Income Statement - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Operating Income & Expense													
Income													
INCOME													
RENT INCOME													
Gross Potential Rent	11,200.00	10,979.32	9,646.78	9,600.00	9,600.00	9,600.00	9,600.00	9,600.00	9,600.00	9,600.00	9,600.00	9,600.00	118,226.10
Loss/Gain to Market	0.00	(170.52)	37.74	(10.00)	(30.00)	(130.00)	(117.58)	(130.00)	(130.00)	(130.00)	(130.00)	(130.00)	(1,070.36)
Total RENT INCOME	11,200.00	10,808.80	9,684.52	9,590.00	9,570.00	9,470.00	9,482.42	9,470.00	9,470.00	9,470.00	9,470.00	9,470.00	117,155.74
RENTAL LOSSES													
One Time Concession	0.00	0.00	0.00	(1,237.50)	(3,075.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(4,312.50)
Delinquency	0.00	0.00	0.00	(1,000.00)	(1,500.00)	2,500.00	0.00	0.00	0.00	(1,098.84)	(751.02)	349.86	(1,500.00)
Vacancy	(11,200.00)	(9,113.80)	(7,350.81)	(3,170.00)	(1,650.00)	(3,245.00)	(372.58)	0.00	0.00	0.00	0.00	0.00	(36,102.19)
Total RENTAL LOSSES	(11,200.00)	(9,113.80)	(7,350.81)	(5,407.50)	(6,225.00)	(745.00)	(372.58)	0.00	0.00	(1,098.84)	(751.02)	349.86	(41,914.69)
OTHER INCOME													
NSF Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	50.00
Non Refundable Admin Fee	0.00	0.00	290.00	140.00	0.00	290.00	0.00	0.00	0.00	0.00	0.00	(150.00)	570.00
Pet Fee-Non Refundable	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Pet Rent	0.00	0.00	0.00	40.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	280.00
Application Fee Income	50.00	0.00	0.00	100.00	0.00	205.00	0.00	0.00	0.00	0.00	0.00	0.00	355.00
Insurance Services	0.00	0.00	0.00	45.00	45.00	30.00	105.00	60.00	60.00	45.00	45.00	75.00	510.00
Administrative Charges - Mgmt Only	0.00	0.00	0.00	51.88	0.00	224.38	0.00	0.00	0.00	0.00	0.00	0.00	276.26
Late Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00	140.00	90.00	0.00	350.00
Legal Notice Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00	25.00	25.00	100.00
Total OTHER INCOME	50.00	0.00	290.00	676.88	75.00	779.38	135.00	90.00	235.00	240.00	240.00	(20.00)	2,791.26
UTILITY REIMBURSEMENTS													
Utility Reimbursement Fee	0.00	0.00	155.16	212.00	195.00	386.67	355.32	370.00	370.00	315.00	315.00	425.00	3,099.15
Total UTILITY REIMBURSEMENTS	0.00	0.00	155.16	212.00	195.00	386.67	355.32	370.00	370.00	315.00	315.00	425.00	3,099.15
Total INCOME	50.00	1,695.00	2,778.87	5,071.38	3,615.00	9,891.05	9,600.16	9,930.00	10,075.00	8,926.16	9,273.98	10,224.86	81,131.46
Total Operating Income	50.00	1,695.00	2,778.87	5,071.38	3,615.00	9,891.05	9,600.16	9,930.00	10,075.00	8,926.16	9,273.98	10,224.86	81,131.46
Expense													
CONTROLLABLE EXPENSES													
MARKETING & ADVERTISING													
Internet Listing Services (ILS)	0.00	0.00	0.00	35.48	100.00	100.00	100.00	9.68	0.00	0.00	0.00	0.00	345.16
Total MARKETING & ADVERTISING	0.00	0.00	0.00	35.48	100.00	100.00	100.00	9.68	0.00	0.00	0.00	0.00	345.16
ADMINISTRATIVE													
Bank Fees	0.00	0.00	5.00	6.00	101.00	100.00	103.00	105.00	100.00	99.00	98.00	99.00	816.00
Legal & Eviction Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.00	0.00	245.00	261.00
Dues & Subscriptions	0.00	0.00	0.00	0.00	0.00	12.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00
Software Fees	0.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	198.00
Credit Check & Screening	0.00	55.00	0.00	0.00	75.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	205.00
Resident Insurance	0.00	0.00	0.00	0.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	480.00
Total ADMINISTRATIVE	0.00	73.00	23.00	24.00	254.00	190.00	256.00	183.00	178.00	193.00	176.00	422.00	1,972.00
MAKE READY EXPENSE													
Unit Cleaning	0.00	300.00	250.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	850.00
