

	Month Ending 03/31/2025		Month Ending 02/28/2025	Month Ending 01/31/2025	Month Ending 12/31/2024	Month Ending 11/30/2024	Month Ending 10/31/2024	Month Ending 09/30/2024	Month Ending 08/31/2024	Month Ending 07/31/2024	Month Ending 06/30/2024	Month Ending 05/31/2024	Month Ending 04/30/2024
	Budget	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
INCOME													
RENT INCOME:													
Rent Income - Apartments	85,962.00	25,210.00	18,377.00	21,796.00	19,993.00	20,335.00	20,466.00	19,196.00	17,845.00	16,151.00	16,413.00	18,493.00	19,594.00
Rent Income - Tenant Assistance Payment	0.00	60,752.00	67,585.00	64,166.00	65,969.00	65,627.00	65,496.00	66,766.00	68,117.00	66,675.00	66,413.00	64,333.00	63,232.00
TOTAL RENT INCOME	85,962.00	85,962.00	85,962.00	85,962.00	85,962.00	85,962.00	85,962.00	85,962.00	85,962.00	82,826.00	82,826.00	82,826.00	82,826.00
VACANCY, BAD DEBTS & CONCESSIONS:													
Vacancies	(2,171.00)	(10,927.00)	(8,586.00)	(7,562.00)	(6,721.00)	(5,622.00)	(5,851.00)	(5,137.00)	(2,666.00)	(1,203.00)	(1,455.00)	(1,232.00)	(1,647.00)
Bad Debts	(2,171.00)	(3,186.35)	(7,379.59)	(187.26)	(170.87)	(324.00)	(1,047.00)	(7,807.83)	(2,503.17)	(6,154.90)	(1.00)	(10,229.00)	(1,597.50)
TOTAL VACANCY, BAD DEBTS & CONCESSIONS	(4,342.00)	(14,113.35)	(15,965.59)	(7,749.26)	(6,891.87)	(5,946.00)	(6,898.00)	(12,944.83)	(5,169.17)	(7,357.90)	(1,456.00)	(11,461.00)	(3,244.50)
FINANCIAL INCOME:													
Interest Income	0.00	(1.14)	(1.82)	0.41	0.55	0.61	0.65	0.48	(0.45)	1.23	0.00	0.68	0.70
TOTAL FINANCIAL INCOME	0.00	(1.14)	(1.82)	0.41	0.55	0.61	0.65	0.48	(0.45)	1.23	0.00	0.68	0.70
OTHER INCOME:													
NSF Fees and Late Charges	300.00	(346.00)	(415.00)	797.00	801.00	694.00	501.00	150.00	599.00	381.00	687.00	78.00	(10.00)
Damages and Cleaning fees	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.00
Misc Revenue	0.00	30.00	30.00	(49.00)	(1,809.00)	25.00	30.00	523.00	366.50	(2,078.00)	54.50	(142.00)	186.00
TOTAL OTHER INCOME	300.00	(316.00)	(385.00)	748.00	(1,007.00)	719.00	531.00	673.00	965.50	(1,697.00)	741.50	(64.00)	209.00
TOTAL INCOME	81,920.00	71,531.51	69,609.59	78,961.15	78,063.68	80,735.61	79,595.65	73,690.65	81,757.88	73,772.33	82,111.50	71,301.68	79,791.20
EXPENSES													
ADMINISTRATIVE:													
Appl Background Checks	172.00	171.84	171.84	171.84	171.84	171.84	171.84	171.84	0.00	171.84	164.16	164.16	0.00
Office Supplies	750.00	991.41	727.37	1,178.48	1,645.12	2,059.69	1,658.32	1,946.82	3,463.13	1,079.60	698.22	2,747.01	1,078.76
Office Rent-Model Unit	1,210.00	1,232.83	1,232.83	1,232.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Management Fees	4,125.00	3,729.77	3,704.80	3,443.90	3,588.30	3,329.15	3,561.15	4,127.95	3,660.59	3,827.30	3,180.50	4,017.30	4,164.95
Manager Salary	4,120.00	5,000.00	0.00	4,747.42	6,350.00	4,020.00	6,071.25	2,072.50	6,105.00	4,052.50	4,000.00	4,000.00	4,015.00
Legal Expenses	750.00	0.00	0.00	587.00	0.00	0.00	0.00	4,855.76	0.00	1,761.00	0.00	0.00	0.00
Phone, Internet, Answer Serv.	225.00	227.58	221.93	730.54	214.64	218.71	682.51	219.61	235.65	(672.17)	247.92	410.77	252.62
Adm Mileage	0.00	54.54	0.00	0.00	0.00	89.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Misc Administrative	100.00	899.96	0.00	(500.00)	0.00	0.00	0.00	500.00	0.00	0.00	177.26	0.00	0.00
TOTAL ADMINISTRATIVE	11,452.00	12,307.93	6,058.77	11,592.01	11,969.90	9,889.17	12,145.07	13,894.48	13,464.37	10,220.07	8,468.06	11,339.24	9,511.33
UTILITY EXPENSES:													
Electricity	5,500.00	6,160.87	6,069.67	6,694.75	6,403.52	6,412.66	500.00	6,809.59	7,745.53	8,652.21	7,296.96	0.00	5,944.08
Water	6,500.00	5,994.71	6,449.45	6,667.26	6,627.84	7,010.73	500.00	5,329.32	3,327.42	2,130.29	1,615.00	0.00	4,984.75
Gas	2,000.00	2,223.36	4,436.13	7,368.37	8,188.11	706.97	500.00	1,136.90	955.91	2,079.42	3,034.62	0.00	1,255.74
Sewer	6,333.00	7,591.17	8,496.29	8,533.60	8,509.95	9,122.40	500.00	6,752.79	3,988.82	2,193.22	1,615.00	0.00	6,286.57
TOTAL UTILITY EXPENSES	20,333.00	21,970.11	25,451.54	29,263.98	29,729.42	23,252.76	2,000.00	20,028.60	16,017.68	15,055.14	13,561.58	0.00	18,471.14

