

Ethos on Kinderman

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
Operating Income & Expense													
Income													
INCOME													
RENT INCOME													
Gross Potential Rent	19,610.00	19,610.00	19,610.00	19,610.00	19,610.00	19,610.00	19,610.00	19,610.00	19,610.00	19,610.00	19,610.00	19,610.00	235,320.00
Loss/Gain to Market	(727.52)	(699.02)	(604.02)	602.59	82.43	(399.02)	(463.54)	(499.02)	533.24	(449.51)	(528.57)	(550.00)	(3,701.96)
Total RENT INCOME	18,882.48	18,910.98	19,005.98	20,212.59	19,692.43	19,210.98	19,146.46	19,110.98	20,143.24	19,160.49	19,081.43	19,060.00	231,618.04
RENTAL LOSSES													
Delinquency	1,193.60	2,904.53	(2,869.99)	382.01	(121.50)	(1,297.51)	(1,217.49)	(954.27)	(3,272.49)	3,495.01	(778.59)	1,178.57	(1,358.12)
Vacancy	0.00	0.00	(1,495.00)	(1,617.74)	(2,081.45)	(2,595.00)	(1,562.74)	(995.00)	(1,032.26)	(3,200.00)	(3,542.86)	(3,200.00)	(21,322.05)
Total RENTAL LOSSES	1,193.60	2,904.53	(4,364.99)	(1,235.73)	(2,202.95)	(3,892.51)	(2,780.23)	(1,949.27)	(4,304.75)	295.01	(4,321.45)	(2,021.43)	(22,680.17)
OTHER INCOME													
NSF Fee	50.00	150.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Non Refundable Admin Fee	150.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	550.00
Pet Rent	270.00	240.00	240.00	240.00	120.00	210.00	210.00	150.00	90.00	150.00	90.00	90.00	2,100.00
Application Fee Income	55.00	0.00	0.00	51.12	3.88	0.00	0.00	120.00	0.00	60.00	60.00	0.00	350.00
Insurance Services	46.38	118.62	75.00	88.27	121.73	90.00	105.00	135.00	75.00	90.00	75.00	90.00	1,110.00
Administrative Charges - Mgmt Only	30.34	0.00	(2.21)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.13
Late Fee	412.69	757.31	430.00	320.00	320.00	262.87	580.00	620.00	220.00	120.00	130.00	50.00	4,222.87
Legal Notice Fee	25.00	25.00	0.00	25.00	50.00	25.00	25.00	100.00	0.00	0.00	25.00	0.00	300.00
Damage Charges	0.00	0.00	975.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	650.00	0.00	1,625.00
Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	228.30	50.00	175.00	24.12	0.00	0.00	477.42
Total OTHER INCOME	1,039.41	1,290.93	1,717.79	924.39	715.61	587.87	1,148.30	1,175.00	560.00	444.12	1,030.00	430.00	11,063.42
UTILITY REIMBURSEMENTS													
Utility Reimbursement Fee	833.55	861.47	580.00	684.03	1,000.20	585.00	693.71	775.00	585.00	856.80	737.62	759.04	8,951.42
Total UTILITY REIMBURSEMENTS	833.55	861.47	580.00	684.03	1,000.20	585.00	693.71	775.00	585.00	856.80	737.62	759.04	8,951.42
Total INCOME	21,949.04	23,967.91	16,938.78	20,585.28	19,205.29	16,491.34	18,208.24	19,111.71	16,983.49	20,756.42	16,527.60	18,227.61	228,952.71
Total Operating Income	21,949.04	23,967.91	16,938.78	20,585.28	19,205.29	16,491.34	18,208.24	19,111.71	16,983.49	20,756.42	16,527.60	18,227.61	228,952.71
Expense													
CONTROLLABLE EXPENSES													
MARKETING & ADVERTISING													
Internet Listing Services (ILS)	100.00	100.00	3.23	0.00	0.00	16.13	100.00	100.00	0.00	83.33	0.00	0.00	502.69
Total MARKETING & ADVERTISING	100.00	100.00	3.23	0.00	0.00	16.13	100.00	100.00	0.00	83.33	0.00	0.00	502.69
ADMINISTRATIVE													
Bank Fees	39.00	42.00	38.00	43.00	42.98	43.00	40.00	37.00	34.00	6.00	11.00	9.00	384.98
