

HARNEY - BRIARWOOD APTS
 Trailing Income Statement
 December 31, 2024

Accrual	12 Month Total	December 2024	November 2024	October 2024	September 2024	August 2024	July 2024	June 2024	May 2024	April 2024	March 2024	February 2024	January 2024
REVENUES													
Base Rent	124,072.00	10,073.00	9,850.00	9,745.00	9,297.00	10,892.00	10,892.00	10,157.00	10,550.00	10,525.00	10,966.00	10,687.00	10,438.00
Vending Income	1,288.50	107.25	100.00	76.25	92.25	118.00	143.00	186.00	0.00	95.25	117.25	140.75	112.50
	<u>125,360.50</u>	<u>10,180.25</u>	<u>9,950.00</u>	<u>9,821.25</u>	<u>9,389.25</u>	<u>11,010.00</u>	<u>11,035.00</u>	<u>10,343.00</u>	<u>10,550.00</u>	<u>10,620.25</u>	<u>11,083.25</u>	<u>10,827.75</u>	<u>10,550.50</u>
ADJUSTMENTS TO REVENUES													
Total Adjustments to Revenues	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 REVENUES	<u>125,360.50</u>	<u>10,180.25</u>	<u>9,950.00</u>	<u>9,821.25</u>	<u>9,389.25</u>	<u>11,010.00</u>	<u>11,035.00</u>	<u>10,343.00</u>	<u>10,550.00</u>	<u>10,620.25</u>	<u>11,083.25</u>	<u>10,827.75</u>	<u>10,550.50</u>
OPERATING EXPENSES													
Repairs, Maintenance, Onsite Payroll													
Janitorial	2,682.23	197.82	232.77	279.69	195.60	231.92	195.60	195.60	232.77	195.60	259.32	232.77	232.77
Repairs & Maintenance	3,136.18	468.54	0.00	124.50	43.12	18.03	0.00	28.45	11.25	580.00	1,839.79	0.00	22.50
Trees & Grounds Maint	7,245.35	260.00	763.75	715.00	780.46	747.50	487.50	503.75	705.57	1,176.82	552.50	211.25	341.25
Snow Removal	1,459.89	893.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105.14	81.00	130.00	250.00
R&M - Apt & Suites	5,103.74	283.95	172.88	1,122.74	19.83	146.25	178.75	1,282.60	159.71	874.63	0.00	113.55	748.80
R&M - HVAC	2,973.75	211.25	260.00	260.00	178.75	243.75	276.25	292.50	146.25	195.00	276.25	276.25	357.50
R&M - Pest Control/Exterm	424.80	0.00	0.00	159.30	0.00	0.00	0.00	0.00	265.50	0.00	0.00	0.00	0.00
Fire Safety, Alarms, Insp	150.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Turnover Expenses	6,152.50	308.75	585.00	0.00	325.00	0.00	0.00	2,301.25	617.50	780.00	0.00	1,235.00	0.00
Total Repairs, Maint, Onsite Payroll	<u>29,328.44</u>	<u>2,624.06</u>	<u>2,164.40</u>	<u>2,661.28</u>	<u>1,542.76</u>	<u>1,387.45</u>	<u>1,138.10</u>	<u>4,604.15</u>	<u>2,138.55</u>	<u>3,907.19</u>	<u>3,008.86</u>	<u>2,198.82</u>	<u>1,952.82</u>
Utility Expense													
Electric - common/house	779.56	98.69	170.43	0.00	0.00	0.00	0.00	0.00	112.42	97.04	105.04	91.03	104.91
Gas - Common/House	4,597.97	539.50	220.50	186.61	140.31	124.85	197.38	246.81	402.83	610.68	532.88	634.02	761.60
Water/Sewer -common/house	5,438.78	392.23	359.34	376.17	572.52	623.01	746.43	583.74	359.34	364.95	353.73	363.86	343.46
Garbage	1,489.29	133.09	122.47	(26.55)	271.49	149.02	122.47	122.47	122.47	122.47	116.63	116.63	116.63
Utilities - Vacancies	379.02	81.38	28.99	25.00	44.15	0.00	56.73	48.71	34.44	30.95	0.00	28.67	0.00
Total Utility Expense	<u>12,684.62</u>	<u>1,244.89</u>	<u>901.73</u>	<u>561.23</u>	<u>1,028.47</u>	<u>896.88</u>	<u>1,123.01</u>	<u>1,001.73</u>	<u>1,031.50</u>	<u>1,226.09</u>	<u>1,108.28</u>	<u>1,234.21</u>	<u>1,326.60</u>
Real Estate Taxes & Insurance													
