

Accrual	12 Month Total	December 2023	November 2023	October 2023	September 2023	August 2023	July 2023	June 2023	May 2023	April 2023	March 2023	February 2023	January 2023
<b>REVENUES</b>													
Base Rent	128,661.00	10,438.00	11,031.00	10,912.00	10,194.00	10,966.00	10,360.00	10,929.00	10,929.00	10,782.00	10,929.00	10,892.00	10,299.00
Late Charge Income	0.00	0.00	(50.00)	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vending Income	1,761.31	121.75	170.25	134.25	105.81	126.50	114.50	193.50	156.25	209.00	112.25	132.00	185.25
SD Forfeiture to Income	565.00	565.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Application Fees	0.00	0.00	(135.00)	135.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	<b>130,987.31</b>	<b>11,124.75</b>	<b>11,016.25</b>	<b>11,231.25</b>	<b>10,299.81</b>	<b>11,092.50</b>	<b>10,474.50</b>	<b>11,122.50</b>	<b>11,085.25</b>	<b>10,991.00</b>	<b>11,041.25</b>	<b>11,024.00</b>	<b>10,484.25</b>
<b>ADJUSTMENTS TO REVENUES</b>													
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
<b>TOTAL REVENUES</b>	<b>130,987.31</b>	<b>11,124.75</b>	<b>11,016.25</b>	<b>11,231.25</b>	<b>10,299.81</b>	<b>11,092.50</b>	<b>10,474.50</b>	<b>11,122.50</b>	<b>11,085.25</b>	<b>10,991.00</b>	<b>11,041.25</b>	<b>11,024.00</b>	<b>10,484.25</b>
<b>OPERATING EXPENSES</b>													
<b>Repairs, Maintenance, Onsite Payroll</b>													
Janitorial	2,897.07	232.77	279.69	195.60	256.21	227.91	190.74	228.02	191.27	191.27	228.55	321.27	353.77
Repairs & Maintenance	1,510.76	413.75	0.00	78.62	11.25	0.00	44.45	583.56	83.21	0.00	0.00	71.02	224.90
Trees & Grounds Maint	5,069.39	97.50	536.25	487.50	522.45	542.74	362.34	552.50	874.52	151.09	195.00	178.75	568.75
Snow Removal	1,411.11	0.00	0.00	48.68	0.00	0.00	0.00	0.00	0.00	287.50	472.50	464.34	138.09
R&M - Apt & Suites	4,475.23	32.50	121.74	172.34	383.41	528.69	2,277.56	43.92	23.75	521.51	288.56	0.00	81.25
R&M - HVAC	9,960.83	130.00	3,093.19	626.55	195.00	211.25	318.70	650.00	113.75	341.25	211.25	3,145.07	924.82
R&M - Parking & Sidewalk	0.00	(8.14)	8.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
R&M - Painting	524.99	46.31	0.00	0.00	64.60	0.00	414.08	0.00	0.00	0.00	0.00	0.00	0.00
R&M - Pest Control/Exterm	40.23	0.00	0.00	0.00	40.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DNU R&M - Appliance Maint	0.00	(272.50)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.25	261.25	0.00
R&M - Water/Sewer System	2,874.13	0.00	0.00	0.00	0.00	627.23	0.00	0.00	0.00	0.00	2,246.90	0.00	0.00
Fire Safety, Alarms, Insp	99.92	0.00	21.23	0.00	26.50	0.00	0.00	0.00	0.00	52.19	0.00	0.00	0.00
Turnover Expenses	6,266.64	1,381.25	0.00	1,121.25	1,942.89	33.75	682.50	0.00	0.00	471.25	130.00	0.00	503.75
<b>Total Repairs, Maint, Onsite Payroll</b>	<b>35,130.30</b>	<b>2,053.44</b>	<b>4,060.24</b>	<b>2,730.54</b>	<b>3,442.54</b>	<b>2,171.57</b>	<b>4,290.37</b>	<b>2,058.00</b>	<b>1,286.50</b>	<b>2,016.06</b>	<b>3,784.01</b>	<b>4,441.70</b>	<b>2,795.33</b>
<b>Utility Expense</b>													
Electric - common/house	1,242.98	98.76	106.30	105.26	89.63	78.47	87.30	91.41	100.75	107.51	120.25	136.06	121.28
Gas - Common/House	5,720.72	520.71	325.66	225.85	130.96	149.50	182.38	234.43	437.43	689.23	892.06	852.85	1,079.66
Water/Sewer -common/house	5,409.62	368.96	399.56	384.26	501.56	527.06	506.66	506.66	649.46	430.16	440.36	357.66	337.26
