

## 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
<b>RENTS</b>													
Rent Income	4,950.00	4,950.00	2,516.00	4,966.00	4,966.00	4,966.00	4,966.00	4,966.00	4,966.00	5,116.00	2,566.00	3,841.00	53,735.00
CHA Rent [Section 8]	2,496.00	2,496.00	2,496.00	2,496.00	2,496.00	2,496.00	2,496.00	2,496.00	2,496.00	2,496.00	2,496.00	2,496.00	29,952.00
<b>Total RENTS</b>	<b>7,446.00</b>	<b>7,446.00</b>	<b>5,012.00</b>	<b>7,462.00</b>	<b>7,462.00</b>	<b>7,462.00</b>	<b>7,462.00</b>	<b>7,462.00</b>	<b>7,462.00</b>	<b>7,612.00</b>	<b>5,062.00</b>	<b>6,337.00</b>	<b>83,687.00</b>
<b>Total Operating Income:</b>	<b>7,446.00</b>	<b>7,446.00</b>	<b>5,012.00</b>	<b>7,462.00</b>	<b>7,462.00</b>	<b>7,462.00</b>	<b>7,462.00</b>	<b>7,462.00</b>	<b>7,462.00</b>	<b>7,612.00</b>	<b>5,062.00</b>	<b>6,337.00</b>	<b>83,687.00</b>

### 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
<b>CLEANING &amp; MAINT.</b>													
Janitorial Expense	0.00	0.00	0.00	0.00	85.00	0.00	170.00	0.00	170.00	85.00	85.00	0.00	595.00
Landscaping	0.00	0.00	0.00	0.00	90.00	0.00	170.00	80.00	0.00	150.00	115.00	0.00	605.00
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	200.10	0.00	200.10
<b>Total CLEANING &amp; MAINT.</b>	<b>110.00</b>	<b>495.00</b>	<b>880.00</b>	<b>0.00</b>	<b>175.00</b>	<b>0.00</b>	<b>340.00</b>	<b>80.00</b>	<b>170.00</b>	<b>235.00</b>	<b>580.10</b>	<b>0.00</b>	<b>3,065.10</b>
<b>LEGAL &amp; PROF. FEES</b>													
Re-Inspection Fee													
CHA/Subsidy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	75.00
<b>Total LEGAL &amp; PROF. FEES</b>	<b>0.00</b>	<b>75.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>75.00</b>							
<b>MGMT. FEES</b>													
Management fees	300.72	594.72	300.72	447.72	447.72	447.72	447.72	447.72	447.72	456.72	303.72	380.22	5,023.14
<b>Total MGMT. FEES</b>	<b>300.72</b>	<b>594.72</b>	<b>300.72</b>	<b>447.72</b>	<b>447.72</b>	<b>447.72</b>	<b>447.72</b>	<b>447.72</b>	<b>447.72</b>	<b>456.72</b>	<b>303.72</b>	<b>380.22</b>	<b>5,023.14</b>

