

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	4,945.00	4,945.00	5,295.00	7,295.00	7,295.00	5,445.00	5,795.00	4,945.00	4,945.00	2,675.00	325.00	3,700.00	57,605.00
Total RENTS	4,945.00	4,945.00	5,295.00	7,295.00	7,295.00	5,445.00	5,795.00	4,945.00	4,945.00	2,675.00	325.00	3,700.00	57,605.00
FEES													
Application Fee Income	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
Total FEES	50.00	0.00	0.00	0.00	50.00								
Total Operating Income:	4,995.00	4,945.00	5,295.00	7,295.00	7,295.00	5,445.00	5,795.00	4,945.00	4,945.00	2,675.00	325.00	3,700.00	57,655.00

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	0.00	430.00	0.00	328.98	85.00	0.00	170.00	0.00	170.00	375.00	75.00	0.00	1,833.98
Landscaping	0.00	0.00	0.00	0.00	150.00	0.00	170.00	80.00	0.00	115.00	115.00	0.00	630.00
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
Hauling/Trash Removal	0.00	0.00	0.00	340.00	0.00	0.00	0.00	0.00	0.00	0.00	456.00	0.00	796.00
Total CLEANING & MAINT.	110.00	925.00	880.00	668.98	235.00	.00	340.00	80.00	170.00	490.00	1,226.10	0.00	5,125.08
LEGAL & PROF. FEES													
Legal [General]	0.00	0.00	0.00	0.00	0.00	85.00	150.00	840.00	0.00	0.00	0.00	0.00	1,075.00
Total LEGAL & PROF. FEES	0.00	0.00	0.00	0.00	0.00	85.00	150.00	840.00	0.00	0.00	0.00	0.00	1,075.00
MGMT. FEES													
Management fees	296.70	296.70	317.70	437.70	296.70	467.70	347.70	296.70	296.70	160.50	19.50	222.00	3,456.30
Total MGMT. FEES	296.70	296.70	317.70	437.70	296.70	67.70	347.70	296.70	296.70	160.50	19.50	222.00	3,456.30

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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
REPAIRS													
General Maint	285.00	305.00	0.00	0.00	125.00	315.00	0.00	550.00	100.00	1,314.00	1,136.00	335.00	4,465.00
Turnover Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,900.00	330.20	2,615.71	0.00	0.00	4,845.91
Turnover/Sales Clean	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	240.00
Appliance Repair	0.00	0.00	0.00	0.00	0.00	0.00	115.00	0.00	0.00	85.00	0.00	0.00	200.00
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	610.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	230.00	0.00	680.00	0.00	1,520.00
HVAC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	420.00	0.00	420.00
Key/Lock (Locksmith)	375.00	259.20	150.00	0.00	75.00	0.00	100.00	300.00	0.00	550.00	0.00	0.00	1,809.20
Parking Gates	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	75.00
Window Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	285.00	0.00	0.00	285.00
Total REPAIRS	1,270.00	564.20	150.00	350.00	200.00	315.00	215.00	2,990.00	660.20	4,849.71	2,311.00	335.00	14,210.11
UTILITIES													
Electricity	275.51	0.00	154.42	0.00	733.58	0.00	0.00	0.00	0.00	22.44	110.61	93.50	1,390.06
Water	0.00	181.80	247.32	0.00	366.28	0.00	360.16	0.00	0.00	290.18	155.14	0.00	1,600.88
Phone/Internet	0.00	0.00	0.00	0.00	1,341.49	50.00	50.00	50.00	50.00	50.00	62.50	55.00	1,708.99
Total UTILITIES	275.51	181.80	401.74	0.00	2,441.35	50.00	410.16	50.00	50.00	362.62	328.25	148.50	4,699.93
CAPITAL EXPENSES													
Appliances	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	397.89	0.00	0.00	397.89
Intercom / Door Systems	0.00	0.00	0.00	0.00	0.00	3,995.00	0.00	0.00	0.00	0.00	0.00	0.00	3,995.00
Art/Decorations	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
Total CAPITAL EXPENSES	0.00	0.00	0.00	0.00	0.00	3,995.00	360.00	0.00	0.00	397.89	0.00	0.00	4,752.89
Total OPERATING EXPENSE	1,952.21	1,967.70	1,749.44	1,456.68	3,173.05	4,912.70	1,822.86	4,256.70	1,176.90	6,260.72	3,884.85	705.50	33,319.31
NOI	3,042.79	2,977.30	3,545.56	5,838.32	4,121.95	532.30	3,972.14	688.30	3,768.10	(3,585.72)	(3,559.85)	2,994.50	24,335.69
TOTAL INCOME	4,995.00	4,945.00	5,295.00	7,295.00	7,295.00	5,445.00	5,795.00	4,945.00	4,945.00	2,675.00	325.00	3,700.00	57,655.00
TOTAL EXPENSE	1,952.21	1,967.70	1,749.44	1,456.68	3,173.05	4,912.70	1,822.86	4,256.70	1,176.90	6,260.72	3,884.85	705.50	33,319.31
NET INCOME	3,042.79	2,977.30	3,545.56	5,838.32	4,121.95	532.30	3,972.14	688.30	3,768.10	(3,585.72)	(3,559.85)	2,994.50	24,335.69

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