Garbage	1,320.05	116.63	116.63	116.63	126.67	153.80	120.61	116.96	123.00	116.96	106.08	53.04	53.04
Utilities - Vacancies	145.16	0.00	0.00	5.49	28.84	0.00	43.48	0.00	0.00	27.62	0.00	0.00	39.73
<b>Total Utility Expense</b>	<b>13,838.53</b>	<b>1,105.06</b>	<b>948.15</b>	<b>837.49</b>	<b>877.66</b>	<b>908.83</b>	<b>940.43</b>	<b>949.46</b>	<b>1,310.64</b>	<b>1,371.48</b>	<b>1,558.75</b>	<b>1,399.61</b>	<b>1,630.97</b>
<b>Real Estate Taxes &amp; Insurance</b>													
Real Estate Taxes	15,848.82	1,658.82	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	845.00	0.00	0.00	0.00	0.00	845.00	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	8,120.00	3,728.25	399.25	399.25	399.25	399.25	399.25	399.25	399.25	399.25	399.25	399.25	399.25
<b>Total Real Estate Taxes &amp; Insurance</b>	<b>24,876.55</b>	<b>5,449.80</b>	<b>1,689.25</b>	<b>1,689.25</b>	<b>1,689.25</b>	<b>2,534.25</b>	<b>1,689.25</b>	<b>1,689.25</b>	<b>1,689.25</b>	<b>1,689.25</b>	<b>1,689.25</b>	<b>1,689.25</b>	<b>1,689.25</b>
<b>Other Expenses</b>													
Management Expense	8,947.06	682.11	754.74	746.28	681.86	720.61	727.77	703.24	570.82	840.26	1,179.41	670.70	669.26
Advertising	47.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47.00
Dues, Condo Fee, License	28.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.66	0.00
Tenant Billing Expense	1,077.97	219.63	0.00	0.00	207.17	30.81	65.00	0.00	0.00	223.07	138.45	0.00	193.84
Less Tenant Billing Income	469.09	(262.13)	0.00	0.00	(411.81)	0.00	(208.28)	0.00	0.00	(188.77)	1,733.92	0.00	(193.84)
<b>Total Other Expenses</b>	<b>10,569.78</b>	<b>639.61</b>	<b>754.74</b>	<b>746.28</b>	<b>477.22</b>	<b>751.42</b>	<b>584.49</b>	<b>703.24</b>	<b>570.82</b>	<b>874.56</b>	<b>3,051.78</b>	<b>699.36</b>	<b>716.26</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>84,415.16</b>	<b>9,247.91</b>	<b>7,452.38</b>	<b>6,003.56</b>	<b>6,486.67</b>	<b>6,366.07</b>	<b>7,504.54</b>	<b>5,399.95</b>	<b>4,857.21</b>	<b>5,951.35</b>	<b>10,083.79</b>	<b>8,229.92</b>	<b>6,831.81</b>
<b>NET OPERATING INCOME</b>	<b>46,572.15</b>	<b>1,876.84</b>	<b>3,563.87</b>	<b>5,227.69</b>	<b>3,813.14</b>	<b>4,726.43</b>	<b>2,969.96</b>	<b>5,722.55</b>	<b>6,228.04</b>	<b>5,039.65</b>	<b>957.46</b>	<b>2,794.08</b>	<b>3,652.44</b>
<b>NON OPERATING INCOME &amp; EXPENSE</b>													
Asset Rep - Flooring	(3,982.02)	0.00	0.00	0.00	(3,982.02)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest Expense - Rental	(13,837.73)	(1,223.84)	(1,152.58)	(1,043.93)	(1,233.22)	(1,124.00)	(1,164.35)	(1,167.23)	(1,094.78)	(1,210.89)	(1,138.06)	(1,102.97)	(1,181.88)
Depreciation	(14,357.77)	(1,432.77)	(1,175.00)	(1,175.00)	(1,175.00)	(1,175.00)	(1,175.00)	(1,175.00)	(1,175.00)	(1,175.00)	(1,175.00)	(1,175.00)	(1,175.00)
<b>TOTAL NON OPERATING INC &amp; EXP</b>	<b>(32,177.52)</b>	<b>(2,656.61)</b>	<b>(2,327.58)</b>	<b>(2,218.93)</b>	<b>(6,390.24)</b>	<b>(2,299.00)</b>	<b>(2,339.35)</b>	<b>(2,342.23)</b>	<b>(2,269.78)</b>	<b>(2,385.89)</b>	<b>(2,313.06)</b>	<b>(2,277.97)</b>	<b>(2,356.88)</b>

HARNEY - BRIARWOOD APTS  
Trailing Income Statement  
December 31, 2023

Accrual	12 Month Total	December 2023	November 2023	October 2023	September 2023	August 2023	July 2023	June 2023	May 2023	April 2023	March 2023	February 2023	January 2023
NET INCOME (LOSS)	14,394.63	(779.77)	1,236.29	3,008.76	(2,577.10)	2,427.43	630.61	3,380.32	3,958.26	2,653.76	(1,355.60)	516.11	1,295.56