

LAKEVIEW GA (VE)
12 Month Income Statement

As of Date:

Location:

	Month Ending 12/31/2023	Month Ending 11/30/2023	Month Ending 10/31/2023	Month Ending 09/30/2023	Month Ending 08/31/2023	Month Ending 07/31/2023	Month Ending 06/30/2023	Month Ending 05/31/2023	Month Ending 04/30/2023	Month Ending 03/31/2023	Month Ending 02/28/2023	Month Ending 01/31/2023	TOTAL
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	
INCOME													
RENT INCOME:													
Rent Income - Apartments	25,174.00	24,668.00	22,462.00	22,361.00	21,221.00	20,230.00	20,828.00	23,128.00	74,423.00	(33,797.00)	31,875.00	33,183.00	285,756.00
Rent Income - Tenant Assistance Payment	57,652.00	58,158.00	60,364.00	60,465.00	61,605.00	59,098.00	58,500.00	56,200.00	4,905.00	113,125.00	47,453.00	46,145.00	683,670.00
TOTAL RENT INCOME	82,826.00	82,826.00	82,826.00	82,826.00	82,826.00	79,328.00	79,328.00	79,328.00	79,328.00	79,328.00	79,328.00	79,328.00	969,426.00
VACANCY, BAD DEBTS & CONCESSIONS:													
Vacancies	(11,895.00)	(12,195.00)	(10,456.00)	(10,398.00)	(8,335.00)	(7,026.00)	(7,575.00)	(9,086.00)	(10,221.00)	(11,951.00)	(14,048.00)	(13,992.00)	(127,178.00)
Bad Debts	0.00	0.00	0.00	(669.00)	(12,230.33)	(922.78)	0.00	0.00	0.00	(13.00)	(3,995.00)	(5,837.00)	(23,667.11)
TOTAL VACANCY, BAD DEBTS & CONCESSIONS	(11,895.00)	(12,195.00)	(10,456.00)	(11,067.00)	(20,565.33)	(7,948.78)	(7,575.00)	(9,086.00)	(10,221.00)	(11,964.00)	(18,043.00)	(19,829.00)	(150,845.11)
FINANCIAL INCOME:													
Interest Income	0.64	0.49	0.70	0.64	0.01	0.46	0.66	0.72	0.61	1.68	0.61	0.70	7.92
TOTAL FINANCIAL INCOME	0.64	0.49	0.70	0.64	0.01	0.46	0.66	0.72	0.61	1.68	0.61	0.70	7.92
OTHER INCOME:													
NSF Fees and Late Charges	449.00	479.00	316.00	419.00	109.00	339.00	419.00	151.00	256.00	348.00	414.00	457.00	4,156.00
Damages and Cleaning fees	0.00	53.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(33.00)	0.00	0.00	20.17
Misc Revenue	62.50	5.00	55.00	30.00	30.00	1,892.72	2,058.00	58.50	930.00	30.00	30.00	(820.04)	4,361.68
TOTAL OTHER INCOME	511.50	537.17	371.00	449.00	139.00	2,231.72	2,477.00	209.50	1,186.00	345.00	444.00	(363.04)	8,537.85
TOTAL INCOME	71,443.14	71,168.66	72,741.70	72,208.64	62,399.68	73,611.40	74,230.66	70,452.22	70,293.61	67,710.68	61,729.61	59,136.66	827,126.66

EXPENSES

ADMINISTRATIVE:

Appl Background Checks	164.16	164.16	164.16	164.16	164.16	164.16	156.48	0.00	0.00	0.00	0.00	0.00	1,141.44
Other Renting Expenses	0.00	0.00	0.00	0.00	0.00	0.00	634.73	2,842.05	1,391.45	1,391.45	0.00	(250.00)	6,009.68
Office Supplies	5,434.52	1,714.56	1,723.34	2,701.47	769.52	1,609.56	585.41	696.46	1,297.95	2,591.04	595.00	795.90	20,514.73
Office Rent-Model Unit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,101.81	1,210.00	1,210.00	3,521.81
Management Fees	3,196.93	3,387.11	3,390.65	3,695.20	3,445.00	3,461.70	3,191.95	8,845.40	3,174.25	2,611.25	3,200.50	2,534.20	44,134.14
Manager Salary	0.00	0.00	4,449.00	4,950.00	2,706.00	0.00	3,438.00	3,191.00	3,114.00	4,662.00	2,251.20	2,989.50	31,750.70
Legal Expenses	0.00	0.00	0.00	0.00	0.00	10,000.00	4,202.66	1,174.00	0.00	587.00	0.00	0.00	15,963.66
Phone, Internet, Answer Serv.	522.53	359.86	148.75	148.81	274.05	398.53	60.49	103.89	1,797.43	88.68	89.24	666.93	4,659.19
Adm Mileage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	116.51	0.00	0.00	116.51
Misc Administrative	0.00	0.00	0.00	345.79	219.36	(2,367.74)	(1,906.84)	(1,666.69)	(162.00)	811.56	215.48	252.00	(4,259.08)

TOTAL ADMINISTRATIVE	9,318.14	5,625.69	9,875.90	12,005.43	7,578.09	13,266.21	10,362.88	15,186.11	10,613.08	13,961.30	7,561.42	8,198.53	123,552.78
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UTILITY EXPENSES:

Electricity	0.00	5,559.04	6,140.70	7,996.50	7,569.84	7,190.50	6,803.23	6,137.82	7,337.78	7,357.39	11,629.37	4,662.99	78,385.16
Water	0.00	5,336.66	5,307.28	5,899.11	5,354.50	5,757.10	5,576.75	5,426.35	4,118.31	4,996.45	3,540.10	6,472.85	57,785.46
Gas	0.00	2,802.07	1,876.68	1,817.46	1,212.50	749.56	1,734.30	1,756.61	2,259.92	3,293.67	3,514.02	5,118.90	26,135.69
Sewer	0.00	6,762.93	6,722.36	7,349.15	6,479.52	7,009.84	6,665.72	6,316.44	4,838.05	6,062.76	4,195.44	7,864.26	70,266.47

TOTAL UTILITY EXPENSES	0.00	20,460.70	20,047.02	23,062.22	20,616.36	20,707.00	20,780.00	19,637.22	18,554.06	21,710.27	22,878.93	24,119.00	232,572.78
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OPERATING & MAINTENANCE:

Security Camera Systems Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,938.81	1,938.81
Cleaning Supplies	43.76	99.74	0.00	0.00	16.09	0.00	0.00	0.00	40.95	0.00	0.00	17.26	217.80
Cleaning Contract	19.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.22
Exterminating Contract	1,382.40	1,382.40	460.80	0.00	0.00	929.09	0.00	460.80	0.00	460.80	460.80	460.80	5,997.89
Trash Removal	0.00	797.30	768.98	971.30	789.64	856.00	839.05	756.00	781.72	757.14	756.00	756.00	8,829.13
Property Attendant	0.00	500.00	511.31	250.00	0.00	3,694.68	5,895.28	17,646.60	28,511.92	3,839.75	12,948.35	71,341.42	145,139.31
Grounds Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,453.60	0.00	0.00	0.00	5,453.60
Grounds Contract	1,000.00	3,872.00	1,000.00	1,000.00	2,000.00	1,000.00	2,469.00	8,265.32	1,619.00	1,500.00	2,073.00	3,347.00	29,145.32
Repair Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Repair Materials	3,321.40	2,195.44	400.13	1,378.72	3,510.01	272.52	468.55	748.99	1,012.07	0.00	299.72	6,960.03	20,567.58
Repair Contract	16,277.62	4,368.00	28,275.43	28,119.00	15,687.00	14,759.72	14,563.53	0.00	5,091.39	0.00	3,292.00	7,519.00	137,952.69
HVAC Repair	0.00	4,428.00	33.04	8,164.13	0.00	599.92	3,564.04	325.00	200.00	0.00	0.00	0.00	17,314.13
Swimming Pool Repair	0.00	95.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95.00
Decorating Supplies	179.67	0.00	0.00	0.00	0.00	(152.84)	0.00	0.00	10.79	0.00	0.00	0.00	37.62
Maint Mileage	0.00	50.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.74

TOTAL OPERATING & MAINTENANCE	22,224.07	17,788.62	31,449.69	39,883.15	22,002.74	21,959.09	27,799.45	28,202.71	42,721.44	6,557.69	19,829.87	92,340.32	372,758.84
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TAXES & INSURANCE:													
Real Estate Taxes	3,958.14	3,958.14	3,958.14	3,958.14	3,958.14	3,958.14	3,958.14	6,595.32	6,595.32	6,595.32	1,981.42	1,981.42	51,455.78
Payroll Taxes	0.00	0.00	406.73	582.63	320.65	0.00	256.88	237.99	232.09	500.82	279.59	372.73	3,190.11
Property Insurance	6,659.32	6,659.32	6,659.32	6,659.32	6,659.32	6,659.32	6,659.32	16,646.77	16,646.77	16,646.77	4,996.79	4,996.79	106,549.13
Fidelity Bond	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	100.00
Workman's Compensation	111.32	144.28	144.28	105.09	105.09	105.09	105.09	105.09	105.08	105.08	105.08	105.08	1,345.65
Health Insurance	0.00	0.00	0.00	0.00	(360.00)	0.00	723.07	723.07	723.07	832.71	0.00	0.00	2,641.92
TOTAL TAXES & INSURANCE	10,728.78	10,761.74	11,168.47	11,305.18	10,683.20	10,722.55	11,702.50	24,308.24	24,402.33	24,680.70	7,362.88	7,456.02	165,282.59
FINANCIAL EXPENSES:													
Interest - 1st Mtge	14,415.23	14,903.25	14,422.50	14,903.25	14,903.25	16,966.24	17,050.09	16,089.19	16,394.92	14,379.40	13,879.06	14,628.06	182,934.44
Bank charges	70.00	35.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	175.00	800.00
TOTAL FINANCIAL EXPENSES	14,485.23	14,938.25	14,442.50	14,903.25	14,903.25	16,966.24	17,050.09	16,089.19	16,394.92	14,879.40	13,879.06	14,803.06	183,734.44
OTHER EXPENSES:													
Capital Improvements	31,016.42	31,102.76	10,000.00	17,500.00	0.00	7,972.87	0.00	0.00	0.00	0.00	0.00	0.00	97,592.05
TOTAL OTHER EXPENSES	31,016.42	31,102.76	10,000.00	17,500.00	0.00	7,972.87	0.00	0.00	0.00	0.00	0.00	0.00	97,592.05
TOTAL EXPENSES	87,772.64	100,677.76	96,983.58	118,659.23	75,783.64	91,593.96	87,694.92	103,423.47	112,685.83	81,789.36	71,512.16	146,916.93	1,175,493.48
Net Income/Deficit	(16,329.50)	(29,509.10)	(24,241.88)	(46,450.59)	(13,383.96)	(17,982.56)	(13,464.26)	(32,971.25)	(42,392.22)	(14,078.68)	(9,782.55)	(87,780.27)	(348,366.82)