Unit Turn Painting	0.00	975.00	1,050.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	2,325.00
General Turn Labor	0.00	375.00	0.00	0.00	0.00	325.00	0.00	0.00	0.00	0.00	0.00	0.00	700.00
Total MAKE READY EXPENSE	0.00	1,650.00	1,300.00	0.00	0.00	925.00	0.00	0.00	0.00	0.00	0.00	0.00	3,875.00
REPAIRS & MAINTENANCE													
Electrical Repairs or Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.00	0.00	0.00	0.00	65.00
Plumbing Repairs or Supplies	0.00	0.00	0.00	85.00	0.00	250.00	150.00	0.00	0.00	0.00	170.00	60.00	715.00
HVAC Repairs or Supplies	0.00	0.00	0.00	50.00	0.00	1,150.00	2,060.00	0.00	45.00	37.50	0.00	0.00	3,342.50
Maintenance Supplies	0.00	0.00	0.00	0.00	82.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	82.40
Key/Lock Replacement	0.00	65.00	0.00	560.00	122.80	85.00	0.00	0.00	0.00	0.00	98.00	0.00	930.80
Door & Window Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00	0.00	0.00	0.00	110.00
Appliance Repair	0.00	0.00	0.00	42.00	0.00	0.00	75.00	0.00	152.50	0.00	0.00	0.00	269.50
Roof Repair	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
Repairs - Other	0.00	0.00	0.00	0.00	450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00
Maintenance Vendor Fee	0.00	0.00	290.00	290.00	392.44	75.50	372.00	244.00	30.00	165.00	7.50	53.60	1,920.04
Total REPAIRS & MAINTENANCE	0.00	65.00	290.00	1,277.00	1,047.64	1,560.50	2,657.00	244.00	402.50	202.50	275.50	113.60	8,135.24
CONTRACT SERVICES													
Landscaping	0.00	0.00	0.00	100.00	0.00	0.00	0.00	150.00	0.00	0.00	330.00	300.00	880.00
Pest Control Contract	0.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
Groundskeeping	0.00	0.00	0.00	0.00	0.00	75.00	112.50	150.00	0.00	0.00	0.00	0.00	337.50
Total CONTRACT SERVICES	0.00	0.00	0.00	100.00	75.00	75.00	112.50	300.00	0.00	0.00	330.00	300.00	1,292.50

Income Statement - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
UTILITIES													
Electric - Common Area	0.00	0.00	663.46	1,006.32	171.98	225.51	(364.39)	42.81	40.32	0.00	0.00	87.02	1,873.03
Water/Sewer	0.00	0.00	348.82	595.24	0.00	0.00	1,436.25	297.61	255.84	636.38	71.08	327.81	3,969.03
Trash and Recycling	0.00	0.00	0.00	187.87	0.00	0.00	110.51	0.00	121.56	121.56	0.00	121.56	663.06
Bulk Trash Pickup	0.00	0.00	0.00	0.00	0.00	0.00	175.00	0.00	0.00	0.00	0.00	0.00	175.00
Total UTILITIES	0.00	0.00	1,012.28	1,789.43	171.98	225.51	1,357.37	340.42	417.72	757.94	71.08	536.39	6,680.12
MANAGEMENT FEES													
Management Fees	0.00	0.00	120.75	138.94	248.73	79.12	490.43	487.33	496.50	526.25	446.31	418.70	3,453.06
Leasing and Renewal Fees	0.00	0.00	858.00	1,959.00	0.00	0.00	1,557.60	0.00	0.00	0.00	100.00	0.00	4,474.60
Premier Vendor Fee	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Total MANAGEMENT FEES	0.00	100.00	978.75	2,097.94	248.73	79.12	2,048.03	487.33	496.50	526.25	546.31	418.70	8,027.66
INSURANCE													
General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	301.41	301.41
Property & Liability Insurance	0.00	0.00	299.41	301.41	301.41	301.41	301.41	301.41	0.00	0.00	602.82	301.41	2,710.69
Total INSURANCE	0.00	0.00	299.41	301.41	301.41	301.41	301.41	301.41	0.00	0.00	602.82	602.82	3,012.10
TAXES													
Real Estate Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	792.69	0.00	0.00	792.69
Total TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	792.69	0.00	0.00	792.69
Total CONTROLLABLE EXPENSES	0.00	1,888.00	3,903.44	5,625.26	2,198.76	3,456.54	6,832.31	1,865.84	1,494.72	2,472.38	2,001.71	2,393.51	34,132.47
Total Operating Expense	0.00	1,888.00	3,903.44	5,625.26	2,198.76	3,456.54	6,832.31	1,865.84	1,494.72	2,472.38	2,001.71	2,393.51	34,132.47
NOI - Net Operating Income	50.00	(193.00)	(1,124.57)	(553.88)	1,416.24	6,434.51	2,767.85	8,064.16	8,580.28	6,453.78	7,272.27	7,831.35	46,998.99