

# Profit & Loss Comparison

Property: Gilbert Square Apartments

Comparison Periods: 01/01/24 - 01/31/24 and 01/01/24 - 01/31/24 (cash basis)

	01/01/24 - 01/31/24	01/01/24 - 01/31/24	\$ Change	% Change
<b>INCOME</b>				
4100 Rental Income (NP)				
4101 Rental Income	15,949.00	15,949.00	0.00	
4110 Late Fees	90.00	90.00	0.00	
4100 Total Rental Income (NP)	16,039.00	16,039.00	0.00	
4400 Utility Income (NP)				
4405 Utilities Reimbursement	1,026.00	1,026.00	0.00	
4400 Total Utility Income (NP)	1,026.00	1,026.00	0.00	
<b>TOTAL INCOME</b>	<b>17,065.00</b>	<b>17,065.00</b>	<b>0.00</b>	
<b>EXPENSE</b>				
5100 Repairs & Maint.(NP)				
5102 Window/Screen	82.50	82.50	0.00	
5108 Plumbing Repair	577.50	577.50	0.00	
5111 HVAC Repairs	658.92	658.92	0.00	
5113 Contractor	110.00	110.00	0.00	
5116 Lock and Keys	118.11	118.11	0.00	
5117 Door Repairs	165.00	165.00	0.00	
5118 Hauling	55.00	55.00	0.00	
5123 Fire Prevention	487.13	487.13	0.00	
5131 Roof Repairs	390.00	390.00	0.00	
5137 Building/Grounds Supplies	51.36	51.36	0.00	
5160 Onsite (NP)				
5161 Maint. Wages	224.39	224.39	0.00	
5164 ER Tax & W/C	34.83	34.83	0.00	
5160 Total Onsite (NP)	259.22	259.22	0.00	
5100 Total Repairs & Maint.(NP)	2,954.74	2,954.74	0.00	
5170 Turnover (NP)				
5176 T/O Maintenance (Vendor)	247.50	247.50	0.00	
5179 T/O Supplies	62.03	62.03	0.00	
5170 Total Turnover (NP)	309.53	309.53	0.00	
5200 Landscape Expense (NP)				
5205 Landscape Maint.	295.00	295.00	0.00	
5200 Total Landscape Expense (NP)	295.00	295.00	0.00	
5400 Utilities Expense (NP)				
5404 Electric (NP)				
5405 Common Area	3,562.70	3,562.70	0.00	
5406 Unit Electric	2,265.89	2,265.89	0.00	
5404 Total Electric (NP)	5,828.59	5,828.59	0.00	
5410 Garbage	448.35	448.35	0.00	
5400 Total Utilities Expense (NP)	6,276.94	6,276.94	0.00	
5600 General Expenses (NP)				
5603 Telephone Services	10.49	10.49	0.00	
5605 Postage	1.31	1.31	0.00	
5600 Total General Expenses (NP)	11.80	11.80	0.00	
5630 Administrative Expense (NP)				
5638 Management Fees	1,018.50	1,018.50	0.00	
5630 Total Administrative Expense (NP)	1,018.50	1,018.50	0.00	
5650 Bank / Epay Fees	20.45	20.45	0.00	

	01/01/24 - 01/31/24	01/01/24 - 01/31/24	\$ Change	% Change
<b>TOTAL EXPENSE</b>	10,886.96	10,886.96	0.00	
<b>NOI</b>	6,178.04	6,178.04	0.00	
<b>NON OPERATING EXPENSE</b>				
6220 Mortgage (NP)				
6221 Mortgage Principal	1,462.19	1,462.19	0.00	
6223 Mortgage Interest	2,838.35	2,838.35	0.00	
6224 Escrow Reserve	1,843.53	1,843.53	0.00	
6220 Total Mortgage (NP)	6,144.07	6,144.07	0.00	
<b>TOTAL NON OPERATING EXPENSE</b>	6,144.07	6,144.07	0.00	
<b>NET INCOME</b>	33.97	33.97	0.00	
<b>NET INCOME SUMMARY</b>				
Income	17,065.00	17,065.00	0.00	
Expense	-10,886.96	-10,886.96	0.00	
Net Operating Income	6,178.04	6,178.04	0.00	
Non Operating Expense	-6,144.07	-6,144.07	0.00	
<b>NET INCOME</b>	33.97	33.97	0.00	