Legal & Eviction Expenses	166.00	0.00	16.00	213.00	201.00	265.00	229.00	50.00	529.00	585.00	142.00	0.00	2,396.00
Software Fees	39.00	39.00	39.00	39.00	39.00	39.00	39.00	39.00	39.00	39.00	39.00	39.00	468.00
Credit Check & Screening	0.00	0.00	25.00	25.00	0.00	0.00	0.00	0.00	50.00	0.00	25.00	25.00	150.00
Resident Insurance	0.00	120.00	105.00	105.00	120.00	105.00	90.00	90.00	90.00	105.00	75.00	75.00	1,080.00
Total ADMINISTRATIVE	244.00	201.00	223.00	425.00	402.98	452.00	398.00	216.00	742.00	735.00	292.00	148.00	4,478.98
MAKE READY EXPENSE													
Unit Cleaning	0.00	0.00	175.00	225.00	300.00	0.00	225.00	0.00	0.00	550.00	0.00	175.00	1,650.00
Unit Turn Painting	0.00	0.00	896.25	0.00	325.00	0.00	0.00	0.00	0.00	1,500.00	0.00	550.00	3,271.25
General Turn Labor	0.00	0.00	740.00	390.00	125.00	0.00	0.00	0.00	0.00	505.00	0.00	125.00	1,885.00
Unit Turn Trash Out	0.00	0.00	0.00	275.00	0.00	0.00	0.00	0.00	0.00	375.00	0.00	0.00	650.00
Total MAKE READY EXPENSE	0.00	0.00	1,811.25	890.00	750.00	0.00	225.00	0.00	0.00	2,930.00	0.00	850.00	7,456.25
REPAIRS & MAINTENANCE													
Electrical Repairs or Supplies	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
Plumbing Repairs or Supplies	0.00	90.00	0.00	0.00	125.00	95.00	0.00	0.00	0.00	0.00	85.00	450.00	845.00
HVAC Repairs or Supplies	0.00	85.00	0.00	75.00	525.00	175.00	130.00	0.00	0.00	285.00	0.00	0.00	1,275.00
Maintenance Supplies	17.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.00
Key/Lock Replacement	393.78	0.00	40.00	65.00	0.00	196.00	0.00	0.00	0.00	0.00	85.00	0.00	779.78
Door & Window Repair	0.00	0.00	0.00	0.00	0.00	0.00	95.00	0.00	0.00	0.00	0.00	0.00	95.00
Exterior Repairs	0.00	0.00	0.00	0.00	90.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.00
Appliance Repair	0.00	0.00	0.00	278.00	85.00	0.00	0.00	0.00	0.00	85.00	0.00	0.00	448.00
Roof Repair	238.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	238.75
Repairs - Other	492.00	170.00	0.00	225.00	415.00	0.00	90.00	0.00	0.00	605.00	0.00	65.00	2,062.00
Maintenance Vendor Fee	333.40	307.31	253.00	316.00	448.50	556.00	150.70	202.00	0.00	239.00	192.00	117.00	3,114.91
Total REPAIRS & MAINTENANCE	1,474.93	902.31	293.00	959.00	1,688.50	1,022.00	465.70	202.00	0.00	1,214.00	362.00	632.00	9,215.44
CONTRACT SERVICES													

Income Statement - 12 Month

Ethos on Kinderman
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
Landscaping	325.00	0.00	325.00	175.00	0.00	500.00	0.00	505.00	325.00	345.00	90.00	0.00	2,590.00
Pest Control Contract	0.00	75.00	0.00	0.00	75.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	225.00
Groundskeeping	225.00	120.00	240.00	300.00	480.00	97.50	0.00	0.00	0.00	566.00	445.00	325.00	2,798.50
Total CONTRACT SERVICES	550.00	195.00	565.00	475.00	555.00	597.50	0.00	505.00	400.00	911.00	535.00	325.00	5,613.50
UTILITIES													
Electric - Common Area	0.00	(568.59)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(568.59)
Electric - Vacant	0.00	0.00	0.00	0.00	0.00	29.22	0.00	0.00	29.57	38.42	90.42	56.04	243.67
Electric - Occupied Units	0.00	0.00	0.00	0.00	0.00	326.67	0.00	0.00	0.00	91.80	92.62	57.97	569.06
Gas	0.00	201.26	0.00	42.19	87.11	75.71	0.00	0.00	0.00	94.33	87.77	15.21	603.58
Water/Sewer	285.56	415.57	356.43	356.44	289.78	323.11	0.00	248.95	308.08	259.73	568.09	0.00	3,411.74
