

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	0.00	0.00	383.33	350.00	2,300.00	3,000.00	7,050.00	7,050.00	7,050.00	2,350.00	7,050.00	36,583.33
Total RENTS	0.00	0.00	0.00	83.33	350.00	2,300.00	3,000.00	7,050.00	7,050.00	7,050.00	2,350.00	7,050.00	36,583.33
FEES													
Pet Fee-Non Refundable	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	250.00
Late Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	50.00	0.00	0.00	100.00
Total FEES	0.00	0.00	0.00	0.00	0.00	0.00	250.00	50.00	0.00	50.00	0.00	0.00	350.00
Total Operating Income:	0.00	0.00	0.00	383.33	350.00	2,300.00	3,250.00	7,100.00	7,050.00	7,100.00	2,350.00	7,050.00	36,933.33

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
CLEANING & MAINT.													
Janitorial Expense	0.00	0.00	0.00	440.00	85.00	0.00	85.00	85.00	170.00	145.00	85.00	0.00	1,095.00
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	90.00	90.00	0.00	166.00	125.00	0.00	71.00
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	1,099.08	0.00	1,099.08
Sewer Drain Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	395.00	0.00	0.00	0.00	0.00	0.00	395.00
Total CLEANING & MAINT.	110.00	495.00	880.00	440.00	85.00	0.00	570.00	175.00	170.00	311.00	1,489.08	0.00	4,725.08
MGMT. FEES													
Management fees	0.00	0.00	0.00	0.00	44.00	138.00	180.00	423.00	423.00	423.00	141.00	423.00	2,195.00
Total MGMT. FEES	0.00	0.00	0.00	0.00	44.00	138.00	180.00	423.00	423.00	423.00	141.00	423.00	2,195.00

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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	0.00	0.00	0.00	0.00	35.00	1,218.72	47.94	228.83	90.94	190.00	0.00	0.00	2,511.43
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	628.28	0.00	0.00	628.28
Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	336.00	0.00	0.00	336.00
Plumbing	0.00	0.00	0.00	0.00	0.00	0.00	390.00	0.00	0.00	0.00	330.00	0.00	720.00
HVAC	0.00	0.00	0.00	0.00	0.00	135.00	165.00	0.00	0.00	0.00	420.00	0.00	720.00
Key/Lock (Locksmith)	0.00	0.00	0.00	0.00	860.00	375.00	0.00	0.00	0.00	0.00	0.00	0.00	1,235.00
Parking Gates	0.00	0.00	0.00	0.00	100.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	200.00
Electrical Repairs	0.00	0.00	0.00	0.00	0.00	538.23	0.00	700.00	0.00	0.00	0.00	0.00	1,238.23
Total REPAIRS	0.00	0.00	0.00	0.00	995.00	2,266.95	1,647.94	928.83	90.94	1,154.28	750.00	0.00	7,833.94
UTILITIES													
Electricity	0.00	251.86	880.60	131.93	52.39	374.28	0.00	120.70	0.00	206.18	83.10	266.85	2,367.89
Gas	0.00	1,500.00	0.00	2,317.60	407.58	38.12	37.25	0.00	0.00	311.77	87.50	0.00	4,699.82
Water	0.00	51.00	68.92	0.00	80.76	0.00	178.28	0.00	0.00	302.46	326.98	0.00	1,008.40
Phone/Internet	0.00	0.00	0.00	0.00	0.00	0.00	1,391.49	0.00	50.00	109.52	55.00	55.00	1,661.01
Total UTILITIES	0.00	1,802.86	949.52	2,449.53	540.73	412.40	1,607.02	120.70	50.00	929.93	552.58	321.85	9,737.12
CAPITAL EXPENSES													
Intercom / Door Systems	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	4,595.00	0.00	0.00	0.00	5,095.00
GDC New Appliance	0.00	0.00	0.00	4,828.05	0.00	0.00	4,974.27	0.00	0.00	0.00	0.00	0.00	9,802.32
Mailbox	0.00	0.00	0.00	0.00	936.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	936.32
Total CAPITAL EXPENSES	0.00	0.00	0.00	5,328.05	936.32	0.00	4,974.27	0.00	4,595.00	0.00	0.00	0.00	15,833.64
Total OPERATING EXPENSE	110.00	2,297.86	1,829.52	8,217.58	2,601.05	2,817.35	8,979.23	1,647.53	5,328.94	2,818.21	2,932.66	744.85	40,324.78
NOI	-110.00	-2,297.86	1,829.52	-7,834.25	-2,251.05	-517.35	-5,729.23	5,452.47	1,721.06	4,281.79	-582.66	6,305.15	-3,391.45
TOTAL INCOME	0.00	0.00	0.00	383.33	350.00	2,300.00	3,250.00	7,100.00	7,050.00	7,100.00	2,350.00	7,050.00	36,933.33
TOTAL EXPENSE	110.00	2,297.86	1,829.52	8,217.58	2,601.05	2,817.35	8,979.23	1,647.53	5,328.94	2,818.21	2,932.66	744.85	40,324.78
NET INCOME	-110.00	-2,297.86	1,829.52	-7,834.25	-2,251.05	-517.35	-5,729.23	5,452.47	1,721.06	4,281.79	-582.66	6,305.15	-3,391.45