

## February '22 rent rolls

Deposit for Units Date: JAN 2022	Resident's Last Name	Balance	RENT	Amount Due	Amount Paid
706 Washington, Unit 1	SWITZER	\$0.00	\$ 475	\$ 475.00	\$ 475.00
706 Washington , Unit 2	BARRATT	\$0.00	\$ 475	\$ 475.00	\$ 475.00
706 Washington, Unit 3	RICHARDS	\$0.00	\$ 450	\$ 450.00	\$ 450.00
706 Washington, Unit 4	MALONE	\$0.00	\$ 450	\$ 450.00	\$ 450.00
714 Washington, unit 1	ARMSTRONG	\$0.00	\$ 650	\$ 650.00	\$ 650.00
714 Washington, Unit 2	OLSZEWSKI	\$0.00	\$ 550	\$ 550.00	\$ 550.00
714 Washington, Unit 3	SALINAS	\$0.00	\$ 550	\$ 550.00	\$ 550.00
714 Washington, unit 4	RADFORD	\$0.00	\$ 450	\$ 450.00	\$ 460.00
2335 Hwy 411 N, Unit 1	Debuty	\$0.00	\$ 425	\$ 425.00	\$ 425.00
2335 Hwy 411 N, Unit 2	BILDERBACK	\$0.00	\$ 550	\$ 550.00	\$550.00
2335 Hwy 411 N, Unit 3	Wallace	\$0.00	\$ 650	\$ 650.00	\$ 650.00
2335 Hwy 411 N, Unit 4	CASTILLO	\$0.00	\$ 450	\$ 450.00	\$ 450.00
2335 Hwy 411 N, Unit 5	ENGLAND	\$0.00	\$ 650	\$ 650.00	\$ 650.00
2335 Hwy 411 N, Unit 6	ALEXANDER	\$0.00	\$ 500	\$ 500.00	\$ 500.00
2335 Hwy 411 N, Unit 7	BARKMAN	\$0.00	\$ 550	\$ 550.00	\$ 550.00
2335 HWY 411N, UNIT 8	RICKMAN	\$600.00	\$ 600	\$ 600.00	\$ 600.00
2335 HWY 411N, UNIT 9	RECCHIA	\$0.00	\$ 750	\$ 750.00	
2335 HWY 411N, UNIT 10	KALDENBACH	\$0.00	\$ 475	\$ 475.00	\$ 475.00
<b>Totals</b>			<b>\$ 9,650</b>	<b>\$ 9,650.00</b>	<b>\$ 8,910.00</b>

OBG- FEB 2022	Resident's Last Name	Outstanding Balance	Rent	Amount Due	Amount Paid
329 Texas Ave		\$ -			
400 SUNNYSIDE AVE	HAWKINS		\$ 550	\$ 550.00	\$ 550.00
402 SUNNY SIDE AVE	HARRIS		\$ 525	\$ 550.00	\$ 550.00
404 SUNNYSIDE AVE	ROBINSON		\$ 525	\$ 550.00	\$ 550.00
406 SUNNYSIDE AVE	JACK		\$ 525	\$ 550.00	\$ 550.00
408 SUNNYSIDE AVE	SPARACELLO		\$ 550	\$ 550.00	\$ 550.00
<b>Totals</b>		<b>\$0.00</b>	<b>\$ 2,675</b>	<b>\$ 2,750.00</b>	<b>\$ 2,750.00</b>

# Sunnyside '21 income & expenses

	2021 YTD	
Revenues		
Rental Income - Sunnyside 400	3,725.00	7.43
Rental Income - Sunnyside 402	6,300.00	12.57
Rental Income - Sunnyside 404	5,250.00	10.48
Rental Income - Sunnyside 406	6,300.00	12.57
Rental Income - Sunnyside 408	6,200.00	12.37
Late Fees	40.00	0.08
Application Fee Income	100.00	0.20
Non-Refundable Pet Deposit	300.00	0.60
Interest Income	1,105.92	2.21
<b>Total Revenues</b>	<b>29,320.92</b>	<b>58.51</b>
Cost of Sales		
<b>Total Cost of Sales</b>	<b>0.00</b>	<b>0.00</b>
<b>Gross Profit</b>	<b>29,320.92</b>	<b>58.51</b>
Expenses		
Application Fee/Background	105.00	0.21
Insurance Expense	5,687.00	11.35
Maintenance Expense	1,543.90	3.08
Repairs - General	1,658.52	3.31
Repairs - Sunnyside 400	1,804.02	3.60
Repairs - Sunnysdie 402	41.03	0.08
Repairs - Sunnyside 404	1,541.03	3.08
Repairs - Sunnysdie 406	41.03	0.08
Repairs - Sunnyside 408	41.05	0.08
Taxes / Insurance- Real Estate	6,840.48	13.65
Utilities Expense	357.94	0.71
<b>Total Expenses</b>	<b>19,661.00</b>	<b>39.23</b>
<b>Net Income</b>	<b>\$ 9,659.92</b>	<b>19.28</b>

