

## Income Statement - Trailing 12

Pacolet

Cash Basis

Jan 2024 - Jul 2024

Account	Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024
<b>Income</b>						
<b>Rental Income</b>						
	5120-0000 Market Rent	13,992.27	15,508.97	14,184.46	15,457.78	19,059.00
	<b>Rental Income</b>	<b>13,992.27</b>	<b>15,508.97</b>	<b>14,184.46</b>	<b>15,457.78</b>	<b>19,059.00</b>
<b>Other Rental Income</b>						
	5900-1000 Write-off Bad Debt	0.00	0.00	0.00	0.00	(2,338.00)
	5904-0000 Month-to-Month	287.97	200.00	200.00	(167.74)	200.00
	5906-0000 Application Fee	150.00	250.00	100.00	50.00	725.00
	5907-0000 Pet Fees - Non-Refundable	0.00	0.00	300.00	0.00	300.00
	5910-0000 Late Fees	303.12	315.00	84.46	636.00	509.00
	5912-0000 Tenant Benefit Charges	360.00	601.94	518.33	502.00	662.26
	5922-0000 Administrative Fees	0.00	0.00	0.00	100.00	346.25
	5923-0000 Pet Rent	30.00	30.00	49.35	90.00	108.39
	5953-0000 Pest Control Rebill	15.97	30.00	15.00	15.00	15.00
	5954-0000 Trash Rebill	45.00	60.00	45.00	45.00	45.00
	5962-0000 Flexpay	50.00	149.14	50.00	100.00	100.00
	5961-0000 Foxen Waiver	280.90	342.53	281.35	290.20	327.95
	5957-0000 Deposit/Insure	254.40	0.00	659.85	259.75	156.13
	5960-0000 Television / Internet Income	1,040.78	1,528.64	1,184.83	1,218.71	1,600.85
	5956-0000 Water/Sewer Rebill	802.42	956.00	809.20	841.94	1,176.77
	<b>Other Rental Income</b>	<b>3,620.56</b>	<b>4,463.25</b>	<b>4,297.37</b>	<b>3,980.86</b>	<b>3,934.60</b>
	<b>Income</b>	<b>17,612.83</b>	<b>19,972.22</b>	<b>18,481.83</b>	<b>19,438.64</b>	<b>22,993.60</b>
<b>Operating Expenses</b>						
<b>Rental Expense</b>						
	6210-0000 Advertising	393.85	43.30	108.30	43.30	43.30
	6241-0000 Deposit Insurance	0.00	415.10	626.86	328.28	470.50
	6242-0000 Tenant Insurance	0.00	284.06	268.71	297.86	312.51

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6239-0000	Credit Processing Fee	21.98	20.92	19.97	24.61	27.77
	<b>Rental Expense</b>	<b>415.83</b>	<b>763.38</b>	<b>1,023.84</b>	<b>694.05</b>	<b>854.08</b>
<b>Administrative Expense</b>						
6314-0000	Computer Expense	0.00	0.00	0.00	0.00	0.00
6314-1000	Software Licenses / Maintenance Fees	678.44	632.42	920.74	430.66	355.58
6318-0000	Bank Service Charges	0.00	0.00	0.00	0.00	126.10
6320-0000	Management Fee	1,473.57	1,365.10	1,572.58	1,471.79	1,504.21
6340-0000	Eviction and Legal Fees	1,693.02	(781.80)	(68.20)	750.00	0.00
	<b>Administrative Expense</b>	<b>3,845.03</b>	<b>1,215.72</b>	<b>2,425.12</b>	<b>2,652.45</b>	<b>1,985.89</b>
<b>Payroll Related Expense</b>						
6369-0000	Payroll - Leasing Staff	685.07	0.00	369.27	0.00	0.00
	<b>Payroll Related Expense</b>	<b>685.07</b>	<b>0.00</b>	<b>369.27</b>	<b>0.00</b>	<b>0.00</b>
<b>Utility Expense</b>						
6360-0000	TV and Internet Expense	0.00	34.50	1,795.13	1,795.13	1,295.13
6450-2000	Electric - Common Areas	773.89	954.09	148.80	465.26	0.00
6450-5000	Electric - Vacant Units	1,202.77	1,544.13	809.06	358.44	123.66
6453-0000	Water / Sewer	1,408.54	0.00	4,057.30	1,085.97	955.85
6470-0000	Garbage Removal	700.00	275.00	835.00	1,171.35	648.04
	<b>Utility Expense</b>	<b>4,085.20</b>	<b>2,807.72</b>	<b>7,645.29</b>	<b>4,876.15</b>	<b>3,022.68</b>
<b>Maintenance Expense</b>						
6143-0000	General Maintenance Labor	1,200.00	0.00	2,237.25	0.00	400.00
6522-0000	Grounds Maint Contract	1,625.10	871.30	352.76	1,571.48	327.50
6526-0000	Exterminating	736.50	(101.00)	49.80	0.00	0.00
6535-0000	Cleaning - Carpet-Occupied	145.00	310.00	14.50	31.00	0.00
6537-0000	Maint - Plumbing	200.00	0.00	0.00	0.00	100.00
6538-0000	Maint - Electrical	0.00	0.00	0.00	0.00	100.00
6539-0000	Maint - Appliance Parts	0.00	0.00	100.00	0.00	100.00
6541-0000	Maint - Materials	272.00	3.72	9.28	0.00	0.00
6551-0000	HVAC - Repair and Maint	300.00	0.00	0.00	0.00	0.00
	<b>Maintenance Expense</b>	<b>4,478.60</b>	<b>1,084.02</b>	<b>2,763.59</b>	<b>1,602.48</b>	<b>1,027.50</b>
<b>Taxes and Insurance</b>						