# Rent Roll Analysis

Property: Gilbert Square Apartments  
As of 01/31/24

Tenant Name	Unit	Unit Type	Sq Ft	Rent	Misc Charges	Vacancy Loss	Market Rent	Balance	Security Deposit	Move In	Last Rent Increase	Increase Amount	Lease Start	Lease End
<b>Gilbert Square Apartments</b>														
Green, Isaiah	1	1x1	0	1,100.00	100.00	0.00	1,100.00	0.00	1,100.00	6/6/22		0.00	6/7/22	3/6/23
Elhajj, Hicham	2	Studio	312	900.00	100.00	0.00	800.00	0.00	600.00	10/16/23	10/31/23	900.00		
Sinyayeva, Agnessa	3	Studio	294	900.00	100.00	0.00	800.00	0.00	1,000.00	11/1/23	10/27/23	900.00	11/1/23	10/31/24
Waller, Jenny	4	3x1	609	1,230.00	100.00	0.00	1,200.00	1,405.00	1,050.00	9/1/20	12/01/22	80.00	9/1/20	8/31/21
Dirck, Christian	5	1x1	0	1,100.00	100.00	0.00	1,100.00	0.00	1,650.00	7/10/23	07/10/23	1,100.00	7/10/23	
<VACANT>	6	1x1	0	1,100.00	0.00	1,100.00	1,100.00	0.00	0.00			0.00		
Chase, Joana	7	1x1	360	1,100.00	100.00	0.00	1,000.00	0.00	1,100.00	3/11/23	03/11/23	1,100.00	3/11/23	11/30/23
Engeseeth, Douglas	8	Studio	312	850.00	100.00	0.00	695.00	94.00	1,275.00	8/25/22	09/01/23	0.00	8/2/22	5/31/23
Lebbetter, James	9	Studio	312	900.00	100.00	0.00	900.00	0.00	900.00	9/1/23	09/01/23	900.00	9/1/23	5/31/24
Cruz Rosas, Hector	10	1x1	384	1,000.00	100.00	0.00	1,000.00	0.00	800.00	7/1/23	07/01/23	50.00	7/7/23	3/31/24
Martell, Kelly	11	1x1	0	975.00	0.00	0.00	975.00	307.00	800.00	4/16/14	12/01/22	80.00		
Lopez, Frank	12	1x1	0	995.00	0.00	0.00	975.00	0.00	1,800.00	1/5/18	12/01/22	80.00		
Anzell, John	13	1x1	0	945.00	0.00	0.00	975.00	0.00	0.00	3/1/13	12/01/22	75.00		
L'vingston, Cindy	14	Studio	190	900.00	100.00	0.00	900.00	0.00	900.00	9/23/23	10/01/23	900.00	9/23/23	5/31/24
<VACANT>	15	1x1	0	975.00	0.00	975.00	975.00	0.00	0.00			0.00		
Hunt, Regina	16	1x1	0	1,130.00	0.00	0.00	975.00	0.00	1,800.00	1/1/18	01/01/23	-70.00		
Wilson, Caitlin	17	1x1	0	925.00	0.00	0.00	975.00	0.00	900.00	6/4/16	12/01/22	75.00		
Vanderhoul, Kathlee	18	Studio	0	755.00	0.00	0.00	695.00	35.00	0.00	2/7/13	01/01/23	60.00		
Ross, Vivian	19	Studio	190	800.00	100.00	0.00	900.00	0.00	900.00	11/6/23	11/08/23	800.00	11/6/23	7/31/24
<VACANT>	Storage	Storage	0	0.00	0.00	0.00	0.00	0.00	0.00			0.00		
<b>Totals for Gilbert Square Apartments</b>			2,963	18,580.00	1,100.00	2,075.00	18,140.00	1,841.00	16,575.00			7,030.00		

