

INCOME & EXPENSES

6/1/26 - 7/31/27

INCOME

Rent Income	\$373,949.00
Zentro Internet Income.....	\$9,900.00
Lease Processing Fee Income	\$1,358.00
Vacancy & Loss (5%)	\$18,697.45

NET INCOME: **\$356,609.55**

EXPENSES*

Insurance	\$10,200.95 *
Real Estate Taxes	\$46,990.93 ***
Assessments	\$47,908.08 ****
Alarm	\$648.00 *
Repairs & Maintenance	\$4,493.66 *
Zentro Internet	\$4,884.00 *
Commission	\$5,720.00 **
Parking Rent - P15	\$900.00 *
Marketing & Leasing	\$2,250.00 **
Property Management Fee	\$10,698.29

TOTAL EXPENSES: **\$134,693.91**

NET OPERATING INCOME: **\$221,915.64**

* Expenses based on 2025 actuals.

** Estimate.

*** The 2024 As Val increased by 25.66% from the 2023 As Val. The 2025 As Val stayed the same as 2024 As Val. RE taxes payable in 2026 are projected at a 20% increase from 2024.

**** Based on 2026 budget.

RENT ROLL

RENTAL INCOME

UNIT	BD/BA	STATUS	PARKING	ALARM	ZENTRO INTERNET	RENT	MONTHLY INCOME	LEASE	MOVE-IN
GN	3/2.00	Current	\$0	\$0	\$75	\$2,585	\$2,660	05/26/2026 - 05/19/2027	05/26/2026
1N	3/2.00	Current	\$230	\$0	\$75	\$3,020	\$3,325	05/15/2026 - 05/14/2027	07/12/2024
1S	3/2.00	Current	\$230	\$0	\$75	\$2,840	\$3,145	05/23/2026 - 05/21/2027	09/15/2023
2N	3/2.00	Current	\$115	\$0	\$75	\$2,870	\$3,060	05/21/2026 - 05/20/2027	04/15/2024
2S	3/2.00	Current	\$115	\$0	\$75	\$3,415	\$3,605	06/26/2026 - 06/16/2027	07/25/2025
3S	3/2.00	Current	\$115	\$0	\$75	\$3,185	\$3,375	06/01/2026 - 06/16/2027	08/29/2025
353-1W	4/2.00	Current	\$115	\$0	\$75	\$2,865	\$3,055	07/01/2026 - 06/21/2027	08/01/2023
355-1E	3/2.00	Current	\$115	\$0	\$75	\$2,850	\$3,040	05/13/2026 - 05/12/2027	05/19/2023
353-3W	2/1.00	Current	\$95	\$0	\$75	\$2,065	\$2,235	06/12/2026 - 06/14/2027	06/12/2026
355-2E	2/1.00	Current	\$115	\$0	\$75	\$2,095	\$2,285	06/24/2026 - 06/23/2027	08/01/2025
355-3E	2/1.00	Current	\$0	\$37	\$75	\$2,095	\$2,207	06/18/2026 - 06/17/2027	06/30/2025
TOTAL:						\$29,885	\$31,992		