

Terravita PROFORMA Profit and Loss by Month
ASSUMES 100% OCCUPANCY WITH 5% VACANCY
 April 1, 2025-March 30, 2026

Distribution account	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	27-Jan	Feb-27	Mar-26	Apr-26	Total
Income													
Rental Income	132,200.00	132,200.00	132,200.00	132,200.00	132,200.00	132,200.00	132,200.00	132,200.00	132,200.00	132,200.00	132,200.00	132,200.00	1,586,400.00
Govt assistance (Section 8) income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rent Less 5% vacancy	-6,610.00	-6,610.00	-6,610.00	-6,610.00	-6,610.00	-6,610.00	-6,610.00	-6,610.00	-6,610.00	-6,610.00	-6,610.00	-6,610.00	-79,320.00
Water, Sewage, Trash	9,900.00	9,900.00	9,900.00	9,900.00	9,900.00	9,900.00	9,900.00	9,900.00	9,900.00	9,900.00	9,900.00	9,900.00	118,800.00
WST Less 5% vacancy	-495.00	-495.00	-495.00	-495.00	-495.00	-495.00	-495.00	-495.00	-495.00	-495.00	-495.00	-495.00	-5,940.00
Total for Rental Income	134,995.00	134,995.00	134,995.00	134,995.00	134,995.00	134,995.00	134,995.00	134,995.00	134,995.00	134,995.00	134,995.00	134,995.00	\$1,619,940.00
Expenses													
Advertising and Promotion	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	9,240.00
Bank Service Charges	84.50	72.63	95.38	93.50	91.50	87.25	32.50	42.00	66.50	80.00	125.00	57.00	927.76
Collection and Eviction Costs	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	12,000.00
Insurance Expense													
Property / Liability Insurance									101,744.27				101,564.27
Workers Comp Insurance	323.58	315.75	303.45	270.43	328.32	468.55	360.44	389.30	293.55	277.59	331.01	203.20	3,865.17
Total for Insurance Expense	323.58	315.75	303.45	270.43	328.32	468.55	360.44	389.30	102,037.82	277.59	331.01	23.20	\$105,429.44
Licenses			734.00			1,208.98			400.00				2,342.98
Office Expense	378.29		200.00			379.25		2,208.34		202.29	513.80	664.20	4,546.17
Payroll Expenses (6.8%)													
Managers	7,967.81	6,943.46	9,085.82	9,629.99	8,222.55	5,201.39	8,205.99	7,497.69	8,490.61	8,214.09	5,529.13	8,405.35	93,393.88
Maintenance Wages	6,318.18	7,342.53	5,200.17	4,656.00	6,063.44	9,084.60	6,080.00	6,788.30	5,795.38	6,071.90	8,756.86	5,880.64	78,038.00
Employer Taxes	1,294.15	1,395.56	1,146.08	1,053.78	1,276.55	1,770.28	1,470.10	1,580.91	1,438.90	1,398.47	2,063.73	1,255.60	17,184.12
Total for Payroll Expenses	9,261.96	8,339.02	10,231.91	10,723.77	9,499.10	6,971.67	9,676.09	9,078.60	9,929.51	9,612.56	7,592.86	9,660.95	\$110,578.00
Payroll Service Fees	172.23	172.23	260.32	168.28	175.08	175.08	177.16	523.44	266.30	298.82	411.70	495.20	3,295.84
Repairs & Maintenance													
Building Repair Exp				1,000.00									1,000.00
Cleaning and Janitorial	155	155.00	750	750.00	750.00	750	750.00	750.00	750.00	750.00	750.00	750.00	7,810.00
Fire Protection Monitoring / Repairs	654.00				1,055.00	960.00							3,164.00
Replacement	4650	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	55,800.00
Landscaping Maint	1,200.00		3,638.66		1,200.00			1,200.00	210.00				7,448.66
Pest Control	485.75		120.00	470.00		245.18		510.00	245.84	120.00			2,196.77
Plumbing Repairs	1,500.00		3,145.00	580.00	965.00			300.00				290.00	7,982.00
Pool	650.00												650.00