Sq Ft	Rent	Misc Charges	Vacancy Loss	Market Rent	Balance	Security Deposit	Increase Amount
2,963	18,580.00	1,100.00	2,075.00	18,140.00	1,841.00	16,575.00	7,030.00



# Report Summary

Detail	Value
Total Possible Rent	18,580.00
Vacancy Rent	2,075.00
Occupied Unit Rent	16,505.00
# of Units	20
Vacant Units	3
Occupancy	85.00%

**Cash Flow**

**SMI Property Management**

**Properties:** 630-Gilbert Square Apartments - 13718 SE Division St Portland, OR 97236

**Owned By:** Gilbert Square LLC

**Date Range:** 11/01/2024 to 11/30/2024

**Accounting Basis:** Cash

**Additional Cash GL Accounts:** None

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Rent	11,582.00	79.90	113,071.56	77.02
Settlement Proceeds	0.00	0.00	-500.00	-0.34
Subsidized Rent	1,989.00	13.72	24,418.00	16.63
Pet Rent	25.00	0.17	100.00	0.07
Utility Bill-Back	900.00	6.21	8,722.96	5.94
Deposit Forfeit	0.00	0.00	998.00	0.68
<b>Total Operating Income</b>	<b>14,496.00</b>	<b>100.00</b>	<b>146,810.52</b>	<b>100.00</b>
<b>Expense</b>				
<b>MAINTENANCE:</b>				
Exterior Maintenance	0.00	0.00	292.86	0.20
Maintenance Supplies	500.65	3.45	773.85	0.53
On-site Maintenance Labor	1,213.13	8.37	7,615.88	5.19
Lock and Keys	0.00	0.00	35.76	0.02
Hauling	0.00	0.00	215.43	0.15
Plumbing Supplies	0.00	0.00	188.99	0.13
Plumbing Repair	0.00	0.00	1,627.25	1.11
<b>Total MAINTENANCE:</b>	<b>1,713.78</b>	<b>11.82</b>	<b>10,750.02</b>	<b>7.32</b>
<b>TURNOVER EXPENSE</b>				
Turnover Maintenance Labor	0.00	0.00	1,531.75	1.04
Turnover Cleaning	0.00	0.00	1,365.00	0.93
Turnover Supplies	0.00	0.00	1,207.79	0.82
<b>Total TURNOVER EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>4,104.54</b>	<b>2.80</b>
<b>SERVICES</b>				
Lawn/Landscape	295.00	2.04	2,950.00	2.01
Pest Control	150.00	1.03	2,135.00	1.45
<b>Total SERVICES</b>	<b>445.00</b>	<b>3.07</b>	<b>5,085.00</b>	<b>3.46</b>
<b>UTILITIES:</b>				
Electricity	1,426.74	9.84	16,104.51	10.97
Electricity Vacant Units	0.00	0.00	1,346.86	0.92
Water	702.99	4.85	3,566.98	2.43
Sewer	2,379.18	16.41	10,739.28	7.32
Garbage	451.75	3.12	4,491.82	3.06
Telephone	10.24	0.07	102.88	0.07
<b>Total UTILITIES:</b>	<b>4,970.90</b>	<b>34.29</b>	<b>36,352.33</b>	<b>24.76</b>
<b>PROFESSIONAL:</b>				
Legal Fees	0.00	0.00	443.75	0.30