## Washington & HWY 411 Revenue '21

	Year to Date 2021	Notes
Revenues		
Rental Income - 706-1	\$ 5,511.00	
Rental Income - 706-2	\$ 4,250.00	
Rental Income - 706-3	\$ 5,400.00	
Rental Income - 706-4	\$ 4,075.00	
Rental Income - 714-1	\$ 7,200.00	
Rental Income - 714-2	\$ 6,000.00	
Rental Income - 714-3	\$ 6,300.00	
Rental Income - 714-4	\$ 5,100.00	
Rental Income - 2335-1	\$ 5,100.50	
Rental Income - 2335-10	\$ 5,625.00	
Rental Income - 2335-2	\$ 6,100.00	
Rental Income - 2335-3	\$ 8,450.00	
Rental Income - 2335-4	\$ 5,400.00	
Rental Income - 2335-5	\$ 7,800.00	
Rental Income - 2335-6	\$ 5,375.00	
Rental Income - 2335-7	\$ 6,050.00	
Rental Income - 2335-8	\$ 7,200.00	
Rental Income - 2335-9	\$ 6,500.00	
Advertising Billboard Income	\$ 150.00	Started November 2021
Late Fees	\$ 235.00	
NSF Fees	\$ 15.00	
Fortfited Deposits		Easy income here for future
Application Fee Income	\$ 400.00	
Nonrefundable Pet Deposit	\$ 600.00	
Interest Income	\$ 4,789.56	
Other Income	\$ 265.24	
Non Taxable Income - Insurance		One time income for 2020
Total Revenues	\$ 113,891.30	

## Washington & HWY 411 operating budget

	Jan	Feb
Etowah Utilities	261.37	468.08
Repairs	385.43	365.25
K & N Disposal	75	75
Commissions	877.5	915
Patron Managem	1000	1000

## Washington & HWY 411 expenses '21

Expenses		
Accounting Fees		CPA - can get a better price
Advertising Expense	\$ 527.96	
Amortization Expense		
Application Fee	\$ 265.00	
Auto Expenses	\$ 366.88	
Bank Charges	\$ 179.70	
Closing Expense	\$ 2,000.00	Won't have
Commissions and Fees Exp	\$ 9,133.55	
Computer Expense	\$ 909.60	I bought two new laptops
Contract Labor	\$ 12,994.00	
Depreciation Expense		
Donation	\$ 100.00	Won't have
Insurance Expense	\$ 4,219.30	
Interest Expense	\$ 13,898.66	
Laundry and Cleaning Exp	\$ 1,275.00	Won't have
Legal and Professional Expense	\$ 2,000.00	
Loss on NSF Checks	\$ 10.00	
Maintenance Expense	\$ 1,879.88	
Management Fees	\$ 15,800.00	Electric Work in 2335 - 8,9 & 10
Meals and Entertainment Exp	\$ 36.62	
Meeting Expense		
Moving Expense	\$ 325.64	Won't have
Office Expense	\$ 866.92	
Other Taxes		
Real Estate Taxes	\$ 2,946.74	
Repairs Expense - General	\$ 6,027.74	Final touch ups on gutted properties
Repair Expense - 706-1	\$ 239.35	Gutted in 2020
Repair Expense - 706-2	\$ 70.19	
Repairs Expense - 706-3		
Repairs Expense - 706-4	\$ 1,954.38	Repainted and flooring upgrades
Repair Expense - 714-2	\$ 274.01	Repainted and flooring upgrades
Repair Expense - 714-3	\$ 208.39	
Repair Expense - 2335-1	\$ 543.87	
Repair Expense - 2335-10	\$ 268.26	
Repair Expense - 2355-2	\$ 3,621.30	Repainted and flooring upgrades
Repair Expense - 2355-3	\$ 76.18	
Repair Expense - 2355-4	\$ -	
Repair Expense - 2335-5	\$ 76.18	
Repair Expense - 2335-6	\$ 2,018.14	
Repair Expense - 2335-7	\$ 673.49	
Repair Expense - 2335-8		
Repair Expense - 2335-9	\$ 2,142.51	Gutted in 2020
Travel Expense	\$ 120.24	
Utilities Expense	\$ 5,799.45	
<b>Total Expenses</b>	<b>\$ 93,909.13</b>	