

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	4,745.00	4,690.00	7,015.00	7,140.00	2,551.48	2,500.00	4,845.00	2,450.00	5,750.00	3,905.00	5,495.00	4,745.00	55,831.48
Total RENTS	4,745.00	4,690.00	7,015.00	7,140.00	2,551.48	2,500.00	4,845.00	2,450.00	5,750.00	3,905.00	5,495.00	4,745.00	55,831.48
FEES													
Late Fee	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Total FEES	0.00	0.00	0.00	50.00	0.00	50.00							
Total Operating Income:	4,745.00	4,690.00	7,015.00	7,190.00	2,551.48	2,500.00	4,845.00	2,450.00	5,750.00	3,905.00	5,495.00	4,745.00	55,881.48

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	85.00	0.00	0.00	85.00	0.00	170.00	170.00	170.00	85.00	85.00	0.00	850.00
Landscaping	0.00	0.00	0.00	0.00	90.00	0.00	200.00	90.00	0.00	135.00	175.00	0.00	690.00
Exterminating/Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00	0.00	0.00	175.00
Snow Removal	90.00	420.00	740.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00	0.00	1,430.00
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
Total CLEANING & MAINT.	90.00	505.00	740.00	0.00	175.00	0.00	370.00	260.00	170.00	395.00	640.10	0.00	3,345.10
LEGAL & PROF. FEES													
Legal [General]	0.00	0.00	0.00	0.00	0.00	0.00	925.00	0.00	75.00	0.00	75.00	0.00	1,075.00
Relocation Assistance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,650.00	0.00	0.00	0.00	0.00	2,650.00
Total LEGAL & PROF. FEES	0.00	0.00	0.00	0.00	0.00	0.00	925.00	2,650.00	75.00	0.00	75.00	0.00	3,725.00
MGMT. FEES													
Management fees	284.70	281.40	273.90	575.40	153.09	150.00	290.70	147.00	269.40	291.30	324.30	308.70	3,349.89
Emergency Services	0.00	0.00	0.00	0.00	0.00	334.06	0.00	0.00	0.00	0.00	0.00	0.00	334.06
Total MGMT. FEES	284.70	281.40	273.90	575.40	153.09	484.06	290.70	147.00	269.40	291.30	324.30	308.70	3,683.95

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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	605.00	67.82	0.00	0.00	680.90	205.00	0.00	0.00	0.00	230.00	190.00	110.00	2,088.72
Turnover	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	720.00	0.00	0.00	0.00	720.00
Turnover Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,104.00	0.00	0.00	0.00	0.00	2,104.00
Appliance Repair	0.00	0.00	85.00	0.00	0.00	235.00	0.00	0.00	0.00	0.00	0.00	0.00	320.00
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	0.00	675.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	125.00	330.00	0.00	1,730.00
HVAC	0.00	135.00	135.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	560.00	0.00	830.00
Key/Lock (Locksmith)	75.00	75.00	0.00	0.00	0.00	125.00	0.00	300.00	125.00	100.00	0.00	0.00	800.00
Parking Gates	0.00	110.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00
Wrought Iron/Welding	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
Total REPAIRS	680.00	1,412.82	220.00	350.00	680.90	1,165.00	0.00	2,404.00	845.00	455.00	1,080.00	110.00	9,402.72
UTILITIES													
Electricity	477.07	0.00	0.00	587.94	89.26	55.22	0.00	211.82	79.04	136.18	51.30	145.60	1,833.43
Water	0.00	0.00	0.00	0.00	0.00	500.00	0.00	400.00	500.00	900.00	857.16	0.00	3,157.16
Phone/Internet	0.00	0.00	0.00	0.00	0.00	1,346.33	50.00	50.00	50.00	59.03	55.00	55.00	1,665.36
Total UTILITIES	477.07	0.00	0.00	587.94	89.26	1,901.55	50.00	661.82	629.04	1,095.21	963.46	200.60	6,655.95
CAPITAL EXPENSES													
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
Turnover/Final Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	390.00	0.00	0.00	390.00
Total CAPITAL EXPENSES	0.00	0.00	0.00	0.00	0.00	3,995.00	0.00	0.00	0.00	390.00	0.00	0.00	4,385.00
Total OPERATING EXPENSE	1,531.77	2,199.22	1,233.90	1,513.34	1,098.25	7,545.61	1,635.70	6,122.82	1,988.44	2,626.51	3,082.86	619.30	31,197.72
NOI	3,213.23	2,490.78	5,781.10	5,676.66	1,453.23	-5,045.61	3,209.30	-3,672.82	3,761.56	1,278.49	2,412.14	4,125.70	24,683.76
TOTAL INCOME	4,745.00	4,690.00	7,015.00	7,190.00	2,551.48	2,500.00	4,845.00	2,450.00	5,750.00	3,905.00	5,495.00	4,745.00	55,881.48
TOTAL EXPENSE	1,531.77	2,199.22	1,233.90	1,513.34	1,098.25	7,545.61	1,635.70	6,122.82	1,988.44	2,626.51	3,082.86	619.30	31,197.72
NET INCOME	3,213.23	2,490.78	5,781.10	5,676.66	1,453.23	-5,045.61	3,209.30	-3,672.82	3,761.56	1,278.49	2,412.14	4,125.70	24,683.76