

Hop 760, LLC
Profit & Loss
 January through December 2024

	Jan 24	Feb 24	Mar 24	Apr 24
Ordinary Income/Expense				
Income				
Fees Income	0.00	0.00	0.00	0.00
Rental Income	15,309.04	13,209.04	15,562.79	13,047.55
Total Income	15,309.04	13,209.04	15,562.79	13,047.55
Gross Profit	15,309.04	13,209.04	15,562.79	13,047.55
Expense				
Bank Fees	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	80.00	0.00	0.00
Fees	515.01	0.00	0.00	0.00
Insurance Expense	-8.00	738.57	89.44	738.57
Interest Expense	235.22	317.94	858.30	815.01
Mortgage Interest Exp (1)	2,954.59	2,947.29	2,748.83	2,930.02
Mortgage Interest Exp (2)	0.00	0.00	0.00	2,097.58
Office Supplies	161.63	110.77	0.00	0.00
Professional Fees				
Accounting	0.00	0.00	0.00	0.00
Bookkeeping Services	330.00	475.00	0.00	120.00
Total Professional Fees	330.00	475.00	0.00	120.00
Repairs and Maintenance				
Cleaning	1,350.80	691.28	691.28	691.28
Electrical Repairs	0.00	0.00	170.16	0.00
HVAC	963.20	3,344.54	1,560.15	1,036.38
Janitorial Services	0.00	0.00	0.00	0.00
Landscaping and Groundskeeping	0.00	0.00	0.00	0.00
Mowing	0.00	0.00	0.00	159.52
Painting	0.00	0.00	0.00	0.00
Pest Control	0.00	0.00	0.00	0.00
Plumbing Repairs	233.97	0.00	0.00	0.00
Snow Removal	0.00	0.00	563.66	0.00
Supplies	0.00	124.34	36.12	0.00
Trash Removal	90.84	90.84	90.84	90.84
Repairs and Maintenance - Other	0.00	0.00	50.00	30.00
Total Repairs and Maintenance	2,638.81	4,251.00	3,162.21	2,008.02
Signs	0.00	0.00	0.00	0.00
Small Tools and Equipment	0.00	209.16	0.00	0.00
Taxes				
Personal Property Tax	226.68	0.00	0.00	0.00
Real Estate Taxes	15,516.02	0.00	0.00	0.00
Total Taxes	15,742.70	0.00	0.00	0.00
Utilities				
Electricity	1,395.05	1,480.48	1,209.46	1,129.42
Internet	207.53	3.19	224.40	247.64
Natural Gas	2,077.69	1,146.35	1,101.08	972.52
Sewer Use	0.00	0.00	0.00	0.00
Water	240.56	116.32	29.93	34.87
Total Utilities	3,920.83	2,746.34	2,564.87	2,384.45
Total Expense	26,490.79	11,876.07	9,423.65	11,093.65
Net Ordinary Income	-11,181.75	1,332.97	6,139.14	1,953.90
Other Income/Expense				
Other Income				
Insurance Settlement	0.00	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00	0.00
Other Expense				
Insurance Settlement Repairs	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00	0.00
Net Income	-11,181.75	1,332.97	6,139.14	1,953.90

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	May 24	Jun 24	Jul 24	Aug 24
Ordinary Income/Expense				
Income				
Fees Income	60.00	0.00	0.00	0.00
Rental Income	14,031.80	11,541.10	12,702.48	18,124.05
Total Income	14,091.80	11,541.10	12,702.48	18,124.05
Gross Profit				
	14,091.80	11,541.10	12,702.48	18,124.05
Expense				
Bank Fees	0.00	35.00	0.00	78.00
Dues and Subscriptions	0.00	0.00	0.00	0.00
Fees	0.00	0.00	517.22	80.00
Insurance Expense	738.57	0.00	421.84	949.49
Interest Expense	785.12	687.93	335.81	351.29
Mortgage Interest Exp (1)	2,828.39	2,914.62	2,812.90	2,897.74
Mortgage Interest Exp (2)	266.30	0.00	438.47	380.21
Office Supplies	204.16	417.92	367.92	0.00
Professional Fees				
Accounting	1,781.00	0.00	0.00	0.00
Bookkeeping Services	0.00	120.00	0.00	0.00
Total Professional Fees	1,781.00	120.00	0.00	0.00
Repairs and Maintenance				
Cleaning	691.28	531.75	0.00	0.00
Electrical Repairs	0.00	0.00	0.00	0.00
HVAC	930.56	0.00	0.00	3,638.76
Janitorial Services	0.00	0.00	0.00	0.00
Landscaping and Groundskeeping	0.00	0.00	0.00	0.00
Mowing	159.52	159.53	159.53	0.00
Painting	0.00	0.00	0.00	0.00
Pest Control	0.00	159.52	0.00	0.00
Plumbing Repairs	0.00	0.00	0.00	0.00
Snow Removal	1,770.73	0.00	0.00	0.00
Supplies	16.93	0.00	232.36	115.43
Trash Removal	90.84	90.84	96.19	96.19
Repairs and Maintenance - Other	676.61	754.71	863.11	3,300.00
Total Repairs and Maintenance	4,336.47	1,696.35	1,351.19	7,150.38
Signs	0.00	0.00	0.00	0.00
Small Tools and Equipment	0.00	0.00	0.00	0.00
Taxes				
Personal Property Tax	0.00	0.00	252.72	0.00
Real Estate Taxes	0.00	0.00	17,298.20	0.00
Total Taxes	0.00	0.00	17,550.92	0.00
Utilities				
Electricity	1,273.37	1,215.19	1,585.95	1,946.42
Internet	274.40	548.80	0.00	0.00
Natural Gas	798.94	422.17	326.30	315.59
Sewer Use	0.00	0.00	3,375.22	0.00
Water	36.03	50.41	30.35	30.35
Total Utilities	2,382.74	2,236.57	5,317.82	2,292.36
Total Expense	13,322.75	8,108.39	29,114.09	14,179.47
Net Ordinary Income	769.05	3,432.71	-16,411.61	3,944.58
Other Income/Expense				
Other Income				
Insurance Settlement	0.00	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00	0.00
Other Expense				
Insurance Settlement Repairs	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00	0.00
Net Income	769.05	3,432.71	-16,411.61	3,944.58