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<b>Account</b>	<b>Account Name</b>	<b>Jan 2024</b>	<b>Feb 2024</b>	<b>Mar 2024</b>	<b>Apr 2024</b>	<b>May 2024</b>
	6720-0000 Insurance - Hazard and Liability	0.00	0.00	0.00	3,167.04	3,167.04
	<b>Taxes and Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,167.04</b>	<b>3,167.04</b>
	<b>Operating Expenses</b>	<b>13,509.73</b>	<b>5,870.84</b>	<b>14,227.11</b>	<b>12,992.17</b>	<b>10,057.19</b>
	<b>Net Operating Income</b>	<b>4,103.10</b>	<b>14,101.38</b>	<b>4,254.72</b>	<b>6,446.47</b>	<b>12,936.41</b>

Income Statement - Trailing 12

Jun 2024	Jul 2024	Total
18,568.12	17,554.67	114,325.27
<b>18,568.12</b>	<b>17,554.67</b>	<b>114,325.27</b>
0.00	0.00	(2,338.00)
200.00	400.00	1,320.23
175.00	25.00	1,475.00
150.00	0.00	750.00
1,040.00	(385.00)	2,502.58
504.88	638.00	3,787.41
(100.00)	0.00	346.25
134.00	180.97	622.71
15.00	15.00	120.97
45.00	45.00	330.00
155.64	25.00	629.78
331.34	320.65	2,174.92
215.15	148.77	1,694.05
1,326.70	1,400.24	9,300.75
857.90	896.45	6,340.68
<b>5,050.61</b>	<b>3,710.08</b>	<b>29,057.33</b>
<b>23,618.73</b>	<b>21,264.75</b>	<b>143,382.60</b>
43.30	43.30	718.65
282.51	0.00	2,123.25
321.81	377.69	1,862.64

Income Statement - Trailing 12

Jun 2024	Jul 2024	Total
38.99	0.00	154.24
<b>686.61</b>	<b>420.99</b>	<b>4,858.78</b>
27.00	27.00	54.00
157.82	0.00	3,175.66
0.00	0.00	126.10
1,985.81	1,806.30	11,179.36
0.00	0.00	1,593.02
<b>2,170.63</b>	<b>1,833.30</b>	<b>16,128.14</b>
0.00	0.00	1,054.34
<b>0.00</b>	<b>0.00</b>	<b>1,054.34</b>
922.49	0.00	5,842.38
823.64	325.29	3,490.97
764.64	58.16	4,860.86
0.00	0.00	7,507.66
0.00	644.78	4,274.17
<b>2,510.77</b>	<b>1,028.23</b>	<b>25,976.04</b>
0.00	0.00	3,837.25
928.80	140.00	5,816.94
49.00	0.00	734.30
0.00	0.00	500.50
30.99	0.00	330.99
0.00	0.00	100.00
0.00	0.00	200.00
105.29	0.00	390.29
0.00	0.00	300.00
<b>1,114.08</b>	<b>140.00</b>	<b>12,210.27</b>



## Income Statement Report Parameters

**Report Name** Income Statement  
**Version** 3.9  
**Property Groups** Pacolet  
**Chart of Accounts or Mask** Master GL Tree  
**Accounting Method** Cash  
**Location Type** Property  
**Period** Current Post Month  
**Use Alternative Year End** No  
**Trailing Periods** 6  
**Expand By Period** Month  
**GL Account Numbers** Show  
**Show Periods From** Oldest To Newest  
**Consolidate By** Do Not Consolidate  
**Accounting Method Exception** No Exception  
**Occupancy Percentages** No  
**Zero Balances** Hide  
**Net Cash Flow Groups** Hide  
**Beginning/Ending Cash Balances** Hide  
**Beginning Cash Balances Details** Hide  
**Year-To-Date** Hide  
**Ignore Paused Journal Entries** No  
**Compare Periods** No  
**Compare Against** Prior Period  
**% of Income** Hide  
**Expand by GL Book** No

**Statement 3.9 generated** 07/11/2024 02:46 PM EDT  
**data as of** 07/11/2024 02:46 PM EDT