

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	7,795.00	5,045.00	5,045.00	3,551.67	2,495.00	4,850.00	2,300.00	6,242.00	4,650.00	6,500.00	4,700.00	7,000.00	60,173.67
Total RENTS	7,795.00	5,045.00	5,045.00	3,551.67	2,495.00	4,850.00	2,300.00	6,242.00	4,650.00	6,500.00	4,700.00	7,000.00	60,173.67
FEES													
Late Fee	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00	0.00	150.00
Total FEES	50.00	0.00	50.00	50.00	0.00	150.00							
Total Operating Income:	7,845.00	5,045.00	5,045.00	3,551.67	2,495.00	4,850.00	2,300.00	6,242.00	4,650.00	6,550.00	4,750.00	7,000.00	60,323.67

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	50.00	375.00	0.00	170.00	160.00	170.00	85.00	85.00	0.00	1,095.00
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	220.00	0.00	220.00
Total CLEANING & MAINT.	110.00	495.00	880.00	50.00	525.00	0.00	340.00	240.00	170.00	200.00	800.10	0.00	3,810.10
LEGAL & PROF. FEES													
Legal [General]	0.00	0.00	0.00	0.00	170.00	85.00	225.00	0.00	0.00	0.00	0.00	0.00	480.00
Relocation Assistance	0.00	0.00	0.00	0.00	0.00	0.00	2,550.00	0.00	0.00	0.00	0.00	0.00	2,550.00
Total LEGAL & PROF. FEES	0.00	0.00	0.00	0.00	170.00	85.00	2,775.00	0.00	0.00	0.00	0.00	0.00	3,030.00
MGMT. FEES													
Management fees	149.70	620.70	149.70	302.70	63.40	302.70	276.00	374.52	279.00	390.00	282.00	420.00	3,610.42
Total MGMT. FEES	149.70	620.70	149.70	302.70	63.40	302.70	276.00	374.52	279.00	390.00	282.00	420.00	3,610.42

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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	320.11	0.00	426.01	650.87	423.67	995.02	160.00	100.00	3,075.68
Turnover	0.00	0.00	0.00	0.00	0.00	0.00	0.00	931.23	0.00	0.00	0.00	0.00	931.23
Turnover Painting	0.00	0.00	0.00	0.00	0.00	307.21	3,600.00	250.00	0.00	0.00	0.00	0.00	4,157.21
Turnover/Sales Clean	0.00	0.00	0.00	0.00	0.00	0.00	265.00	0.00	0.00	0.00	0.00	0.00	265.00
Appliance Repair	0.00	255.00	0.00	0.00	500.03	0.00	0.00	0.00	85.00	350.00	0.00	0.00	1,190.03
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	0.00	0.00	0.00	440.00	0.00	1,130.00	0.00	0.00	330.00	0.00	1,900.00
HVAC Repairs	135.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	420.00	0.00	555.00
Key/Lock (Locksmith)	375.00	184.20	0.00	225.00	300.00	300.00	600.00	175.00	0.00	0.00	0.00	0.00	2,159.20
Gutters & Downspout	0.00	0.00	332.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	332.00
Total REPAIRS	510.00	439.20	332.00	225.00	1,470.14	1,047.21	4,891.01	3,137.10	508.67	1,345.02	910.00	100.00	14,915.35
UTILITIES													
Electricity	0.00	247.58	55.88	61.02	65.38	0.00	122.90	283.76	74.50	2.70	43.30	88.76	1,045.78
Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	404.99	0.00	0.00	58.70	0.00	463.69
Water	0.00	181.80	187.80	0.00	199.72	0.00	0.00	178.28	0.00	216.54	326.98	0.00	1,291.12
Phone/Internet	0.00	0.00	0.00	0.00	1,240.00	0.00	50.00	50.00	50.00	50.00	112.83	110.00	1,662.83
Total UTILITIES	0.00	429.38	243.68	61.02	1,505.10	0.00	172.90	917.03	124.50	269.24	541.81	198.76	4,463.42
CAPITAL EXPENSES													
Intercom / Door Systems	0.00	0.00	0.00	500.00	0.00	3,995.00	0.00	0.00	0.00	0.00	0.00	0.00	4,495.00
Art/Decorations	0.00	0.00	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00	360.00
Turnover/Final Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	265.00	0.00	0.00	0.00	0.00	265.00
Total CAPITAL EXPENSES	0.00	0.00	0.00	500.00	0.00	3,995.00	360.00	265.00	0.00	0.00	0.00	0.00	5,120.00
Total OPERATING EXPENSE	769.70	1,984.28	1,605.38	1,138.72	3,733.64	5,429.91	8,814.91	4,933.65	1,082.17	2,204.26	2,533.91	718.76	34,949.29
NOI	7,075.30	3,060.72	3,439.62	2,412.95	-1,238.64	-579.91	-6,514.91	1,308.35	3,567.83	4,345.74	2,216.09	6,281.24	25,374.38
TOTAL INCOME	7,845.00	5,045.00	5,045.00	3,551.67	2,495.00	4,850.00	2,300.00	6,242.00	4,650.00	6,550.00	4,750.00	7,000.00	60,323.67
TOTAL EXPENSE	769.70	1,984.28	1,605.38	1,138.72	3,733.64	5,429.91	8,814.91	4,933.65	1,082.17	2,204.26	2,533.91	718.76	34,949.29
NET INCOME	7,075.30	3,060.72	3,439.62	2,412.95	-1,238.64	-579.91	-6,514.91	1,308.35	3,567.83	4,345.74	2,216.09	6,281.24	25,374.38

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