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
FED Costs	630.00	4.35	1,715.00	1.17
Dues & Subscriptions	84.07	0.58	518.76	0.35
Advertising	73.00	0.50	631.00	0.43
<b>Total PROFESSIONAL:</b>	<b>787.07</b>	<b>5.43</b>	<b>3,308.51</b>	<b>2.25</b>
<b>MISCELLANEOUS:</b>				
Office Supplies	9.47	0.07	111.41	0.08
<b>Total MISCELLANEOUS:</b>	<b>9.47</b>	<b>0.07</b>	<b>111.41</b>	<b>0.08</b>
<b>MANAGEMENT:</b>				
Management Fees	0.00	0.00	8,125.71	5.53
Payroll	0.00	0.00	194.68	0.13
<b>Total MANAGEMENT:</b>	<b>0.00</b>	<b>0.00</b>	<b>8,320.39</b>	<b>5.67</b>
<b>CAPITAL REPLACEMENTS:</b>				
Stove Replacement	0.00	0.00	928.31	0.63
Refrigerator Replacement	0.00	0.00	659.00	0.45
Dishwasher Replacement	0.00	0.00	1,207.68	0.82
Flooring Replacement	0.00	0.00	145.00	0.10
Blind Replacment	0.00	0.00	98.57	0.07
<b>Total CAPITAL REPLACEMENTS:</b>	<b>0.00</b>	<b>0.00</b>	<b>3,038.56</b>	<b>2.07</b>
<b>Total Operating Expense</b>	<b>7,926.22</b>	<b>54.68</b>	<b>71,070.76</b>	<b>48.41</b>
<b>NOI - Net Operating Income</b>	<b>6,569.78</b>	<b>45.32</b>	<b>75,739.76</b>	<b>51.59</b>
<b>Other Income &amp; Expense</b>				
<b>Other Expense</b>				
<b>DEBT SERVICE:</b>				
1st Mortgage	6,474.53	44.66	64,084.38	43.65
<b>Total DEBT SERVICE:</b>	<b>6,474.53</b>	<b>44.66</b>	<b>64,084.38</b>	<b>43.65</b>
<b>Total Other Expense</b>	<b>6,474.53</b>	<b>44.66</b>	<b>64,084.38</b>	<b>43.65</b>
<b>Net Other Income</b>	<b>-6,474.53</b>	<b>-44.66</b>	<b>-64,084.38</b>	<b>-43.65</b>
Total Income	14,496.00	100.00	146,810.52	100.00
Total Expense	14,400.75	99.34	135,155.14	92.06
<b>Net Income</b>	<b>95.25</b>	<b>0.66</b>	<b>11,655.38</b>	<b>7.94</b>
<b>Other Items</b>				
Prepayments	294.00		1,370.00	
Owner Deposit	0.00		838.66	
Owner Draw	-5.00		-12,403.79	
<b>Net Other Items</b>	<b>289.00</b>		<b>-10,195.13</b>	
<b>Cash Flow</b>	<b>384.25</b>		<b>1,460.25</b>	

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	1,076.00		0.00	
Beginning Cash + Cash Flow	1,460.25		1,460.25	
Actual Ending Cash	1,460.25		1,460.25	

**Rent Roll**

Properties: 630-Gilbert Square Apartments - 13718 SE Division St Portland, OR 97236

