

Income Statement - 12 Month

Properties: 18 Ave Villas LLC - 5901-5911 NE 18th Ave Fort Lauderdale, FL 33334

Fund Type: All

Period Range: Oct 2024 to Sep 2025

Account Name	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
Operating Income & Expense													
Income													
Rents	14,105.00	14,105.00	14,105.00	14,460.00	14,460.00	14,460.00	14,460.00	11,142.26	10,370.00	14,165.00	14,165.00	12,515.00	162,512.26
Application Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	100.00	150.00	0.00	50.00	350.00
Late Fee	118.00	98.00	0.00	123.00	123.00	0.00	0.00	0.00	0.00	0.00	123.00	123.00	708.00
Laundry	144.08	175.18	99.16	117.28	153.03	146.40	114.03	0.00	200.11	52.30	51.97	16.49	1,270.03
Total Operating Income	14,367.08	14,378.18	14,204.16	14,700.28	14,736.03	14,606.40	14,574.03	11,192.26	10,670.11	14,367.30	14,339.97	12,704.49	164,840.29
Expense													
Insurance (total)													
Insurance Expense	0.00	0.00	3,717.00	3,717.00	3,335.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,769.85
Total Insurance (total)	0.00	0.00	3,717.00	3,717.00	3,335.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,769.85
Taxes: Property Annual Ta	0.00	25,939.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,939.25
Building Repairs (Total)													
Building Repairs: Landsc	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
Building Repairs: Pest C	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	2,160.00
Total Building Repairs (T	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	4,560.00
Utilities (total)													
Utilities: Electricity	116.84	112.75	123.19	141.82	141.09	136.69	138.84	410.29	348.99	393.04	9.73	219.74	2,293.01
Utilities: Water and Sew	507.57	547.57	460.34	605.97	581.70	408.75	460.34	508.89	558.53	384.48	440.83	470.55	5,935.52
Utilities: Trash	179.03	179.03	187.98	187.98	187.98	187.98	187.98	187.98	187.98	187.98	187.98	187.98	2,237.86
Total Utilities (total)	803.44	839.35	771.51	935.77	910.77	733.42	787.16	1,107.16	1,095.50	965.50	638.54	878.27	10,466.39
Total Operating Expense	1,183.44	27,158.60	4,868.51	5,032.77	4,626.62	1,113.42	1,167.16	1,487.16	1,475.50	1,345.50	1,018.54	1,258.27	51,738.49
NOI - Net Operating Income	13,183.64	-12,780.42	9,335.65	9,667.51	10,109.41	13,492.98	13,406.87	9,705.10	9,194.61	13,021.80	13,321.43	11,446.22	113,104.80