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## 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
<b>REPAIRS</b>													
General Maint	0.00	0.00	0.00	175.65	80.00	218.71	195.00	120.00	325.00	1,180.00	715.00	0.00	3,009.36
Appliance Repair	0.00	0.00	0.00	0.00	144.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	144.99
Plumbing	0.00	125.00	0.00	0.00	0.00	0.00	0.00	125.00	100.00	0.00	330.00	1,105.00	1,785.00
Key/Lock (Locksmith)	457.00	300.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	882.00
Parking Gates	0.00	0.00	0.00	0.00	0.00	0.00	65.00	0.00	0.00	0.00	0.00	0.00	65.00
Intercom/Entry System	0.00	0.00	0.00	0.00	0.00	2,478.00	0.00	666.00	0.00	0.00	0.00	0.00	3,144.00
Electrical Repairs	0.00	0.00	0.00	0.00	0.00	350.00	325.00	0.00	0.00	0.00	0.00	0.00	675.00
Window Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	200.00
Welding Repairs	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
CHA Compliance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.00	0.00	0.00	0.00	0.00	90.00
<b>Total REPAIRS</b>	<b>457.00</b>	<b>775.00</b>	<b>0.00</b>	<b>300.65</b>	<b>24.99</b>	<b>3,046.71</b>	<b>585.00</b>	<b>1,001.00</b>	<b>425.00</b>	<b>1,380.00</b>	<b>1,045.00</b>	<b>1,105.00</b>	<b>10,345.35</b>
<b>UTILITIES</b>													
Electricity	6,583.71	0.00	0.00	3,449.07	791.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,823.97
Water	0.00	491.06	544.68	0.00	532.76	0.00	0.00	1,278.08	0.00	0.00	456.70	0.00	3,303.28
Phone/Internet	0.00	0.00	0.00	1,341.49	50.00	0.00	100.00	50.00	50.00	50.00	50.00	0.00	1,691.49
<b>Total UTILITIES</b>	<b>6,583.71</b>	<b>491.06</b>	<b>544.68</b>	<b>4,790.56</b>	<b>1,373.95</b>	<b>0.00</b>	<b>100.00</b>	<b>1,328.08</b>	<b>50.00</b>	<b>50.00</b>	<b>506.70</b>	<b>0.00</b>	<b>15,818.74</b>
<b>CAPITAL EXPENSES</b>													
Appliances	0.00	0.00	0.00	0.00	0.00	582.76	0.00	0.00	0.00	0.00	0.00	0.00	582.76
Art/Decoratiose	0.00	0.00	0.00	0.00	0.00	0.00	360.00	0.00	0.00	0.00	0.00	0.00	360.00
<b>Total CAPITAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>582.76</b>	<b>360.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>942.76</b>
<b>Total OPERATING EXPENSE</b>	<b>7,451.43</b>	<b>2,355.78</b>	<b>1,725.40</b>	<b>5,538.93</b>	<b>2,221.66</b>	<b>4,077.19</b>	<b>1,832.72</b>	<b>2,856.80</b>	<b>1,167.72</b>	<b>2,121.72</b>	<b>2,435.52</b>	<b>1,485.22</b>	<b>35,270.09</b>
<b>NOI</b>	<b>-5.43</b>	<b>5,090.22</b>	<b>3,286.60</b>	<b>1,923.07</b>	<b>5,240.34</b>	<b>3,384.81</b>	<b>5,629.28</b>	<b>4,605.20</b>	<b>6,294.28</b>	<b>5,490.28</b>	<b>2,626.48</b>	<b>4,851.78</b>	<b>48,416.91</b>
<b>TOTAL INCOME</b>	<b>7,446.00</b>	<b>7,446.00</b>	<b>5,012.00</b>	<b>7,462.00</b>	<b>7,462.00</b>	<b>7,462.00</b>	<b>7,462.00</b>	<b>7,462.00</b>	<b>7,462.00</b>	<b>7,612.00</b>	<b>5,062.00</b>	<b>6,337.00</b>	<b>83,687.00</b>
<b>TOTAL EXPENSE</b>	<b>7,451.43</b>	<b>2,355.78</b>	<b>1,725.40</b>	<b>5,538.93</b>	<b>2,221.66</b>	<b>4,077.19</b>	<b>1,832.72</b>	<b>2,856.80</b>	<b>1,167.72</b>	<b>2,121.72</b>	<b>2,435.52</b>	<b>1,485.22</b>	<b>35,270.09</b>
<b>NET INCOME</b>	<b>-5.43</b>	<b>5,090.22</b>	<b>3,286.60</b>	<b>1,923.07</b>	<b>5,240.34</b>	<b>3,384.81</b>	<b>5,629.28</b>	<b>4,605.20</b>	<b>6,294.28</b>	<b>5,490.28</b>	<b>2,626.48</b>	<b>4,851.78</b>	<b>48,416.91</b>