Income Statement - 12 Month

ETHOS ON POLK

August 2025

Account Name	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Total
Operating Income & Expense													
Income													
INCOME													
RENT INCOME													
Gross Potential Rent	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	9,600.00	9,600.00	9,600.00	115,200.00
Loss/Gain to Market	(130.00)	(130.00)	(130.00)	(130.00)	(130.00)	(130.00)	(130.00)	(130.00)	(72.74)	3.00	25.00	25.00	(1,059.74)
Total RENT INCOME	**9,470.00**	**9,470.00**	**9,470.00**	**9,470.00**	**9,470.00**	**9,470.00**	**9,470.00**	**9,470.00**	**9,527.26**	**9,603.00**	**9,625.00**	**9,625.00**	**114,140.26**
RENTAL LOSSES													
One Time Concession	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,675.00)	(837.50)	0.00	(2,512.50)
Delinquency	0.00	(1,098.84)	(751.02)	349.86	1,500.00	0.00	0.00	(910.00)	807.50	(858.50)	961.00	0.00	0.00
Vacancy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(532.26)	(2,490.00)	(3,150.00)	(730.65)	(6,902.91)
Total RENTAL LOSSES	**0.00**	**(1,098.84)**	**(751.02)**	**349.86**	**1,500.00**	**0.00**	**0.00**	**(910.00)**	**275.24**	**(5,023.50)**	**(3,026.50)**	**(730.65)**	**(9,415.41)**
OTHER INCOME													
NSF Fee	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	100.00
Non Refundable Admin Fee	0.00	0.00	0.00	(150.00)	0.00	0.00	0.00	225.00	0.00	0.00	300.00	300.00	675.00
Pet Rent	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	3.87	0.00	0.00	0.00	243.87
Application Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00	60.00	120.00
Insurance Services	60.00	45.00	45.00	75.00	75.00	60.00	60.00	45.00	105.00	60.00	75.00	60.00	765.00
Late Fee	120.00	140.00	90.00	0.00	50.00	50.00	60.00	130.00	0.00	210.00	110.00	60.00	1,020.00
Legal Notice Fee	25.00	25.00	25.00	25.00	25.00	0.00	0.00	0.00	0.00	50.00	25.00	32.50	232.50
Damage Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	325.00	0.00	0.00	325.00
Legal Fees	0.00	0.00	0.00	0.00	263.00	0.00	0.00	0.00	0.00	319.00	0.00	0.00	582.00
Early Termination Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	441.43	0.00	0.00	441.43
Total OTHER INCOME	**235.00**	**240.00**	**240.00**	**(20.00)**	**443.00**	**140.00**	**150.00**	**430.00**	**108.87**	**1,405.43**	**570.00**	**562.50**	**4,504.80**
UTILITY REIMBURSEMENTS													
Utility Reimbursement Fee	370.00	315.00	315.00	425.00	425.00	370.00	370.00	315.00	349.04	276.00	305.00	373.39	4,208.43
Total UTILITY REIMBURSEMENTS	**370.00**	**315.00**	**315.00**	**425.00**	**425.00**	**370.00**	**370.00**	**315.00**	**349.04**	**276.00**	**305.00**	**373.39**	**4,208.43**
Total INCOME	**10,075.00**	**8,926.16**	**9,273.98**	**10,224.86**	**11,838.00**	**9,980.00**	**9,990.00**	**9,305.00**	**10,260.41**	**6,260.93**	**7,473.50**	**9,830.24**	**113,438.08**
Total Operating Income	**10,075.00**	**8,926.16**	**9,273.98**	**10,224.86**	**11,838.00**	**9,980.00**	**9,990.00**	**9,305.00**	**10,260.41**	**6,260.93**	**7,473.50**	**9,830.24**	**113,438.08**
Expense													
CONTROLLABLE EXPENSES													
ADMINISTRATIVE													
Bank Fees	100.00	99.00	98.00	99.00	5.00	6.00	3.00	5.00	8.00	6.00	5.00	3.00	437.00
Legal & Eviction Expenses	0.00	16.00	0.00	245.00	60.00	0.00	0.00	12.00	45.00	229.00	0.00	0.00	607.00
Software Fees	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	216.00
Credit Check & Screening	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37.50	37.50
Resident Insurance	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	75.00	90.00	60.00	60.00	765.00
Miscellaneous Administrative Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.00	65.00
Total ADMINISTRATIVE	**178.00**	**193.00**	**176.00**	**422.00**	**143.00**	**84.00**	**81.00**	**95.00**	**146.00**	**343.00**	**83.00**	**183.50**	**2,127.50**
MAKE READY EXPENSE													
Unit Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	370.00	570.00
Unit Turn Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	675.00	1,250.00	1,925.00
General Turn Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00	0.00	125.00
Total MAKE READY EXPENSE	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1,000.00**	**1,620.00**	**2,620.00**
REPAIRS & MAINTENANCE													
Electrical Repairs or Supplies	65.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.00
Plumbing Repairs or Supplies	0.00	0.00	170.00	60.00	205.00	85.00	0.00	0.00	45.00	0.00	125.00	188.00	878.00
HVAC Repairs or Supplies	45.00	37.50	0.00	0.00	0.00	0.00	50.00	825.00	0.00	0.00	0.00	300.00	1,257.50
Interior Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	500.00
Maintenance Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	109.00	0.00	0.00	109.00
Key/Lock Replacement	0.00	0.00	98.00	0.00	0.00	47.50	0.00	0.00	0.00	0.00	0.00	425.00	570.50
Screen/Door/Window Repair	110.00	0.00	0.00	0.00	0.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	235.00
Appliance Repair	152.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	152.50
Repairs - Other	0.00	0.00	0.00	0.00	130.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	480.00
Maintenance Vendor Fee	30.00	165.00	7.50	53.60	53.00	52.50	0.00	54.00	100.00	0.00	225.00	197.60	938.20
Total REPAIRS & MAINTENANCE	**402.50**	**202.50**	**275.50**	**113.60**	**388.00**	**185.00**	**525.00**	**879.00**	**145.00**	**109.00**	**850.00**	**1,110.60**	**5,185.70**
CONTRACT SERVICES													
Landscaping	0.00	0.00	330.00	300.00	180.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	2,310.00
Pest Control Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	75.00
Groundskeeping	0.00	0.00	0.00	0.00	180.00	180.00	180.00	180.00	180.00	180.00	0.00	180.00	1,260.00
Total CONTRACT SERVICES	**0.00**	**0.00**	**330.00**	**300.00**	**360.00**	**180.00**	**180.00**	**1,755.00**	**180.00**	**180.00**	**0.00**	**180.00**	**3,645.00**
UTILITIES													
Electric - Common Area	40.32	0.00	0.00	87.02	179.14	0.00	0.00	30.95	46.84	46.48	42.70	42.70	516.15
Electric - Vacant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.28	0.00	0.00	460.83	501.11
Water/Sewer	255.84	636.38	71.08	327.81	379.70	478.95	313.18	349.34	313.89	277.30	293.60	422.30	4,119.37
Trash and Recycling	121.56	121.56	0.00	121.56	121.56	0.00	121.56	121.56	121.56	121.56	121.56	122.04	1,216.08
Bulk Trash Pickup	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00	0.00	0.00	125.00
Total UTILITIES	**417.72**	**757.94**	**71.08**	**536.39**	**680.40**	**478.95**	**434.74**	**501.85**	**522.57**	**570.34**	**457.86**	**1,047.87**	**6,477.71**
MANAGEMENT FEES													
Management Fees	496.50	526.25	446.31	418.70	511.24	614.40	499.00	447.00	538.88	626.51	297.12	354.53	5,776.44
Leasing and Renewal Fees	0.00	0.00	100.00	0.00	0.00	0.00	0.00	100.00	837.50	0.00	100.00	1,512.00	2,649.50
Total MANAGEMENT FEES	**496.50**	**526.25**	**546.31**	**418.70**	**511.24**	**614.40**	**499.00**	**547.00**	**1,376.38**	**626.51**	**397.12**	**1,866.53**	**8,425.94**
INSURANCE													
General Liability Insurance	0.00	0.00	0.00	301.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	301.41
Property & Liability Insurance	0.00	0.00	301.41	301.41	0.00	301.41	323.75	323.75	323.75	323.75	323.75	323.75	2,846.73
Total INSURANCE	**0.00**	**0.00**	**301.41**	**602.82**	**0.00**	**301.41**	**323.75**	**323.75**	**323.75**	**323.75**	**323.75**	**323.75**	**3,148.14**
TAXES													
Real Estate Taxes	0.00	792.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	813.83	0.00	0.00	1,606.52
Total TAXES	**0.00**	**792.69**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**813.83**	**0.00**	**0.00**	**1,606.52**
Total CONTROLLABLE EXPENSES	**1,494.72**	**2,472.38**	**1,700.30**	**2,393.51**	**2,082.64**	**1,843.76**	**2,043.49**	**4,101.60**	**2,693.70**	**2,966.43**	**3,111.73**	**6,332.25**	**33,236.51**
Total Operating Expense	**1,494.72**	**2,472.38**	**1,700.30**	**2,393.51**	**2,082.64**	**1,843.76**	**2,043.49**	**4,101.60**	**2,693.70**	**2,966.43**	**3,111.73**	**6,332.25**	**33,236.51**
NOI - Net Operating Income	**8,580.28**	**6,453.78**	**7,573.68**	**7,831.35**	**9,755.36**	**8,136.24**	**7,946.51**	**5,203.40**	**7,566.71**	**3,294.50**	**4,361.77**	**3,497.99**	**80,201.57**
Other Income & Expense													
Other Expense													
NONCONTROLLABLE EXPENSES													
INSURANCE													
General Liability Insurance	301.41	301.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	602.82
Total INSURANCE	**301.41**	**301.41**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**602.82**