Trash and Recycling	144.73	185.09	184.39	182.35	183.17	182.27	181.33	271.63	180.14	270.23	180.44	233.65	2,379.42
Bulk Trash Pickup	225.00	400.00	275.00	225.00	0.00	175.00	0.00	0.00	250.00	375.00	0.00	0.00	1,925.00
Total UTILITIES	655.29	633.33	815.82	805.98	560.06	1,111.98	181.33	520.58	767.79	1,129.51	1,019.34	362.87	8,563.88
MANAGEMENT FEES													
Management Fees	920.20	1,093.62	1,165.50	813.88	1,102.11	913.34	842.95	885.66	980.34	799.42	1,062.57	826.38	11,405.97
Leasing and Renewal Fees	992.00	0.00	100.00	768.00	200.00	0.00	720.00	0.00	447.60	200.00	540.00	0.00	3,967.60
Total MANAGEMENT FEES	1,912.20	1,093.62	1,265.50	1,581.88	1,302.11	913.34	1,562.95	885.66	1,427.94	999.42	1,602.57	826.38	15,373.57
INSURANCE													
Property & Liability Insurance	361.83	723.66	0.00	2,123.10	600.70	600.70	600.70	600.70	600.70	600.70	600.70	600.70	8,014.19
Total INSURANCE	361.83	723.66	0.00	2,123.10	600.70	600.70	600.70	600.70	600.70	600.70	600.70	600.70	8,014.19
Total CONTROLLABLE EXPENSES	5,298.25	3,848.92	4,976.80	7,259.96	5,859.35	4,713.65	3,533.68	3,029.94	3,938.43	8,602.96	4,411.61	3,744.95	59,218.50
Total Operating Expense	5,298.25	3,848.92	4,976.80	7,259.96	5,859.35	4,713.65	3,533.68	3,029.94	3,938.43	8,602.96	4,411.61	3,744.95	59,218.50
 NOI - Net Operating Income	 16,650.79	 20,118.99	 11,961.98	 13,325.32	 13,345.94	 11,777.69	 14,674.56	 16,081.77	 13,045.06	 12,153.46	 12,115.99	 14,482.66	 169,734.21
 Other Income & Expense													
Other Expense													
NONCONTROLLABLE EXPENSES													
TAXES													
Real Estate Taxes	0.00	0.00	0.00	0.00	0.00	1,323.71	0.00	0.00	0.00	0.00	0.00	0.00	1,323.71
Total TAXES	0.00	0.00	0.00	0.00	0.00	1,323.71	0.00	0.00	0.00	0.00	0.00	0.00	1,323.71
Total NONCONTROLLABLE EXPENSES	0.00	0.00	0.00	0.00	0.00	1,323.71	0.00	0.00	0.00	0.00	0.00	0.00	1,323.71
NON ROUTINE EXPENSES													
Misc Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	225.00
Total NON ROUTINE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	225.00
CAPITAL EXPENDITURES													
Appliance Replacement	0.00	0.00	0.00	0.00	825.00	0.00	650.00	0.00	0.00	0.00	0.00	0.00	1,475.00
Landscaping	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Major Plumbing Repairs	0.00	0.00	0.00	577.50	0.00	0.00	152.00	0.00	0.00	0.00	0.00	0.00	729.50
Interior Paint	0.00	0.00	0.00	900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	900.00
Total CAPITAL EXPENDITURES	0.00	0.00	0.00	1,477.50	825.00	500.00	802.00	0.00	0.00	0.00	0.00	0.00	3,604.50
Total Other Expense	0.00	0.00	0.00	1,477.50	825.00	1,823.71	1,027.00	0.00	0.00	0.00	0.00	0.00	5,153.21
 Net Other Income	 0.00	 0.00	 0.00	 (1,477.50)	 (825.00)	 (1,823.71)	 (1,027.00)	 0.00	 0.00	 0.00	 0.00	 0.00	 (5,153.21)
 Total Income	 21,949.04	 23,967.91	 16,938.78	 20,585.28	 19,205.29	 16,491.34	 18,208.24	 19,111.71	 16,983.49	 20,756.42	 16,527.60	 18,227.61	 228,952.71
Total Expense	5,298.25	3,848.92	4,976.80	8,737.46	6,684.35	6,537.36	4,560.68	3,029.94	3,938.43	8,602.96	4,411.61	3,744.95	64,371.71
 Net Income	 16,650.79	 20,118.99	 11,961.98	 11,847.82	 12,520.94	 9,953.98	 13,647.56	 16,081.77	 13,045.06	 12,153.46	 12,115.99	 14,482.66	 164,581.00