Units: Active

As of: 11/30/2024

Include Non-Revenue Units: No

Unit	Tags	BD/BA	Tenant	Status	Sqft	Market Rent	Rent	Deposit	Lease From	Lease To	Move-in	Move-out	Past Due	NSF Count	Late Count
<b>630-Gilbert Square Apartments - 13718 SE Division St Portland, OR 97236</b>															
1		1/1.00		Vacant- Unrented	0	1,100.00		0.00							
2		0/1.00		Vacant- Unrented	312	900.00		0.00							
3		0/1.00	Zephyr Bowman	Current	294	900.00	900.00	1,350.00	09/01/ 2024	08/31/ 2025	09/01/ 2024		100.00	0	2
4		2/1.00	Jenny Waller	Evict	609	1,230.00	1,230.00	1,050.00	09/01/ 2020	08/31/ 2021	09/01/ 2020		5,320.00	0	9
5		1/1.00	Christian Dirck	Evict	0	1,100.00	1,100.00	1,650.00	07/10/ 2023		07/10/ 2023		1,275.00	0	9
6		1/1.00	Christopher Drake	Current		1,100.00	1,100.00	1,175.00	09/01/ 2024	08/31/ 2025	09/01/ 2024		-25.00	0	2
7		1/1.00	Joana Chase	Current	360	1,100.00	1,100.00	1,100.00	03/11/ 2023	11/30/ 2023	03/11/ 2023		0.00	0	1
8		0/1.00	Douglas Engeseth	Current	312	900.00	850.00	1,275.00	09/02/ 2022	05/31/ 2023	08/25/ 2022		-365.00	0	0
9		0/1.00	James Ledbetter	Evict	312	900.00	900.00	900.00	09/01/ 2023	05/31/ 2024	09/01/ 2023		3,225.00	0	7
10		1/1.00	Hector A Cruz Rosas	Current	384	1,100.00	1,000.00	800.00	07/07/ 2023	03/31/ 2024	07/01/ 2023		0.00	0	0
11		1/1.00	Haro Ruiz Alcantara	Current	0	975.00	975.00	1,000.00	11/01/ 2024	10/31/ 2025	11/01/ 2024		0.00	0	0
12		1/1.00	Frank Lopez	Current	0	975.00	995.00	1,800.00			01/05/ 2018		0.00	0	4
13		1/1.00	John Anzel	Current	0	975.00	945.00	0.00			09/01/ 2013		0.00	0	4
14		0/1.00	Cindy Livingston	Current	190	900.00	900.00	900.00	09/23/ 2023	05/31/ 2024	09/23/ 2023		0.00	0	1
15		0/1.00	Manuel Canul	Current		900.00	900.00	1,000.00	04/24/ 2024	03/31/ 2025	04/24/ 2024		0.00	0	0
16		1/1.00	Regina Hunt	Current	0	975.00	1,130.00	1,800.00			01/01/ 2018		-269.00	0	0
17		1/1.00	Caitlin Wilson	Current	0	975.00	925.00	900.00			06/04/ 2016		-711.00	0	0



**Rent Roll**

Unit	Tags	BD/BA	Tenant	Status	Sqft	Market Rent	Rent	Deposit	Lease From	Lease To	Move-in	Move-out	Past Due	NSF Count	Late Count
18		0/1.00	Kathleen Vanderhout	Current	0	900.00	755.00	0.00			02/07/2013		515.00	0	8
19		0/1.00		Vacant- Unrented	190	900.00		0.00							
<b>19 Units</b>				<b>84.2% Occupied</b>	<b>2,963</b>	<b>18,805.00</b>	<b>15,705.00</b>	<b>16,700.00</b>					<b>9,065.00</b>	<b>0</b>	<b>47</b>
<b>Total 19 Units</b>				<b>84.2% Occupied</b>	<b>2,963</b>	<b>18,805.00</b>	<b>15,705.00</b>	<b>16,700.00</b>					<b>9,065.00</b>	<b>0</b>	<b>47</b>

**Cash Flow - 12 Month**

SMI Property Management  
 Properties: 630-Gilbert Square Apartments - 13718 SE Division St Portland, OR 97236