Total NONCONTROLLABLE EXPENSES	**301.41**	**301.41**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**602.82**
CAPITAL EXPENDITURES													
Appliance Replacement	625.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	625.00
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,575.00	0.00	0.00	0.00	538.00	6,113.00
Total CAPITAL EXPENDITURES	**625.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**5,575.00**	**0.00**	**0.00**	**0.00**	**538.00**	**6,738.00**
Total Other Expense	**926.41**	**301.41**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**5,575.00**	**0.00**	**0.00**	**0.00**	**538.00**	**7,340.82**
Net Other Income	**(926.41)**	**(301.41)**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**(5,575.00)**	**0.00**	**0.00**	**0.00**	**(538.00)**	**(7,340.82)**
Total Income	10,075.00	8,926.16	9,273.98	10,224.86	11,838.00	9,980.00	9,990.00	9,305.00	10,260.41	6,260.93	7,473.50	9,830.24	113,438.08
Total Expense	2,421.13	2,773.79	1,700.30	2,393.51	2,082.64	1,843.76	2,043.49	9,676.60	2,693.70	2,966.43	3,111.73	6,870.25	40,577.33
Net Income	**7,653.87**	**6,152.37**	**7,573.68**	**7,831.35**	**9,755.36**	**8,136.24**	**7,946.51**	**(371.60)**	**7,566.71**	**3,294.50**	**4,361.77**	**2,959.99**	**72,860.75**