

40-101		2023		2024		2025		2026
	3 bedroom, 2.5 bath 1515 sf	(total property) 2023	2023 actual	(total property) 2024	2024 actual/32	(total property) 2025	2025 actual	2026 proforma
Income	rent		\$14,499		\$14,923		\$17,084	\$20,000
	pet fees		\$0		\$0		\$576	\$300
	fees		\$345		\$64		\$501	
	water						\$70.00	\$840.00
Total Income			\$14,844.00		\$14,987.00		\$18,231.41	\$21,140.00
Expenses	accounting	3000	\$94	3019	\$94	4075	\$127	
	advertising	180	\$6	144	\$5	0		
	appliances		\$0	dishwasher 2/24	\$300	0		
	cleaning	501	\$16	owner	\$0	owner		
	HOA		\$0		\$0		\$0	\$1,200
	insurance	15667	\$490	18231	\$570	22075	\$690	\$500
	internet	0	\$0	0	\$0	300	\$0	\$0
	landscape	0	\$0	680	\$21	5352	\$167	HOA
	maintenance		\$0		\$450	flooring	\$2,975	
	management	owner	\$0	owner		owner		
	pest control	mostly owner		mostly owner			\$150	
	property electric	500	\$16	516	\$16	648	\$20	\$20
	property taxes	15903	\$497	15903	\$497	15903	\$497	\$497
	supplies	0	\$0	10129	\$317		\$99	
	trash	4800	\$150	5294	\$165	5361	\$168	\$168
	water -submetered 8/25	16000	\$500	17458	\$546	16685.87	\$521	\$521
	Total Expenses	\$56,551	\$1,767	\$71,374	\$2,980	\$70,400	\$5,415	\$2,906
Profit			\$13,077		\$12,007		\$12,817	\$18,234