

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	4,700.00	3,450.00	10,550.00	7,000.00	4,700.00	7,495.00	4,700.00	4,695.00	4,695.00	11,845.00	4,945.00	5,200.00	73,975.00
Total RENTS	4,700.00	3,450.00	10,550.00	7,000.00	4,700.00	7,495.00	4,700.00	4,695.00	4,695.00	11,845.00	4,945.00	5,200.00	73,975.00
FEES													
Late Fee	0.00	0.00	50.00	50.00	50.00	50.00	50.00	0.00	0.00	0.00	0.00	0.00	250.00
Total FEES	0.00	0.00	50.00	50.00	50.00	50.00	50.00	0.00	0.00	0.00	0.00	0.00	250.00
Total Operating Income:	4,700.00	3,450.00	10,600.00	7,050.00	4,750.00	7,545.00	4,750.00	4,695.00	4,695.00	11,845.00	4,945.00	5,200.00	74,225.00

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	0.00	0.00	0.00	85.00	0.00	170.00	0.00	170.00	85.00	85.00	0.00	595.00
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	90.00	420.00	740.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	144.00	0.00	1,394.00
Fire & Safety	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	517.09	0.00	517.09
Sewer Drain Maint	0.00	325.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	325.00
Hauling/Trash Removal	0.00	0.00	0.00	0.00	0.00	220.00	0.00	0.00	0.00	0.00	0.00	0.00	220.00
Total CLEANING & MAINT.	90.00	745.00	740.00	0.00	235.00	220.00	340.00	80.00	170.00	200.00	861.09	0.00	3,681.09
LEGAL & PROF. FEES													
Legal [General]	0.00	0.00	135.00	0.00	0.00	0.00	150.00	0.00	150.00	775.00	0.00	0.00	1,210.00
Total LEGAL & PROF. FEES	0.00	0.00	135.00	0.00	0.00	0.00	150.00	0.00	150.00	775.00	0.00	0.00	1,210.00
MGMT. FEES													
Management fees	138.00	426.00	420.00	495.00	282.00	282.00	449.70	419.70	281.70	710.70	296.70	312.00	4,513.50
Total MGMT. FEES	138.00	426.00	420.00	495.00	282.00	282.00	449.70	419.70	281.70	710.70	296.70	312.00	4,513.50

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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 Maintenance	0.00	0.00	90.00	0.00	0.00	0.00	190.00	470.00	140.00	480.76	470.00	280.00	2,120.76
GDC Maintenance	1,060.00	140.00	215.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,415.00
Turnover Painting	0.00	0.00	0.00	0.00	0.00	472.26	0.00	0.00	0.00	0.00	0.00	0.00	472.26
Turnover/Sales Clean	0.00	0.00	0.00	0.00	0.00	280.00	0.00	0.00	0.00	0.00	0.00	0.00	280.00
Appliance Repair	0.00	0.00	0.00	0.00	0.00	0.00	170.00	295.33	0.00	85.00	0.00	0.00	550.33
Painting	0.00	0.00	0.00	0.00	0.00	1,800.00	0.00	0.00	0.00	0.00	0.00	0.00	1,800.00
Plumbing	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	330.00	110.00	640.00
HVAC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	135.00	420.00	0.00	555.00
Key/Lock (Locksmith)	0.00	375.00	75.00	0.00	0.00	300.00	300.00	450.00	0.00	0.00	0.00	0.00	1,500.00
Total REPAIRS	1,060.00	515.00	380.00	200.00	0.00	2,852.26	660.00	1,215.33	140.00	700.76	1,220.00	390.00	9,333.35
UTILITIES													
Electricity	0.00	614.08	152.85	0.00	245.41	0.00	0.00	206.11	0.00	208.42	0.00	0.00	1,426.87
Gas	0.00	619.10	0.00	452.65	460.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,531.76
Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,388.78	0.00	0.00	808.54	427.75	3,625.07
Phone/Internet	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,341.49	50.00	50.00	50.00	100.00	1,591.49
Total UTILITIES	0.00	1,233.18	152.85	452.65	705.42	0.00	0.00	3,936.38	50.00	258.42	858.54	527.75	8,175.19
Total OPERATING EXPENSE	1,288.00	2,919.18	1,827.85	1,147.65	1,222.42	3,354.26	1,599.70	5,651.41	791.70	2,644.88	3,236.33	1,229.75	26,913.13
NOI	3,412.00	530.82	8,772.15	5,902.35	3,527.58	4,190.74	3,150.30	-956.41	3,903.30	9,200.12	1,708.67	3,970.25	47,311.87
TOTAL INCOME	4,700.00	3,450.00	10,600.00	7,050.00	4,750.00	7,545.00	4,750.00	4,695.00	4,695.00	11,845.00	4,945.00	5,200.00	74,225.00
TOTAL EXPENSE	1,288.00	2,919.18	1,827.85	1,147.65	1,222.42	3,354.26	1,599.70	5,651.41	791.70	2,644.88	3,236.33	1,229.75	26,913.13
NET INCOME	3,412.00	530.82	8,772.15	5,902.35	3,527.58	4,190.74	3,150.30	-956.41	3,903.30	9,200.12	1,708.67	3,970.25	47,311.87