Owned By: Gilbert Square LLC

Period Range: Jan 2024 to Nov 2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Total
<b>Operating Income &amp; Expense</b>												
<b>Income</b>												
Rent	0.00	9,587.00	9,587.00	9,793.56	17,637.00	9,887.00	11,587.00	10,487.00	8,607.00	14,317.00	11,582.00	113,071.56
Settlement Proceeds	0.00	0.00	0.00	0.00	0.00	-500.00	0.00	0.00	0.00	0.00	0.00	-500.00
Subsidiized Rent	0.00	3,756.00	3,013.00	3,013.00	2,270.00	3,013.00	3,013.00	1,993.00	1,993.00	365.00	1,989.00	24,416.00
Pet Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	50.00	25.00	100.00
Utility Bill-Back	0.00	800.00	800.00	822.96	1,400.00	800.00	900.00	900.00	600.00	800.00	900.00	8,722.96
Deposit Forfeit	0.00	0.00	800.00	198.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	998.00
Late Fees	0.00	0.00	75.00	-75.00	0.00	0.00	0.00	0.00	75.00	-75.00	0.00	0.00
<b>Total Operating Income</b>	<b>0.00</b>	<b>14,143.00</b>	<b>14,275.00</b>	<b>13,752.52</b>	<b>21,307.00</b>	<b>13,200.00</b>	<b>15,500.00</b>	<b>13,405.00</b>	<b>11,275.00</b>	<b>15,457.00</b>	<b>14,496.00</b>	<b>146,810.52</b>
<b>Expense</b>												
<b>MAINTENANCE:</b>												
Exterior Maintenance	0.00	55.00	0.00	0.00	0.00	0.00	237.86	0.00	0.00	0.00	0.00	292.86
Maintenance Supplies	0.00	0.00	0.00	0.00	51.38	0.00	46.07	0.00	77.08	98.67	500.65	773.85
On-site Maintenance Labor	0.00	137.50	438.75	1,196.50	944.75	231.00	1,068.08	198.00	330.00	1,858.17	1,213.13	7,615.88
Lock and Keys	0.00	0.00	0.00	35.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.76
Hauling	0.00	0.00	0.00	0.00	15.43	0.00	139.00	0.00	61.00	0.00	0.00	215.43

**Cash Flow - 12 Month**

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Total
Plumbing	0.00	0.00	167.99	0.00	0.00	0.00	21.00	0.00	0.00	0.00	0.00	188.99
Supplies												
Plumbing	0.00	290.25	0.00	578.00	0.00	165.00	198.00	0.00	0.00	396.00	0.00	1,627.25
Repair												
<b>Total</b>	<b>0.00</b>	<b>482.75</b>	<b>606.74</b>	<b>1,810.26</b>	<b>1,011.56</b>	<b>396.00</b>	<b>1,710.01</b>	<b>198.00</b>	<b>468.08</b>	<b>2,352.84</b>	<b>1,713.78</b>	<b>10,750.02</b>
<b>MAINTENANCE:</b>												
<b>TURNOVER EXPENSE</b>												
Turnover	0.00	165.00	0.00	178.75	0.00	0.00	594.00	330.00	0.00	264.00	0.00	1,531.75
Maintenance												
Labor												
Turnover	0.00	0.00	0.00	0.00	0.00	600.00	0.00	0.00	765.00	0.00	0.00	1,365.00
Cleaning												
Turnover	0.00	0.00	0.00	0.00	717.21	0.00	490.56	0.00	0.00	0.00	0.00	1,207.79
Supplies												
<b>Total</b>	<b>0.00</b>	<b>165.00</b>	<b>0.00</b>	<b>178.75</b>	<b>717.21</b>	<b>600.00</b>	<b>1,084.56</b>	<b>330.00</b>	<b>765.00</b>	<b>264.00</b>	<b>0.00</b>	<b>4,104.54</b>
<b>TURNOVER EXPENSE SERVICES</b>												
Lawn/Landscape	0.00	295.00	295.00	295.00	295.00	295.00	295.00	0.00	590.00	295.00	295.00	2,950.00
Pest Control	0.00	0.00	0.00	0.00	350.00	500.00	615.00	0.00	370.00	150.00	150.00	2,135.00
<b>Total</b>	<b>0.00</b>	<b>295.00</b>	<b>295.00</b>	<b>295.00</b>	<b>645.00</b>	<b>795.00</b>	<b>910.00</b>	<b>0.00</b>	<b>960.00</b>	<b>445.00</b>	<b>445.00</b>	<b>5,085.00</b>
<b>UTILITIES:</b>												
Electricity	0.00	2,541.82	2,081.83	1,732.67	1,862.87	0.00	2,988.42	0.00	2,596.93	873.23	1,426.74	16,104.51
Electricity	0.00	369.92	727.19	0.00	0.00	40.28	21.49	0.00	19.14	168.84	0.00	1,346.86
Vacant Units												
Water	0.00	889.76	0.00	0.00	1,057.91	0.00	0.00	916.32	0.00	0.00	702.99	3,566.98
Sewer	0.00	2,757.54	0.00	0.00	3,094.60	0.00	0.00	2,507.96	0.00	0.00	2,379.18	10,739.28
Garbage	0.00	443.00	443.00	886.00	0.00	443.00	449.65	0.00	1,366.67	8.75	451.75	4,491.82
Telephone	0.00	10.45	10.22	10.07	10.07	10.34	10.07	10.59	10.33	10.50	10.24	102.88
<b>Total</b>	<b>0.00</b>	<b>7,012.49</b>	<b>3,262.24</b>	<b>2,628.74</b>	<b>6,025.45</b>	<b>493.62</b>	<b>3,469.63</b>	<b>3,434.87</b>	<b>3,993.07</b>	<b>1,061.32</b>	<b>4,970.90</b>	<b>36,352.33</b>
<b>UTILITIES:</b>												
<b>PROFESSIONAL:</b>												
Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	86.25	0.00	357.50	0.00	0.00	443.75
FED	0.00	0.00	0.00	690.00	0.00	60.00	65.00	0.00	210.00	60.00	630.00	1,715.00