Real Estate Taxes	17,404.32	3,214.32	1,290.00	1,290.00	1,290.00	1,290.00	1,290.00	1,290.00	1,290.00	1,290.00	1,290.00	1,290.00	1,290.00
BID Special Assessment	967.80	0.00	0.00	0.00	0.00	967.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stormwater Drainage Fees	62.73	62.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance - Property	8,472.00	706.00	706.00	706.00	706.00	706.00	706.00	706.00	706.00	706.00	706.00	706.00	706.00
Total Real Estate Taxes & Insurance	<u>26,906.85</u>	<u>3,983.05</u>	<u>1,996.00</u>	<u>1,996.00</u>	<u>1,996.00</u>	<u>2,963.80</u>	<u>1,996.00</u>	<u>1,996.00</u>	<u>1,996.00</u>	<u>1,996.00</u>	<u>1,996.00</u>	<u>1,996.00</u>	<u>1,996.00</u>
Other Expenses													
Management Expense	8,494.89	877.73	664.15	718.83	538.71	653.44	869.34	553.71	870.18	720.99	631.68	773.41	622.72
Advertising	43.18	0.00	43.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Legal & Accounting	1,593.00	0.00	0.00	1,593.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank Charges	2.00	2.00	0.00	0.00	(15.22)	9.62	5.60	0.00	0.00	0.00	0.00	0.00	0.00
Dues, Condo Fee, License	190.62	0.00	80.00	0.00	0.00	0.00	0.00	0.00	0.00	28.66	0.00	0.00	81.96
Tenant Billing Expense	4,496.61	122.13	138.06	3,025.25	491.84	0.00	127.44	50.00	185.48	165.25	58.41	132.75	0.00
Less Tenant Billing Income	(1,954.55)	2,041.91	(288.12)	(2,617.59)	(275.70)	0.00	(208.47)	(150.23)	(185.85)	(137.75)	0.00	(132.75)	0.00
Total Other Expenses	<u>12,865.75</u>	<u>3,043.77</u>	<u>637.27</u>	<u>2,719.49</u>	<u>739.63</u>	<u>663.06</u>	<u>793.91</u>	<u>453.48</u>	<u>869.81</u>	<u>777.15</u>	<u>690.09</u>	<u>773.41</u>	<u>704.68</u>
TOTAL OPERATING EXPENSES	<u>81,785.66</u>	<u>10,895.77</u>	<u>5,699.40</u>	<u>7,938.00</u>	<u>5,306.86</u>	<u>5,911.19</u>	<u>5,051.02</u>	<u>8,055.36</u>	<u>6,035.86</u>	<u>7,906.43</u>	<u>6,803.23</u>	<u>6,202.44</u>	<u>5,980.10</u>
NET OPERATING INCOME	<u>43,574.84</u>	<u>(715.52)</u>	<u>4,250.60</u>	<u>1,883.25</u>	<u>4,082.39</u>	<u>5,098.81</u>	<u>5,983.98</u>	<u>2,287.64</u>	<u>4,514.14</u>	<u>2,713.82</u>	<u>4,280.02</u>	<u>4,625.31</u>	<u>4,570.40</u>
NON OPERATING INCOME & EXPENSE													
Asset Rep - Flooring	(2,135.95)	4,134.03	0.00	(6,269.98)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asset Rep - HVAC/Plumbing	(1,249.45)	0.00	0.00	0.00	0.00	(81.25)	(1,168.20)	0.00	0.00	0.00	0.00	0.00	0.00
Interest Expense - Rental	(13,233.30)	(1,078.48)	(1,116.57)	(1,083.54)	(1,122.65)	(1,125.63)	(1,092.29)	(1,134.99)	(1,094.78)	(1,137.67)	(1,103.91)	(1,106.84)	(1,035.95)
Depreciation	(17,968.80)	(2,568.80)	(1,400.00)	(1,400.00)	(1,400.00)	(1,400.00)	(1,400.00)	(1,400.00)	(1,400.00)	(1,400.00)	(1,400.00)	(1,400.00)	(1,400.00)
TOTAL NON OPERATING INC & EXP	<u>(34,587.50)</u>	<u>486.75</u>	<u>(2,516.57)</u>	<u>(8,753.52)</u>	<u>(2,522.65)</u>	<u>(2,606.88)</u>	<u>(3,660.49)</u>	<u>(2,534.99)</u>	<u>(2,494.78)</u>	<u>(2,537.67)</u>	<u>(2,503.91)</u>	<u>(2,506.84)</u>	<u>(2,435.95)</u>
NET INCOME (LOSS)	<u>8,987.34</u>	<u>(228.77)</u>	<u>1,734.03</u>	<u>(6,870.27)</u>	<u>1,559.74</u>	<u>2,491.93</u>	<u>2,323.49</u>	<u>(247.35)</u>	<u>2,019.36</u>	<u>176.15</u>	<u>1,776.11</u>	<u>2,118.47</u>	<u>2,134.45</u>