388.00
Key/Lock Replacement	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Door & Window Repair	0.00	0.00	190.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.50	0.00	255.50
Appliance Repair	0.00	0.00	175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00
Blind Repairs or Replacements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	120.00
Repairs - Other	115.00	65.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Maintenance Vendor Fee	106.00	131.00	70.00	244.00	270.00	0.00	100.00	100.00	24.00	118.00	113.10	0.00	1,276.10
<b>Total REPAIRS &amp; MAINTENANCE</b>	<b>221.00</b>	<b>246.00</b>	<b>640.00</b>	<b>1,342.00</b>	<b>270.00</b>	<b>85.00</b>	<b>100.00</b>	<b>220.00</b>	<b>24.00</b>	<b>118.00</b>	<b>178.60</b>	<b>0.00</b>	<b>3,444.60</b>
<b>CONTRACT SERVICES</b>													
Landscaping	300.00	350.00	225.00	975.00	325.00	0.00	0.00	375.00	175.00	350.00	0.00	0.00	3,075.00
Pest Control Contract	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00
Groundskeeping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	375.00	0.00	175.00	175.00	175.00	900.00
<b>Total CONTRACT SERVICES</b>	<b>425.00</b>	<b>350.00</b>	<b>225.00</b>	<b>975.00</b>	<b>325.00</b>	<b>0.00</b>	<b>0.00</b>	<b>750.00</b>	<b>175.00</b>	<b>525.00</b>	<b>175.00</b>	<b>175.00</b>	<b>4,100.00</b>
<b>UTILITIES</b>													
Electric - Common Area	163.57	0.00	0.00	743.26	190.59	287.78	243.88	0.00	155.42	339.89	205.20	158.72	2,488.31

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March 2025

Account Name	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Total
Electric - Vacant	0.00	0.00	0.00	0.00	0.00	0.00	374.46	0.00	(136.90)	(118.78)	0.00	0.00	118.78
Electric - Occupied Units	0.00	0.00	0.00	148.12	0.00	0.00	0.00	0.00	0.00	69.81	0.00	0.00	217.93
Water/Sewer	0.00	1,112.88	444.88	0.00	981.64	1,263.87	661.18	0.00	1,094.51	466.22	364.75	324.51	6,714.44
Trash and Recycling	0.00	0.00	215.52	0.00	0.00	107.76	215.52	0.00	431.04	215.52	219.84	219.84	1,625.04
Bulk Trash Pickup	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
<b>Total UTILITIES</b>	<b>163.57</b>	<b>1,112.88</b>	<b>660.40</b>	<b>966.38</b>	<b>1,172.23</b>	<b>1,659.41</b>	<b>1,495.04</b>	<b>0.00</b>	<b>1,544.07</b>	<b>972.66</b>	<b>789.79</b>	<b>703.07</b>	<b>11,239.50</b>
<b>MANAGEMENT FEES</b>													
Management Fees	503.91	479.55	407.79	449.80	681.27	503.75	398.42	371.64	571.18	454.29	655.58	527.60	6,004.78
Leasing and Renewal Fees	0.00	696.00	0.00	0.00	100.00	200.00	0.00	696.00	0.00	200.00	0.00	0.00	1,892.00
<b>Total MANAGEMENT FEES</b>	<b>503.91</b>	<b>1,175.55</b>	<b>407.79</b>	<b>449.80</b>	<b>781.27</b>	<b>703.75</b>	<b>398.42</b>	<b>1,067.64</b>	<b>571.18</b>	<b>654.29</b>	<b>655.58</b>	<b>527.60</b>	<b>7,896.78</b>
<b>INSURANCE</b>													
General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	332.75	0.00	324.05	324.05	324.05	324.05	1,628.95
Property & Liability Insurance	261.25	261.25	261.25	261.25	261.25	332.75	0.00	324.05	0.00	0.00	0.00	0.00	1,963.05
<b>Total INSURANCE</b>	<b>261.25</b>	<b>261.25</b>	<b>261.25</b>	<b>261.25</b>	<b>261.25</b>	<b>332.75</b>	<b>332.75</b>	<b>324.05</b>	<b>324.05</b>	<b>324.05</b>	<b>324.05</b>	<b>324.05</b>	<b>3,592.00</b>
<b>TAXES</b>													
Real Estate Taxes	0.00	0.00	0.00	0.00	0.00	0.00	1,026.50	0.00	0.00	0.00	0.00	0.00	1,026.50
<b>Total TAXES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,026.50</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,026.50</b>
<b>Total CONTROLLABLE EXPENSES</b>	<b>2,509.73</b>	<b>3,219.68</b>	<b>2,328.44</b>	<b>4,079.43</b>	<b>2,914.75</b>	<b>3,564.91</b>	<b>3,440.71</b>	<b>2,484.69</b>	<b>2,830.30</b>	<b>4,038.00</b>	<b>2,225.02</b>	<b>1,840.72</b>	<b>35,476.38</b>
<b>Total Operating Expense</b>	<b>2,509.73</b>	<b>3,219.68</b>	<b>2,328.44</b>	<b>4,079.43</b>	<b>2,914.75</b>	<b>3,564.91</b>	<b>3,440.71</b>	<b>2,484.69</b>	<b>2,830.30</b>	<b>4,038.00</b>	<b>2,225.02</b>	<b>1,840.72</b>	<b>35,476.38</b>
<b>NOI - Net Operating Income</b>	<b>7,096.17</b>	<b>4,951.18</b>	<b>9,030.76</b>	<b>6,418.12</b>	<b>6,388.59</b>	<b>4,838.46</b>	<b>3,992.18</b>	<b>8,938.87</b>	<b>6,255.42</b>	<b>9,073.53</b>	<b>8,326.91</b>	<b>9,959.56</b>	<b>85,269.75</b>
<b>Other Income &amp; Expense</b>													
<b>Other Expense</b>													
<b>CAPITAL EXPENDITURES</b>													
Appliance Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00	0.00	0.00	750.00
Landscaping	0.00	0.00	0.00	0.00	0.00	1,175.00	0.00	0.00	0.00	0.00	0.00	0.00	1,175.00
Major Plumbing Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,900.00	0.00	0.00	0.00	0.00	1,900.00
<b>Total CAPITAL EXPENDITURES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,175.00</b>	<b>0.00</b>	<b>1,900.00</b>	<b>0.00</b>	<b>750.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,825.00</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,175.00</b>	<b>0.00</b>	<b>1,900.00</b>	<b>0.00</b>	<b>750.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,825.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(1,175.00)</b>	<b>0.00</b>	<b>(1,900.00)</b>	<b>0.00</b>	<b>(750.00)</b>	<b>0.00</b>	<b>0.00</b>	<b>(3,825.00)</b>
Total Income	9,605.90	8,170.86	11,359.20	10,497.55	9,303.34	8,403.37	7,432.89	11,423.56	9,085.72	13,111.53	10,551.93	11,800.28	120,746.13
Total Expense	2,509.73	3,219.68	2,328.44	4,079.43	2,914.75	4,739.91	3,440.71	4,384.69	2,830.30	4,788.00	2,225.02	1,840.72	39,301.38
<b>Net Income</b>	<b>7,096.17</b>	<b>4,951.18</b>	<b>9,030.76</b>	<b>6,418.12</b>	<b>6,388.59</b>	<b>3,663.46</b>	<b>3,992.18</b>	<b>7,038.87</b>	<b>6,255.42</b>	<b>8,323.53</b>	<b>8,326.91</b>	<b>9,959.56</b>	<b>81,444.75</b>