**Cash Flow - 12 Month**

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Total
<b>Costs</b>												
Dues & Subscriptions	0.00	32.01	37.42	37.89	84.25	38.39	41.25	85.15	39.16	39.17	84.07	518.76
Advertising	0.00	0.00	0.00	13.00	71.00	65.00	90.00	0.00	229.00	90.00	73.00	631.00
<b>Total</b>	<b>0.00</b>	<b>32.01</b>	<b>37.42</b>	<b>740.89</b>	<b>155.25</b>	<b>163.39</b>	<b>282.50</b>	<b>85.15</b>	<b>835.66</b>	<b>189.17</b>	<b>787.07</b>	<b>3,308.51</b>
<b>PROFESSIONAL:</b>												
<b>MISCELLANEOUS:</b>												
Office Supplies	0.00	10.98	10.90	10.83	11.07	11.41	11.49	0.00	11.88	23.38	9.47	111.41
<b>Total</b>	<b>0.00</b>	<b>10.98</b>	<b>10.90</b>	<b>10.83</b>	<b>11.07</b>	<b>11.41</b>	<b>11.49</b>	<b>0.00</b>	<b>11.88</b>	<b>23.38</b>	<b>9.47</b>	<b>111.41</b>
<b>MISCELLANEOUS:</b>												
<b>MANAGEMENT:</b>												
Management Fees	0.00	0.00	1,745.16	829.65	1,323.00	792.00	930.00	670.80	0.00	1,835.10	0.00	8,125.71
Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	194.68	0.00	194.68
<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>1,745.16</b>	<b>829.65</b>	<b>1,323.00</b>	<b>792.00</b>	<b>930.00</b>	<b>670.80</b>	<b>0.00</b>	<b>2,029.78</b>	<b>0.00</b>	<b>8,320.39</b>
<b>MANAGEMENT:</b>												
<b>CAPITAL REPLACEMENTS:</b>												
Stove Replacement	0.00	0.00	0.00	0.00	0.00	928.31	0.00	0.00	0.00	0.00	0.00	928.31
Refrigerator Replacement	0.00	0.00	659.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	659.00
Dishwasher Replacement	0.00	0.00	0.00	0.00	0.00	603.84	603.84	0.00	0.00	0.00	0.00	1,207.68
Flooring Replacement	0.00	0.00	0.00	0.00	145.00	0.00	0.00	0.00	0.00	0.00	0.00	145.00
Blind Replacement	0.00	0.00	98.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	98.57
<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>757.57</b>	<b>0.00</b>	<b>145.00</b>	<b>1,532.15</b>	<b>603.84</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,038.56</b>
<b>CAPITAL REPLACEMENTS:</b>												
<b>Total</b>	<b>0.00</b>	<b>7,998.23</b>	<b>6,715.03</b>	<b>6,494.12</b>	<b>10,033.54</b>	<b>4,783.57</b>	<b>9,002.05</b>	<b>4,718.82</b>	<b>7,033.69</b>	<b>6,365.49</b>	<b>7,926.22</b>	<b>71,070.76</b>
<b>Operating Expense</b>												
<b>NOI - Net Operating Income</b>	<b>0.00</b>	<b>6,144.77</b>	<b>7,559.97</b>	<b>7,258.40</b>	<b>11,273.46</b>	<b>8,416.43</b>	<b>6,497.95</b>	<b>8,686.18</b>	<b>4,241.31</b>	<b>9,091.51</b>	<b>6,569.78</b>	<b>75,739.76</b>



