

Income	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	Total	Income
Occupancy	83%	88%	94%	89%	94%	88%	94%	88%	78%	78%	83%	78%		Occupancy
Rental Income & Deposits	\$11,224	\$15,238	\$11,438	\$11,083	\$14,453	\$12,138	\$16,550	\$13,407	\$12,041	\$12,325	\$16,226	\$10,844	\$156,967	Rental Income & Deposits
Other Income (Late Fees, Pet Fees)	\$200	\$150	\$105	\$100	\$120	\$200	\$150	\$150	\$200	\$200	\$998	\$200	\$2,773	Other Income (Late Fees, Pet Fees)
Total Income and Deposits	\$11,424	\$15,388	\$11,543	\$11,183	\$14,573	\$12,338	\$16,700	\$13,557	\$12,241	\$12,525	\$17,224	\$11,044	\$159,740	Total Income and Deposits

Expenses	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	Total	Expenses
Repairs and Maintenance	\$1,320.00	\$880.00	\$825		\$125			\$200		\$135	\$1,210	\$425	\$5,120	Repairs and Maintenance
Pest Control											\$500		\$500	Pest Control
Advertising	\$79.00												\$79	Advertising
Insurance	\$839	\$839	\$839	\$839	\$839	\$838.62	\$838.62	\$838.62	\$838.62		\$3,124	\$839	\$11,511	Insurance
Management Fee			\$766	\$1,000	\$1,139	\$1,534.80	\$1,092.80	\$1,863.90	\$1,334.00	\$1,252	\$1,023	\$1,010	\$12,016	Management Fee
Utilities	\$1,203.71	(\$8.43)	(\$635)			(\$119.72)							\$441	Utilities
Lawn						\$400.00	\$480.00	\$525.00	\$500.00	\$250	\$500	\$500	\$3,155	Lawn
Taxes				\$1,635.51									\$1,636	Taxes
Waste Collection		\$204	\$204		\$388	\$388							\$1,184	Waste Collection
Total Expenses	\$3,441	\$1,914	\$1,999	\$3,474	\$2,491	\$3,042	\$2,411	\$3,428	\$2,673	\$1,637	\$6,357	\$2,774	\$35,641	Total Expenses
Net Operating Income	\$7,983	\$13,474	\$9,544	\$7,709	\$12,082	\$9,296	\$14,289	\$10,129	\$9,568	\$10,888	\$10,867	\$8,270	\$115,829	Net Operating Income

Notes - Starting next month we should have over \$13,000 in Sec 8 rent payments each month. Some may be delayed for a month due to Sec 8 offices being slow. In Sept we received a large payment for back rent from the tenant that used to be in 920A. The payment was over \$13,000. It was spread across the months prior. We also removed 3 bad tenants in September/October. Currently all units except for 920 C are OCCUPIED OR RESERVED pending Sec 8 Inspection. By the end of October we expect to be 100% occupied with good tenants. As of right now we only have 1 tenant we are worried about being a nuisance. She has been spoken to and put on notice. She is in 916 F. There are a small amount of exterior repairs to be completed right now totaling about \$900. Mostly fascia and brick paint. We are just about to reach full stride here. It's been a long 18 months, but things are looking really good!