

Income Statement
The Retreat at Columbia - BRL
 Cash Basis
 Jan 2023 - Dec 2023

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
Building Name: The Retreat at Columbia - BRL													
INCOME													
RENTAL INCOME													
Market Rent	3,708.79	18,400.00	20,595.00	22,295.00	20,350.00	19,695.00	18,355.00	18,231.00	16,891.00	16,891.00	16,891.00	16,181.00	208,483.79
RENTAL INCOME	3,708.79	18,400.00	20,595.00	22,295.00	20,350.00	19,695.00	18,355.00	18,231.00	16,891.00	16,891.00	16,891.00	16,181.00	208,483.79
OTHER INCOME													
Equipment & Furniture Rental	150.99	750.00	778.95	901.05	780.00	780.00	720.00	780.00	720.00	720.00	720.00	690.00	8,490.99
Damage/Cleaning Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	667.91	667.09	309.16	0.00	1,794.16
Late Fees	0.00	0.00	168.00	120.00	130.00	0.00	0.00	130.00	0.00	0.00	0.00	0.00	548.00
Pet Fees (Non-Refundable)	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Pet Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00	25.00	25.00	0.00	125.00
Utility Income/Reimbursements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	186.53	0.00	138.90	325.43
Utility Late Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.66	0.00	13.89	32.55
Total OTHER INCOME	150.99	750.00	1,246.95	1,021.05	910.00	780.00	720.00	1,085.00	1,412.91	1,617.28	1,054.16	867.79	11,616.13
INCOME	3,859.78	19,150.00	21,841.95	23,316.05	21,260.00	20,475.00	19,075.00	19,316.00	18,303.91	18,508.28	17,945.16	17,048.79	220,099.92
OPERATING EXPENSES													
ADVERTISING/PROMOTION													
ADVERTISING													
Marketing - Student Housing	130.24	1,023.44	62.64	364.96	227.04	118.00	160.64	104.08	462.24	221.84	141.60	185.20	3,201.92
ADVERTISING	130.24	1,023.44	62.64	364.96	227.04	118.00	160.64	104.08	462.24	221.84	141.60	185.20	3,201.92
TOTAL ADVERTISING/PROMOTION	130.24	1,023.44	62.64	364.96	227.04	118.00	160.64	104.08	462.24	221.84	141.60	185.20	3,201.92
GENERAL & ADMINISTRATIVE													
Correction from Prior Period	3,079.77	(3,079.77)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL GENERAL & ADMINISTRATIVE	3,079.77	(3,079.77)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PROPERTY MGMT FEES													
Property Management Fees	278.17	1,380.00	1,544.63	1,672.13	1,526.25	1,477.13	1,376.63	1,367.33	1,266.83	1,266.83	1,266.83	1,213.58	15,636.34
TOTAL PROPERTY MGMT FEES	278.17	1,380.00	1,544.63	1,672.13	1,526.25	1,477.13	1,376.63	1,367.33	1,266.83	1,266.83	1,266.83	1,213.58	15,636.34
REPAIRS & MAINTENANCE													
REPAIR & MAINTENANCE - CONTRACT SERVICES													
FireLife Maintenance Contract	0.00	0.00	0.00	0.00	0.00	0.00	770.00	0.00	0.00	0.00	0.00	0.00	770.00
HVAC Maintenance Contract	0.00	0.00	0.00	520.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	520.00
REPAIR & MAINTENANCE - CONTRACT SERVICES	0.00	0.00	0.00	520.00	0.00	0.00	770.00	0.00	0.00	0.00	0.00	0.00	1,290.00
REPAIRS & MAINTENANCE - SUPPLIES/MATERIALS													
Drapery/Blinds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00	0.00	40.00
Electrical Supplies	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	25.00
FireLife Safety Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00	0.00	125.00
