Income Statement - 12 Month
L & M Property Management LLC

Properties: BB Housing - Various Addresses St Paul, MN 55164

Account Name	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Total
Operating Income & Expense													
Income													
RENTAL INCOME	36,330	36,330	36,330	36,330	36,330	36,330	36,330	36,330	36,330	36,330	36,330	36,330	435,954
Section 8 Rent (or Subsidized rent)	6,022	6,022	6,022	6,022	6,022	6,022	6,022	6,022	6,022	6,022	6,022	6,022	72,264
Vacancy Loss	-1,063	-1,063	-1,063	-1,063	-1,063	-1,063	-1,063	-1,063	-1,063	-1,063	-1,063	-1,063	-12,756
Rental Income Garage	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Total INCOME	**41,489**	**41,489**	**41,489**	**41,489**	**41,489**	**41,489**	**41,489**	**41,489**	**41,489**	**41,489**	**41,489**	**41,489**	**497,862**
OTHER INCOME													
Application Fee	44	44	44	44	44	44	44	44	44	44	44	44	528
Late Fees Income	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Liability to Landlord Insurance	242	242	242	242	242	242	242	242	242	242	242	242	2,904
NSF Fee	80	80	80	80	80	80	80	80	80	80	80	80	960
Renters Insurance Admin Fee	104	104	104	104	104	104	104	104	104	104	104	104	1,248
Total OTHER INCOME	**620**	**620**	**620**	**620**	**620**	**620**	**620**	**620**	**620**	**620**	**620**	**620**	**7,440**
Total Operating Income	**42,109**	**42,109**	**42,109**	**42,109**	**42,109**	**42,109**	**42,109**	**42,109**	**42,109**	**42,109**	**42,109**	**42,109**	**505,302**
Expenses													
WAGES AND TAXES													
Wages Resident Manager	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	31,200
Wages Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0
Employee Benefits	390	390	390	390	390	390	390	390	390	390	390	390	4,680
Payroll Tax Expense	260	260	260	260	260	260	260	260	260	260	260	260	3,120
Total Wages & Taxes	**3,250**	**3,250**	**3,250**	**3,250**	**3,250**	**3,250**	**3,250**	**3,250**	**3,250**	**3,250**	**3,250**	**3,250**	**39,000**
Administrative Expenses													
Accounting Fees	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Bank Charges	200	200	200	200	200	200	200	200	200	200	200	200	2,400
License-Permit-Inspections	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Mileage/Gas Reimbursement	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Postage	0	0	0	0	0	0	0	0	0	0	0	0	0

Software/Compliance	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,800
Unlawful Detainer Fee	0	0	0	1,010	0	0	0	0	0	0	0	0	1,010
Total Administrative Expenses	**3,950**	**3,950**	**3,950**	**4,960**	**3,950**	**3,950**	**3,950**	**3,950**	**3,950**	**3,950**	**3,950**	**3,950**	**48,410**
Repairs & Maintenance													
Appliance Repairs/Supplies	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Cleaning Apartment	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Cleaning Common Area	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Exterminating	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Flooring Repairs	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Grounds Maint-Landscape	0	0	0	0	3,500	3,500	3,500	3,500	3,500	3,500	0	0	21,000
HVAC Labor/Supplies	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Lock/Key Repair	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Plumbing Labor/Supplies	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Repairs/ Maintenance Labor/Supp	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000
Snow Removal	3,500	3,500	3,500	3,500	0	0	0	0	0	0	3,500	3,500	21,000
Total Repairs & Maitenance	**9,950**	**9,950**	**9,950**	**9,950**	**9,950**	**9,950**	**9,950**	**9,950**	**9,950**	**9,950**	**9,950**	**9,950**	**119,400**
Utilites													
Electricity House Meter	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Electricity Units	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Gas	120	120	120	120	120	120	120	120	120	120	120	120	1,440
Refuse	800	800	800	800	800	800	800	800	800	800	800	800	9,600
Telephone Land/Fax/Elevator/Ce	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Water & Sewer	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	25,200
Total Utilities	**3,670**	**3,670**	**3,670**	**3,670**	**3,670**	**3,670**	**3,670**	**3,670**	**3,670**	**3,670**	**3,670**	**3,670**	**44,040**
Other Operating Expenses													
Insurance Property	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Real Estate Tax	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,000
Total Other Operating Expnses	**5,500**	**5,500**	**5,500**	**5,500**	**5,500**	**5,500**	**5,500**	**5,500**	**5,500**	**5,500**	**5,500**	**5,500**	**66,000**
Total Operating Expenses	**26,320**	**26,320**	**26,320**	**27,330**	**26,320**	**26,320**	**26,320**	**26,320**	**26,320**	**26,320**	**26,320**	**26,320**	**316,850**
NOI - Net Operating Income	**15,789**	**15,789**	**15,789**	**14,779**	**15,789**	**15,789**	**15,789**	**15,789**	**15,789**	**15,789**	**15,789**	**15,789**	**188,452**

Other Income & Expense													
Other Expense													
NON-OPERATING/OWNER EXPENSE													
Interest Expense - Note I	371	371	371	371	371	371	371	371	371	371	371	371	4,458
Interest Expense - Note II	567	567	567	567	567	567	567	567	567	567	567	567	6,808
Interest Expense - Note IV	2,231	2,231	2,231	2,231	2,231	2,231	2,231	2,231	2,231	2,231	2,231	2,231	26,766
Total NON-OPERATING/OWNER E	**3,169**	**3,169**	**3,169**	**3,169**	**3,169**	**3,169**	**3,169**	**3,169**	**3,169**	**3,169**	**3,169**	**3,169**	**38,032**
Total Other Expense	**3,169**	**3,169**	**3,169**	**3,169**	**3,169**	**3,169**	**3,169**	**3,169**	**3,169**	**3,169**	**3,169**	**3,169**	**38,032**
Net Other Income													
Total Income	42,109	42,109	42,109	42,109	42,109	42,109	42,109	42,109	42,109	42,109	42,109	42,109	505,302
Total Expense	29,489	29,489	29,489	30,499	29,489	29,489	29,489	29,489	29,489	29,489	29,489	29,489	354,882
Net Income	**12,619**	**12,619**	**12,619**	**11,609**	**12,619**	**12,619**	**12,619**	**12,619**	**12,619**	**12,619**	**12,619**	**12,619**	**150,420**