OPERATING & MAINTENANCE:													
Cleaning Supplies	100.00	176.11	278.61	136.07	13.95	10.78	85.37	84.40	0.00	258.26	42.77	0.00	0.00
Exterminating Contract	625.00	860.80	460.00	460.00	1,081.60	460.80	460.80	921.60	460.80	921.60	0.00	929.60	1,830.75
Trash Removal	862.00	879.06	760.46	1,297.86	1,001.12	1,102.69	79.04	762.40	821.32	863.76	848.42	0.00	807.86
Property Attendant	289.00	304.65	304.65	304.65	304.65	304.65	304.65	304.65	304.65	304.65	304.65	609.30	0.00
Grounds Payroll	2,160.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grounds Contract	1,288.00	4,000.00	0.00	1,768.00	1,872.00	0.00	2,600.00	2,600.00	2,600.00	2,400.00	1,200.00	0.00	0.00
Repair Payroll	0.00	2,295.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Repair Materials	1,250.00	7,738.47	5,540.13	1,908.48	659.55	1,484.90	2,878.07	1,810.00	1,601.07	637.77	6,150.46	0.00	425.07
Repair Contract	8,250.00	11,956.90	20,033.00	4,671.00	9,722.39	9,298.00	15,499.00	35,985.89	12,761.77	26,053.78	12,846.00	10,599.00	10,655.00
HVAC Repair	1,000.00	0.00	0.00	0.00	0.00	0.00	2,723.00	0.00	3,793.00	0.00	0.00	2,500.00	0.00
Decorating Supplies	625.00	1,079.11	532.17	324.93	34.54	111.28	245.44	270.95	278.11	0.00	252.27	0.00	0.00
Maint Mileage	0.00	286.00	664.30	286.26	0.00	0.00	0.00	0.00	84.15	0.00	0.00	0.00	0.00
Misc Maintenance Expense	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	355.71
TOTAL OPERATING & MAINTENANCE													
	16,499.00	29,576.10	28,573.32	11,157.25	14,689.80	12,773.10	24,875.37	42,739.89	22,704.87	31,439.82	21,719.57	14,637.90	14,074.39
TAXES & INSURANCE:													
Real Estate Taxes	4,538.00	0.00	4,537.65	4,537.65	4,537.65	4,537.65	4,537.65	4,537.65	4,537.65	10,991.76	10,991.76	10,991.76	3,325.92
Payroll Taxes	566.00	219.18	0.00	440.53	478.93	300.68	454.16	155.11	456.74	303.16	299.16	299.14	300.29
Property Insurance	8,322.00	0.00	8,321.88	8,321.88	8,321.88	8,321.88	8,321.88	8,321.88	8,321.88	13,574.16	13,574.16	13,574.16	13,556.24
Fidelity Bond	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Workman's Compensation	111.00	105.88	105.88	105.88	134.89	134.89	100.38	111.33	111.33	111.33	111.33	111.33	111.33
Health Insurance	0.00	0.00	(800.00)	848.20	848.20	848.20	848.20	824.00	824.00	824.00	824.00	824.00	1,071.20
TOTAL TAXES & INSURANCE													
	13,537.00	325.06	12,165.41	14,254.14	14,321.55	14,143.30	14,262.27	13,949.97	14,251.60	25,804.41	25,800.41	25,800.39	18,464.98
FINANCIAL EXPENSES:													
Interest - 1st Mtge	9,600.00	0.00	9,615.34	9,624.48	9,325.98	(9,639.07)	14,318.08	14,803.59	14,812.00	14,346.23	14,832.49	14,365.80	14,852.61
Bank charges	0.00	110.00	20.00	20.00	20.00	0.00	0.00	0.00	40.00	0.00	0.00	20.00	5.00
TOTAL FINANCIAL EXPENSES													
	9,600.00	110.00	9,635.34	9,644.48	9,345.98	(9,639.07)	14,318.08	14,803.59	14,852.00	14,346.23	14,832.49	14,385.80	14,857.61
OTHER EXPENSES:													
Capital Improvements	0.00	0.00	6,648.48	819.72	0.00	3,493.81	668.53	0.00	1,077.84	744.12	0.00	0.00	64,443.78
TOTAL OTHER EXPENSES													
	0.00	0.00	6,648.48	819.72	0.00	3,493.81	668.53	0.00	1,077.84	744.12	0.00	0.00	64,443.78
TOTAL EXPENSES													
	71,421.00	64,289.20	88,532.86	76,731.58	80,056.65	53,913.07	68,269.32	105,416.53	82,368.36	97,609.79	84,382.11	66,163.33	139,823.23
Net Income/Deficit													
	10,499.00	7,242.31	(18,923.27)	2,229.57	(1,992.97)	26,822.54	11,326.33	(31,725.88)	(610.48)	(23,837.46)	(2,270.61)	5,138.35	(60,032.03)

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LAKEVIEW GA (VE)
12 Month Income Statement

As of Date: 03/31/2025
Location: LAKEVIEW GA LP