

HIGHVIEW APARTMENTS - PROFIT & LOSS PERFORMANCE

October 1, 2022 to September 30, 2023

| Account Name | YTD Actual | Comments |
|------------------------------------|-------------------|------------------------------------|
| Income | | |
| INCOME | | |
| Rental Income | 173,164.04 | |
| Section 8 Income | 126,526.00 | |
| Int. Income Sec. Deposit | 10.77 | |
| Int. Income Escrow | 16.03 | |
| NSF/Late Fee | 777.00 | |
| Total INCOME | 300,493.84 | |
| MISCELLANEOUS INCOME | | |
| Misc. Income | 2,050.00 | |
| Laundry Income | 3,415.63 | |
| Total MISCELLANEOUS INCOME | 5,465.63 | |
| Total Operating Income | 305,959.47 | |
| Expense | | |
| ADMINISTRATIVE | | |
| Advertising | 406.17 | |
| Other Renting Expenses | 523.76 | |
| Office Salary | 5,200.00 | |
| Office Expense | 2,696.22 | |
| Management Fee | 0.00 | Not Included - Buyer to underwrite |
| Manager's Salary | 10,248.00 | |
| Legal Expense | 4,322.50 | |
| Audit Expense | 1,250.00 | |
| Bookkeeping | 0.00 | Not Included - Buyer to underwrite |
| Telephone/Internet Expense | 929.26 | |
| Computer/Equip/Software/IT Support | 28.08 | |
| Bank Fees | 98.00 | |
| Total ADMINISTRATIVE | 25,701.99 | |

UTILITIES

| | |
|----------|----------|
| Electric | 5,504.25 |
| Water | 6,619.47 |
| Sewer | 7,780.15 |

Total UTILITIES**19,903.87****OPERATING & MAINTENANCE**

| | |
|-----------------------|-----------|
| Janitorial Payroll | 2,385.76 |
| Janitorial Supplies | 49.50 |
| Janitorial Contract | 1,220.00 |
| Exterminating | 3,720.26 |
| Trash Removal | 3,259.87 |
| Grounds Supplies | 0.00 |
| Grounds Contract | 2,220.00 |
| Hot Water Heater | 761.52 |
| Maintenance Payroll | 8,111.66 |
| Maintenance Material | 6,949.82 |
| Repairs Contract | 5,639.85 |
| HVAC Contract/Repair | 0.00 |
| Snow Removal | 880.00 |
| Decorating Contract | 2,700.00 |
| Decorating Supplies | 669.00 |
| Flooring Replacement | 11,525.41 |
| Appliance Replacement | 1,464.60 |

Total OPERATING & MAINTENANCE**51,557.25****TAXES & INSURANCE**

| | |
|------------------------|-----------|
| Real Estate Tax | 45,099.35 |
| FICA C/S | 1,945.41 |
| Insurance | 0.00 |
| Workers Compensation | 1,536.48 |
| Unemployment Insurance | 1,269.77 |
| Other Taxes | 150.00 |
| Other Insurance | 199.98 |

Total TAXES & INSURANCE**50,200.99****Total Operating Expense****147,364.10**

Reduced \$894.40. One-time payment for balcony permits.

Reduced \$7,460.26. One-time porch demo and rail installation.

Not Included - Buyer to underwrite

| | |
|-----------------------------------|-------------------|
| Total Operating Income | 305,959.47 |
| Total Operating Expense | <u>147,364.10</u> |
| NOI - Net Operating Income | 158,595.37 |