### Cash Flow - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Total
Other Income & Expense												
Other Expense												
<b>DEBT SERVICE:</b>												
1st Mortgage	0.00	6,144.07	6,144.07	6,474.53	6,474.53	6,474.53	6,474.53	6,474.53	6,474.53	6,474.53	6,474.53	64,084.38
Total DEBT SERVICE:	0.00	6,144.07	6,144.07	6,474.53	6,474.53	6,474.53	6,474.53	6,474.53	6,474.53	6,474.53	6,474.53	64,084.38
<b>Total Other Expense</b>	0.00	6,144.07	6,144.07	6,474.53	6,474.53	6,474.53	6,474.53	6,474.53	6,474.53	6,474.53	6,474.53	64,084.38
<b>Net Other Income</b>	0.00	-6,144.07	-6,144.07	-6,474.53	-6,474.53	-6,474.53	-6,474.53	-6,474.53	-6,474.53	-6,474.53	-6,474.53	-64,084.38
<b>Total Income</b>	0.00	14,143.00	14,275.00	13,752.52	21,307.00	13,200.00	15,500.00	13,405.00	11,275.00	15,457.00	14,496.00	146,810.52
<b>Total Expense</b>	0.00	14,142.30	12,859.10	12,968.65	16,508.07	11,258.10	15,476.58	11,193.35	13,508.22	12,840.02	14,400.75	135,155.14
<b>Net Income</b>	0.00	0.70	1,415.90	783.87	4,798.93	1,941.90	23.42	2,211.65	-2,233.22	2,616.98	95.25	11,655.38
<b>Other Items</b>												
Prepayments	0.00	2,176.00	-2,171.00	370.50	1,937.00	-1,601.50	591.00	359.00	-950.00	365.00	294.00	1,370.00
Owner Deposit	0.00	0.00	0.00	838.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	838.66
Owner Draw	0.00	0.00	-1,416.60	-1,622.53	-4,798.93	-1,941.90	0.00	0.00	0.00	-2,618.83	-5.00	-12,403.79
<b>Net Other Items</b>	0.00	2,176.00	-3,587.60	-413.37	-2,861.93	-3,543.40	591.00	359.00	-950.00	-2,253.83	289.00	-10,195.13
<b>Cash Flow</b>	0.00	2,176.70	-2,171.70	370.50	1,937.00	-1,601.50	614.42	2,570.65	-3,183.22	363.15	384.25	1,460.25
<b>Beginning</b>	0.00	0.00	2,176.70	5.00	375.50	2,312.50	711.00	1,325.42	3,896.07	712.85	1,076.00	0.00

**Cash Flow - 12 Month**

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Total
<b>Cash</b>												
Beginning Cash + Cash Flow	0.00	2,176.70	5.00	375.50	2,312.50	711.00	1,325.42	3,896.07	712.85	1,076.00	1,460.25	1,460.25
Actual Ending Cash	0.00	2,176.70	5.00	375.50	2,312.50	711.00	1,325.42	3,896.07	712.85	1,076.00	1,460.25	1,460.25