HVAC Repairs	0.00	0.00	15.00	0.00	0.00	0.00	832.92	0.00	0.00	0.00	0.00	0.00	847.92
Light Bulbs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	100.00
Locks & Keys	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00
Plumbing/Backflow Testing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00	0.00	0.00	600.00
Plumbing Supplies	0.00	0.00	0.00	0.00	15.00	0.00	150.00	0.00	0.00	0.00	85.00	0.00	250.00
Repairs/Labor	0.00	0.00	40.00	30.00	160.00	0.00	140.00	0.00	60.00	1,235.00	420.00	235.00	2,320.00
REPAIRS & MAINTENANCE - SUPPLIES/MATERIALS	0.00	0.00	55.00	30.00	235.00	0.00	315.00	832.92	60.00	1,835.00	770.00	235.00	4,367.92
TOTAL REPAIRS & MAINTENANCE	0.00	0.00	55.00	550.00	235.00	0.00	1,085.00	832.92	60.00	1,835.00	770.00	235.00	5,667.92
TURN EXPENSE													
TURNOVER COSTS													
Turnover Exterior Pressure Washing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,290.00	0.00	0.00	1,290.00
Turnover Flooring Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	528.40	528.40
TURNOVER COSTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,290.00	0.00	528.40	1,818.40
TURNOVER CONTRACT SERVICES													
Turnover Contract Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	610.00	610.00
Turnover Painting Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	705.00	0.00	810.00	1,515.00
TURNOVER CONTRACT SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	705.00	0.00	1,420.00	2,125.00
TOTAL TURN EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,995.00	0.00	1,948.40	3,943.40
UTILITIES													
UTILITIES OTHER													
Electricity - Occupied Units	0.00	0.00	0.00	130.22	64.91	0.00	68.92	0.00	0.00	0.00	570.70	(94.30)	740.45
Electricity - Vacant	0.00	0.00	0.00	0.00	103.14	0.00	0.00	0.00	0.00	0.00	122.88	345.55	571.57
Water/Sewer - Occupied Unit	0.00	0.00	0.00	1,508.66	53.23	0.00	48.96	0.00	0.00	0.00	138.42	(84.76)	1,664.51
Water/Sewer - Vacant	0.00	0.00	0.00	28.07	0.00	0.00	0.00	0.00	0.00	0.00	52.24	92.51	172.82
Utility Admin Fee - Offset	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(50.00)	(50.00)
UTILITIES OTHER	0.00	0.00	0.00	1,638.88	249.35	0.00	117.88	0.00	0.00	0.00	884.24	209.00	3,099.35
TOTAL UTILITIES	0.00	0.00	0.00	1,638.88	249.35	0.00	117.88	0.00	0.00	0.00	884.24	209.00	3,099.35
HOA EXPENSES													
HOA Dues	371.60	0.00	1,920.00	1,920.00	2,120.00	2,120.00	2,120.00	2,120.00	2,120.00	2,120.00	2,120.00	2,120.00	21,171.60
TOTAL HOA EXPENSES	371.60	0.00	1,920.00	1,920.00	2,120.00	2,120.00	2,120.00	2,120.00	2,120.00	2,120.00	2,120.00	2,120.00	21,171.60
OPERATING EXPENSES	3,859.78	(676.33)	3,982.27	6,145.97	4,357.64	3,715.13	4,860.15	4,424.33	3,909.07	7,438.67	5,162.67	5,911.18	52,710.53
EBITDA	0.00	19,826.33	18,259.68	17,170.08	16,902.36	16,759.87	14,214.85	14,891.67	14,394.84	11,069.61	12,762.49	11,137.61	167,389.39
NET OPERATING INCOME AFTER INTEREST AND CAPITAL	0.00	19,826.33	18,259.68	17,170.08	16,902.36	16,759.87	14,214.85	14,891.67	14,394.84	11,069.61	12,762.49	11,137.61	167,389.39
NET INCOME	0.00	19,826.33	18,259.68	17,170.08	16,902.36	16,759.87	14,214.85	14,891.67	14,394.84	11,069.61	12,762.49	11,137.61	167,389.39