BIRMINGHAM 24

	September	October	December	January	February	March	April	May	June	July	August	September	
Rent Income	**$6,277.00**	**$6,903.00**	**$1,220.00**	**$14,943.50**	**$9,876.00**	**$6,935.00**	**$6,285.00**	**$5,779.00**	**$7,099.00**	**$7,160.00**	**$5,891.00**	**$4,625.00**	
Late Fees		$25.00				$50.00			$25.00		$25.00		
Total Operating Income	**$6,277.00**	**$6,928.00**	**$1,220.00**	**$14,943.50**	**$9,876.00**	**$6,985.00**	**$6,285.00**	**$5,779.00**	**$7,124.00**	**$7,160.00**	**$5,916.00**	**$4,625.00**	
Expenses													
Management Fees	$376.00	$415.68	$48.50	$787.76	$592.56	$416.10	$377.10	$579.00	$710.00	$1,116.00	$353.00	$253.50	
Marketing	$110.00			$110.00			$110.00			$110.00			
Misc. Repair	$455.00	$177.00		$1,827.00		$119.00		$110.00	$125.00	$65.00	$105.00		
Lease Up Fees				$500.00									
HVAC	$175.00			$392.00		$255.00	$455.00			$275.00		$175.00	
Plumbing	$255.00			$410.14				$295.00		$260.00			
Electrical		$255.00						$250.00					
Lawn Care	$400.00	$400.00				$400.00	$400.00	$400.00	$400.00	$400.00	$450.00	$400.00	
Electricity (Tennant Pays)													
Water (Tennant Pays)													
Materials		$177.00							$0.00		$0.00		
Trash Service	$496.00		$496.00	$204.00	$204.00	$204.00	$204.00	$204.00	$204.00	$204.00	$204.00	$204.00	
Professional Services				$78.28				$972.99					
Clean Out Services					$250.00				$250.00				
Wire Fee								$25.00	$25.00	$50.00		$25.00	
Total Operating Expenses	**$2,267.00**	**$1,424.68**	**$544.50**	**$4,309.18**	**$1,046.56**	**$1,394.10**	**$1,546.10**	**$2,810.99**	**$1,689.00**	**$2,430.00**	**$1,112.00**	**$1,032.50**	**$21,606.61**
Net Operating Income	**$4,010.00**	**$5,503.32**	**$675.50**	**$10,634.32**	**$8,829.44**	**$5,590.90**	**$4,738.90**	**$2,968.01**	**$5,435.00**	**$4,730.00**	**$4,804.00**	**$3,592.50**	**$61,511.89**

(Changed PM collected back rents)

Total Income	**$61,511.89**
Total Expenses	**$21,606.61**
Cash Flow	**$39,905.28**