Income Statement Consolidated

8/1/2024 - 7/31/2025, By Month, Cash basis

Prepared By: charlie white property management group, llc
1916 Chadwell
Dalton, GA 30720

432 4th Avenue

Account	08-2024	09-2024	10-2024	11-2024	12-2024	01-2025	02-2025	03-2025	04-2025	05-2025	06-2025	07-2025	**Total**
Income													
Eviction Charges											72.00		72.00
Rent Income	13,000.00	11,900.00	14,100.00	13,000.00	12,650.00	13,000.00	13,000.00	13,050.00	13,425.00	13,125.00	14,175.00	13,575.00	158,000.00
Repairs Income		500.00											500.00
Total Income	**$13,000.00**	**$12,400.00**	**$14,100.00**	**$13,000.00**	**$12,650.00**	**$13,000.00**	**$13,000.00**	**$13,050.00**	**$13,425.00**	**$13,125.00**	**$14,247.00**	**$13,575.00**	**$158,572.00**
Expense													
Contract Services													
Garbage Service	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	1,620.00
Landscaping	510.00	170.00	170.00	170.00	170.00	85.00	175.00	175.00	150.00	175.00	175.00	175.00	2,300.00
Pest Control			120.00	249.00		120.00	150.00						639.00
Total for Contract Services	**$645.00**	**$305.00**	**$425.00**	**$554.00**	**$305.00**	**$340.00**	**$460.00**	**$310.00**	**$285.00**	**$310.00**	**$310.00**	**$310.00**	**$4,559.00**
General & Admin													
Evictions											72.00		72.00
Management Fees	650.00	620.00	705.00	540.00	632.50	650.00	650.00	652.50	671.25	656.25	712.35	678.75	7,818.60
Postage and Delivery		9.85											9.85
Total for General & Admin	**$650.00**	**$629.85**	**$705.00**	**$540.00**	**$632.50**	**$650.00**	**$650.00**	**$652.50**	**$671.25**	**$656.25**	**$784.35**	**$678.75**	**$7,900.45**
Maintenance & Repairs													
Appliance Repair						26.75	120.00				180.00		326.75
Appliances			69.55						187.25			374.50	631.30
HVAC Repairs	1,000.00	640.00	640.00					715.00					2,995.00
Keys & Locks			13.00										13.00
M&R Labor	125.00	200.00	330.00	225.00	35.00	45.00	50.00		185.00	50.00		100.00	1,345.00
M&R Materials	49.26	91.00	69.48	19.27	70.14				57.17	98.10		83.47	537.89
Paint Materials		74.85											74.85
Painting Labor	275.00	500.00											775.00
Total for Maintenance & Repairs	**$1,449.26**	**$1,505.85**	**$1,122.03**	**$244.27**	**$105.14**	**$71.75**	**$170.00**	**$715.00**	**$429.42**	**$148.10**	**$180.00**	**$557.97**	**$6,698.79**
Utilities													
CABLE	91.35	91.35	91.35	91.35	91.35	91.35	91.35	91.35	91.35	91.35	91.35	91.35	1,096.20
electric		78.00											78.00
Water	530.00	530.00	570.00	537.00	556.00	574.00	582.00	611.00	706.00	712.00	746.00	754.00	7,408.00
Total for Utilities	**$621.35**	**$699.35**	**$661.35**	**$628.35**	**$647.35**	**$665.35**	**$673.35**	**$702.35**	**$797.35**	**$803.35**	**$837.35**	**$845.35**	**$8,582.20**
Total Expense	**$3,365.61**	**$3,140.05**	**$2,913.38**	**$1,966.62**	**$1,689.99**	**$1,727.10**	**$1,953.35**	**$2,379.85**	**$2,183.02**	**$1,917.70**	**$2,111.70**	**$2,392.07**	**$27,740.44**
Net Operating Income	**$9,634.39**	**$9,259.95**	**$11,186.62**	**$11,033.38**	**$10,960.01**	**$11,272.90**	**$11,046.65**	**$10,670.15**	**$11,241.98**	**$11,207.30**	**$12,135.30**	**$11,182.93**	**$130,831.56**
Net Income	**$9,634.39**	**$9,259.95**	**$11,186.62**	**$11,033.38**	**$10,960.01**	**$11,272.90**	**$11,046.65**	**$10,670.15**	**$11,241.98**	**$11,207.30**	**$12,135.30**	**$11,182.93**	**$130,831.56**