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	Sep 24	Oct 24	Nov 24	Dec 24
Ordinary Income/Expense				
Income				
Fees Income	0.00	0.00	0.00	0.00
Rental Income	9,387.55	15,105.16	12,144.05	17,625.05
Total Income	9,387.55	15,105.16	12,144.05	17,625.05
Gross Profit	9,387.55	15,105.16	12,144.05	17,625.05
Expense				
Bank Fees	0.00	0.00	39.00	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00
Fees	0.00	0.00	0.00	0.00
Insurance Expense	149.49	949.49	949.49	949.49
Interest Expense	323.97	301.69	219.82	343.34
Mortgage Interest Exp (1)	3,972.86	3,838.62	3,952.30	3,815.43
Mortgage Interest Exp (2)	333.41	515.66	182.15	362.66
Office Supplies	0.00	114.84	0.00	76.56
Professional Fees				
Accounting	0.00	0.00	0.00	0.00
Bookkeeping Services	120.00	0.00	0.00	180.00
Total Professional Fees	120.00	0.00	0.00	180.00
Repairs and Maintenance				
Cleaning	127.62	680.64	159.53	1,342.34
Electrical Repairs	0.00	0.00	0.00	0.00
HVAC	0.00	1,036.38	0.00	0.00
Janitorial Services	319.06	0.00	0.00	0.00
Landscaping and Groundskeeping	159.53	361.60	0.00	359.26
Mowing	0.00	0.00	0.00	0.00
Painting	0.00	0.00	0.00	0.00
Pest Control	0.00	0.00	0.00	0.00
Plumbing Repairs	0.00	0.00	0.00	0.00
Snow Removal	0.00	0.00	0.00	0.00
Supplies	0.00	92.40	0.00	33.95
Trash Removal	96.19	0.00	192.38	96.19
Repairs and Maintenance - Other	0.00	358.90	0.00	0.00
Total Repairs and Maintenance	702.40	2,529.92	351.91	1,831.74
Signs	132.94	0.00	0.00	0.00
Small Tools and Equipment	0.00	0.00	0.00	0.00
Taxes				
Personal Property Tax	0.00	0.00	0.00	0.00
Real Estate Taxes	0.00	0.00	0.00	0.00
Total Taxes	0.00	0.00	0.00	0.00
Utilities				
Electricity	1,975.43	1,545.02	1,403.41	1,586.89
Internet	548.80	296.35	274.40	274.40
Natural Gas	316.27	323.32	475.25	838.75
Sewer Use	0.00	0.00	0.00	0.00
Water	31.03	36.47	37.98	27.86
Total Utilities	2,871.53	2,201.16	2,191.04	2,727.90
Total Expense	8,606.60	10,451.38	7,885.71	10,287.12
Net Ordinary Income	780.95	4,653.78	4,258.34	7,337.93
Other Income/Expense				
Other Income				
Insurance Settlement	0.00	22,024.85	0.00	0.00
Total Other Income	0.00	22,024.85	0.00	0.00
Other Expense				
Insurance Settlement Repairs	0.00	0.00	0.00	1,500.00
Total Other Expense	0.00	0.00	0.00	1,500.00
Net Other Income	0.00	22,024.85	0.00	-1,500.00
Net Income	780.95	26,678.63	4,258.34	5,837.93

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	TOTAL
Ordinary Income/Expense	
Income	
Fees Income	60.00
Rental Income	167,789.66
Total Income	167,849.66
Gross Profit	167,849.66
Expense	
Bank Fees	152.00
Dues and Subscriptions	80.00
Fees	1,112.23
Insurance Expense	6,666.44
Interest Expense	5,575.44
Mortgage Interest Exp (1)	38,613.59
Mortgage Interest Exp (2)	4,576.44
Office Supplies	1,453.80
Professional Fees	
Accounting	1,781.00
Bookkeeping Services	1,345.00
Total Professional Fees	3,126.00
Repairs and Maintenance	
Cleaning	6,957.80
Electrical Repairs	170.16
HVAC	12,509.97
Janitorial Services	319.06
Landscaping and Groundskeeping	880.39
Mowing	638.10
Painting	0.00
Pest Control	159.52
Plumbing Repairs	233.97
Snow Removal	2,334.39
Supplies	651.53
Trash Removal	1,122.18
Repairs and Maintenance - Other	6,033.33
Total Repairs and Maintenance	32,010.40
Signs	132.94
Small Tools and Equipment	209.16
Taxes	
Personal Property Tax	479.40
Real Estate Taxes	32,814.22
Total Taxes	33,293.62
Utilities	
Electricity	17,746.09
Internet	2,899.91
Natural Gas	9,114.23
Sewer Use	3,375.22
Water	702.16
Total Utilities	33,837.61
Total Expense	160,839.67
Net Ordinary Income	7,009.99
Other Income/Expense	
Other Income	
Insurance Settlement	22,024.85
Total Other Income	22,024.85
Other Expense	
Insurance Settlement Repairs	1,500.00
Total Other Expense	1,500.00
Net Other Income	20,524.85
Net Income	27,534.84