Security Systems	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
Total for Repairs & Maintenance	9,334.75	4,845.00	12,343.66	7,490.00	8,660.00	7,422.18	5,440.00	6,640.00	6,400.00	6,110.84	5,560.00	6,225.00	\$86,531.43
Taxes - Personal Property	1,142.34											1,011.86	2,154.20
Taxes - Property					13,893.88		13,604.88			13,604.88		13,604.88	54,708.52
Telephone & Internet	1,326.86	724.97	724.97	932.72	724.80	724.80	932.55	725.52	725.52	734.07	946.07		9,948.37
Utilities - Electricity	1,250.21	1,240.43	1,130.04	1,145.23	1,398.80	2,335.00	2,558.14	2,039.19	1,856.94	1,021.87	1,055.34		18,251.42
Utilities - Sewer			4,796.73			5,180.19		5,180.79					5,179.58
Utilities - Trash/Recycling	1,010.08	5,784.62		408.24	5,748.72	333.34	523.82	6,000.38	523.82	428.58	5,762.28		27,742.00
Utilities - Water	3,017.69	2,779.27	3,168.46	3,154.33	3,571.79	3,094.02	3,078.00	3,390.86	3,254.25	3,312.18	3,012.05	3,182.12	38,015.02
Total for Expenses	29,072.49	26,023.92	35,758.92	26,156.50	45,861.99	28,862.08	39,741.81	32,807.63	132,071.45	38,043.49	27,846.50	44,101.66	\$506,048.44
Net Operating Income	105,922.51	108,971.08	99,236.08	108,838.50	89,133.01	106,432.92	95,253.19	102,187.37	2,923.55	96,951.51	107,148.50	90,893.34	\$1,113,891.56
Other Income													
Other Expenses													
Capital Improvements													
Appliances			2,940.02	243.83			92.10			616.65			3,892.60
Property Upgrades													
Building / Unit Improvements	440.00	1,000.00						1,980.00	5,051.41	1,300.00			9,771.41
Carpet / Flooring	350.00				265.00	3,988.06	20,449.54	1,685.00	3,224.29	7,809.35	4,754.35	1,780.87	44,304.46
HVAC Equipment - Installation			2,150.00				770.00						2,920.00
Painting of Units after move out	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	54,000.00
Plumbing Equipment - Installation	1250	1250	1,250.00	1250	1250	1250	1250	1250	1250	1250	1250	1250	15,000.00
Refinishing - Resurfacing of Fixtures	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	33,000.00
Supplies / Materials	4,650.00	4,650.00	4,650.00	4650	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4650	55,800.00
Windows, Doors & Cabinets		520.28			2,093.85	1,773.89	2,068.53	592.61	467.08	1,130.43			10,361.72
Total for Property Upgrades	13,940.00	14,670.28	15,300.00	13,150.00	15,508.85	18,911.95	36,438.07	17,405.81	21,892.78	23,974.20	19,034.78	14,930.87	\$225,157.59
Total for Capital Improvements	13,940.00	14,670.28	18,240.02	13,393.83	15,508.85	18,911.95	36,530.17	17,405.81	21,892.78	24,590.85	19,034.78	14,930.87	\$229,050.19
Interest Expense													
Interest Expense - Mortgage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total for Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Total for Other Expenses	13,940.00	14,670.28	18,240.02	13,393.83	15,508.85	18,911.95	36,530.17	17,405.81	21,892.78	24,590.85	19,034.78	14,930.87	\$229,050.19
Net Other Income	-13,940.00	-14,670.28	-18,240.02	-13,393.83	-15,508.85	-18,911.95	-36,530.17	-17,405.81	-21,892.78	-24,590.85	-19,034.78	-14,930.87	\$-229,050.19
Net Income	91,982.51	94,300.80	80,996.06	95,444.67	73,624.16	87,520.97	58,723.02	84,781.56	-18,969.23	72,360.66	88,113.72	75,962.47	\$884,841.37