

Profit & Loss

Property: D-Town Mini Storage
01/01/24 - 12/31/24 (cash basis)

	<u>Amount</u>
INCOME	
4100 Rental Income	
4105 Rental Income	3.07
4100 Other Rental Income	<u>180,277.02</u>
4100 Total Rental Income	180,280.09
4200 Other Income	
4205 Late Fee	3,636.70
4225 Storage Fee	188.33
4240 Non Sufficient Funds Fee	225.00
4280 Credit Card Payment Fee	1,551.68
4295 Application Fee	1,470.00
4200 Other Other Income	<u>490.00</u>
4200 Total Other Income	7,561.71
TOTAL INCOME	187,841.80
EXPENSE	
5000 Vacancy Advertising & Marketing Expense	
5005 Internet & MLS Advertising	592.82
5010 York Daily Record	<u>856.48</u>
5000 Total Vacancy Advertising & Marketing Expense	1,449.30
5100 Utilities	
5110 Electric	1,654.21
5150 Trash	360.00
5155 Internet	<u>1,968.06</u>
5100 Total Utilities	3,982.27
5200 Repairs & Maintenance Expense	
5204 Tools/Equipment	15.87
5215 Pest Control	29.98
5230 Maintenance	
5231 Keys	<u>16.18</u>
5230 Total Maintenance	16.18
5265 Cleaning	515.00
5295 Lawn Care / Snow Removal	<u>556.50</u>
5200 Total Repairs & Maintenance Expense	1,133.53
5400 Property Management	
5402 FPM Management Fees	<u>17,018.09</u>
5400 Total Property Management	17,018.09
TOTAL EXPENSE	23,583.19
CONTROLLABLE NOI	164,258.61
NON CONTROLLABLE EXPENSE	
5300 Property Taxes	
5305 County/Municipal Tax (Paid)	3,146.99
5310 School Tax (Paid)	<u>8,931.92</u>
5300 Total Property Taxes	12,078.91
5500 Insurance	<u>6,100.00</u>
TOTAL NON CONTROLLABLE EXPENSE	18,178.91
NOI	146,079.70

NON OPERATING EXPENSE

5900 Mortgage Payment	
5903 LOC Interest	99,437.52
5900 Total Mortgage Payment	<u>99,437.52</u>

9503 Keypad Entry System	960.00
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TOTAL NON OPERATING EXPENSE **100,397.52**

NET INCOME **45,682.18**

NET INCOME SUMMARY

Income	187,841.80
Expense	<u>-23,583.19</u>
Controllable NOI	164,258.61
Non Controllable Expense	<u>-18,178.91</u>
Net Operating Income	146,079.70
Non Operating Expense	<u>-100,397.52</u>
NET INCOME	<u>45,682.18</u>