

## 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	7,475.00	5,025.00	5,025.00	5,025.00	5,025.00	5,338.00	5,025.00	7,125.00	7,375.00	7,375.00	4,825.00	4,825.00	69,463.00
<b>Total RENTS</b>	<b>7,475.00</b>	<b>5,025.00</b>	<b>5,025.00</b>	<b>5,025.00</b>	<b>5,025.00</b>	<b>5,338.00</b>	<b>5,025.00</b>	<b>7,125.00</b>	<b>7,375.00</b>	<b>7,375.00</b>	<b>4,825.00</b>	<b>4,825.00</b>	<b>69,463.00</b>
<b>FEES</b>													
Late Fee	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
<b>Total FEES</b>	<b>50.00</b>	<b>0.00</b>	<b>50.00</b>										
<b>Total Operating Income:</b>	<b>7,525.00</b>	<b>5,025.00</b>	<b>5,025.00</b>	<b>5,025.00</b>	<b>5,025.00</b>	<b>5,338.00</b>	<b>5,025.00</b>	<b>7,125.00</b>	<b>7,375.00</b>	<b>7,375.00</b>	<b>4,825.00</b>	<b>4,825.00</b>	<b>69,513.00</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	320.00	150.00	0.00	170.00	0.00	170.00	85.00	85.00	0.00	980.00
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>320.00</b>	<b>240.00</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>3,450.10</b>
<b>MGMT. FEES</b>													
Management fees	448.50	301.50	301.50	301.50	301.50	301.50	320.28	427.50	442.50	442.50	289.50	289.50	4,167.78
<b>Total MGMT. FEES</b>	<b>448.50</b>	<b>301.50</b>	<b>301.50</b>	<b>301.50</b>	<b>301.50</b>	<b>301.50</b>	<b>320.28</b>	<b>427.50</b>	<b>442.50</b>	<b>442.50</b>	<b>289.50</b>	<b>289.50</b>	<b>4,167.78</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	65.00	150.00	0.00	0.00	115.09	0.00	188.66	306.11	0.00	1,354.31	1,506.00	0.00	3,685.17
GDC Maintenancer	195.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	195.00
Turnover	0.00	0.00	0.00	0.00	0.00	0.00	1,189.13	0.00	0.00	0.00	0.00	0.00	1,189.13
Turnover Painting	0.00	0.00	426.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,160.00	0.00	2,586.01
Turnover/Sales Clean	0.00	0.00	0.00	0.00	0.00	0.00	245.00	0.00	0.00	0.00	0.00	0.00	245.00
Appliance Repair	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	141.47	0.00	0.00	0.00	171.47
Painting	0.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
Plumbing	0.00	0.00	0.00	0.00	380.00	0.00	0.00	0.00	0.00	0.00	330.00	0.00	710.00
HVAC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	140.00	0.00	140.00
Key/Lock (Locksmith)	375.00	75.00	225.00	225.00	0.00	450.00	0.00	100.00	0.00	0.00	0.00	0.00	1,450.00
Parking Gates	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
<b>Total REPAIRS</b>	<b>635.00</b>	<b>455.00</b>	<b>651.01</b>	<b>575.00</b>	<b>495.09</b>	<b>450.00</b>	<b>1,622.79</b>	<b>406.11</b>	<b>141.47</b>	<b>1,354.31</b>	<b>4,136.00</b>	<b>0.00</b>	<b>10,921.78</b>
<b>UTILITIES</b>													
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.42	0.00	775.00	801.42
Water	0.00	312.68	282.98	0.00	187.80	0.00	202.48	0.00	216.54	0.00	216.54	0.00	1,419.02
Phone/Internet	0.00	0.00	0.00	1,341.49	50.00	0.00	100.00	50.00	50.00	60.33	55.00	0.00	1,706.82
<b>Total UTILITIES</b>	<b>0.00</b>	<b>312.68</b>	<b>282.98</b>	<b>1,341.49</b>	<b>237.80</b>	<b>0.00</b>	<b>302.48</b>	<b>50.00</b>	<b>266.54</b>	<b>86.75</b>	<b>271.54</b>	<b>775.00</b>	<b>3,927.26</b>
<b>CAPITAL EXPENSES</b>													
Intercom / Door Systems	0.00	0.00	0.00	4,495.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,495.00
Art/Decoratonse	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
Turnover/Painting	0.00	0.00	0.00	1,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,800.00
Turnover/Final Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	295.00	0.00	295.00
<b>Total CAPITAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,295.00</b>	<b>0.00</b>	<b>0.00</b>	<b>360.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>295.00</b>	<b>0.00</b>	<b>6,950.00</b>
<b>Total OPERATING EXPENSE</b>	<b>1,193.50</b>	<b>1,564.18</b>	<b>2,115.49</b>	<b>8,832.99</b>	<b>1,274.39</b>	<b>751.50</b>	<b>2,945.55</b>	<b>963.61</b>	<b>1,020.51</b>	<b>2,118.56</b>	<b>5,572.14</b>	<b>1,064.50</b>	<b>29,416.92</b>
<b>NOI</b>	<b>6,331.50</b>	<b>3,460.82</b>	<b>2,909.51</b>	<b>(3,807.99)</b>	<b>3,750.61</b>	<b>4,586.50</b>	<b>2,079.45</b>	<b>6,161.39</b>	<b>6,354.49</b>	<b>5,256.44</b>	<b>(747.14)</b>	<b>3,760.50</b>	<b>40,096.08</b>
<b>TOTAL INCOME</b>	<b>7,525.00</b>	<b>5,025.00</b>	<b>5,025.00</b>	<b>5,025.00</b>	<b>5,025.00</b>	<b>5,338.00</b>	<b>5,025.00</b>	<b>7,125.00</b>	<b>7,375.00</b>	<b>7,375.00</b>	<b>4,825.00</b>	<b>4,825.00</b>	<b>69,513.00</b>
<b>TOTAL EXPENSE</b>	<b>1,193.50</b>	<b>1,564.18</b>	<b>2,115.49</b>	<b>8,832.99</b>	<b>1,274.39</b>	<b>751.50</b>	<b>2,945.55</b>	<b>963.61</b>	<b>1,020.51</b>	<b>2,118.56</b>	<b>5,572.14</b>	<b>1,064.50</b>	<b>29,416.92</b>
<b>NET INCOME</b>	<b>6,331.50</b>	<b>3,460.82</b>	<b>2,909.51</b>	<b>(3,807.99)</b>	<b>3,750.61</b>	<b>4,586.50</b>	<b>2,079.45</b>	<b>6,161.39</b>	<b>6,354.49</b>	<b>5,256.44</b>	<b>(747.14)</b>	<b>3,760.50</b>	<b>40,096.08</b>

Karen Biazar

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