

OPERATING INCOME & EXPENSE

JAN 2025 - DEC 2025

INCOME

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	TOTAL
RENTS													
Rent Income	0.00	350.00	2,275.00	2,275.00	3,125.00	6,925.00	6,925.00	4,650.00	6,925.00	6,925.00	4,625.00	6,925.00	51,925.00
Total RENTS	0.00	350.00	2,275.00	2,275.00	3,125.00	6,925.00	6,925.00	4,650.00	6,925.00	6,925.00	4,625.00	6,925.00	51,925.00
FEES													
NSF Fees Collected	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00	50.00	0.00	0.00	0.00	110.00
Late Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.0	0.0	0.00	50.00	150.00
Total FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00	150.00	0.00	0.00	50.00	260.00
Total Operating Income:	0.00	350.00	2,275.00	2,275.00	3,125.00	6,925.00	6,925.00	4,710.00	7,075.00	6,925.00	4,625.00	6,975.00	52,185.00

EXPENSE

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	TOTAL
CLEANING & MAINT.													
Janitorial Expense	85.00	150.00	0.00	585.00	85.00	0.00	170.00	0.00	170.00	85.00	85.00	0.00	1,415.00
Landscaping	0.00	0.00	0.00	0.00	90.00	0.00	170.00	130.00	0.00	115.00	115.00	0.00	620.00
Exterminating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	150.00
Snow Removal	110.00	495.00	880.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00	0.00	1,665.00
Fire & Safety	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.05	0.00	100.05
Sewer Drain Maint	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
Total CLEANING & MAINT.	195.00	645.00	880.00	585.00	175.00	0.00	340.00	130.00	170.00	675.00	480.05	0.00	4,275.05
MGMT. FEES													
Management fees	0.00	21.00	136.50	136.50	187.50	415.50	415.50	279.00	397.50	433.50	277.50	415.50	3,115.50
Total MGMT. FEES	0.00	21.00	136.50	136.50	187.50	415.50	415.50	279.00	397.50	433.50	277.50	415.50	3,115.50
REPAIRS													
General Maintenance	865.00	505.00	420.00	0.00	658.13	57.00	0.00	120.00	96.00	0.00	170.00	125.00	3,016.13
Turnover/Sales Clean	820.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	820.00
Appliance Repair	0.00	0.00	0.00	0.00	85.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85.00
Painting	0.00	0.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
Plumbing	0.00	0.00	350.00	0.00	0.00	350.00	0.00	800.00	0.00	0.00	330.00	0.00	1,830.00
HVAC	0.00	0.00	0.00	0.00	0.00	135.00	0.00	0.00	0.00	0.00	420.00	0.00	555.00
Key/Lock (Locksmith)	0.00	929.20	600.00	75.00	350.00	0.00	0.00	0.00	0.00	160.00	0.00	0.00	2,114.20
Total REPAIRS	1,685.00	1,434.20	1,370.00	75.00	1,443.13	542.00	0.00	920.00	96.00	160.00	920.00	125.00	8,770.33

EXPENSE

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	TOTAL
UTILITIES													
Electricity	212.85	0.00	900.79	211.32	211.03	108.25	0.00	34.90	72.37	37.0	60.83	111.93	1,961.32
Gas	0.00	0.00	415.93	0.00	0.00	0.00	0.00	374.26	0.00	0.00	0.00	0.00	790.19
Water	0.00	74.76	187.80	0.00	247.32	0.00	0.00	372.28	363.80	0.00	412.90	0.00	1,658.86
Phone/Internet	0.00	0.00	0.00	0.00	0.00	0.00	1,341.49	50.00	50.00	50.00	63.00	55.00	1,609.49
Total UTILITIES	212.85	74.76	1,504.52	211.32	458.35	108.25	1,341.49	831.44	486.17	87.05	536.73	166.93	6,019.86
CAPITAL EXPENSES													
Intercom/Door Systems	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,995.00	0.00	0.00	0.00	3,995.00
Total CAPITAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,995.00	0.00	0.00	0.00	3,995.00
Total OPERATING EXPENSE	2,092.85	2,174.96	3,891.02	1,007.82	2,263.98	1,065.75	2,096.99	2,160.44	5,144.67	1,355.55	2,214.28	707.43	26,175.74
NOI	-2,092.85	-1,824.96	-1,616.02	1,267.18	861.02	5,859.25	4,828.01	2,549.56	1,930.33	5,569.45	2,410.72	6,267.57	26,009.26
TOTAL INCOME	0.00	350.00	2,275.00	2,275.00	3,125.00	6,925.00	6,925.00	4,710.00	7,075.00	6,925.00	4,625.00	6,975.00	52,185.00
TOTAL EXPENSE	2,092.85	2,174.96	3,891.02	1,007.82	2,263.98	1,065.75	2,096.99	2,160.44	5,144.67	1,355.55	2,214.28	707.43	26,175.74
NET INCOME	-2,092.85	-1,824.96	-1,616.02	1,267.18	861.02	5,859.25	4,828.01	2,549.56	1,930.33	5,569.45	2,410.72	6,267.57	26,009.26