

LAKEVIEW GA (VE)

12 Month Income Statement

As of Date: 12/31/2022

Location: LAKEVIEW GA LP

	Month Ending 12/31/2022	Month Ending 12/31/2022	Month Ending 11/30/2022	Month Ending 10/31/2022	Month Ending 09/30/2022	Month Ending 08/31/2022	Month Ending 07/31/2022	Month Ending 06/30/2022	Month Ending 05/31/2022	Month Ending 04/30/2022	Month Ending 03/31/2022	Month Ending 02/28/2022	Month Ending 01/31/2022
	Budget	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
INCOME													
RENT INCOME:													
Rent Income - Apartments	79,328.00	30,491.00	36,887.00	26,539.00	30,439.00	32,161.00	36,140.00	33,000.00	29,543.00	26,470.00	20,700.00	17,105.00	17,377.00
Rent Income - Tenant Assistance Payment	0.00	48,837.00	42,441.00	52,789.00	48,889.00	47,167.00	41,026.00	44,166.00	47,623.00	50,696.00	56,466.00	60,061.00	59,789.00
TOTAL RENT INCOME	79,328.00	79,328.00	79,328.00	79,328.00	79,328.00	79,328.00	77,166.00	77,166.00	77,166.00	77,166.00	77,166.00	77,166.00	77,166.00
VACANCY, BAD DEBTS & CONCESSIONS:													
Vacancies	(2,315.00)	(13,120.00)	(17,531.00)	(18,203.00)	(12,593.00)	(13,540.00)	(19,156.00)	(15,301.00)	(12,568.00)	(4,379.00)	(2,289.00)	(1,677.00)	(1,677.00)
Bad Debts	0.00	(84.54)	(4,651.46)	(81,921.16)	0.00	0.00	(759.00)	(6,469.28)	(10,325.63)	(6,676.85)	(483.00)	(3,722.00)	0.00
TOTAL VACANCY, BAD DEBTS & CONCESSIONS	(2,315.00)	(13,204.54)	(22,182.46)	(100,124.16)	(12,593.00)	(13,540.00)	(19,915.00)	(21,770.28)	(22,893.63)	(11,055.85)	(2,772.00)	(5,399.00)	(1,677.00)
FINANCIAL INCOME:													
Interest Income	0.00	0.20	0.12	(5.63)	0.66	0.72	0.63	(0.06)	(5.17)	(9.02)	0.02	0.00	0.00
TOTAL FINANCIAL INCOME	0.00	0.20	0.12	(5.63)	0.66	0.72	0.63	(0.06)	(5.17)	(9.02)	0.02	0.00	0.00
OTHER INCOME:													
NSF Fees and Late Charges	0.00	632.00	508.00	130.00	811.00	735.00	653.00	0.00	0.00	0.00	0.00	0.00	0.00
Damages and Cleaning fees	100.00	0.00	0.00	0.00	0.00	0.00	0.00	315.00	0.00	600.00	0.00	2.00	0.00
Misc Revenue	50.00	880.00	29.50	530.00	40.00	34.00	30.00	33.00	30.00	397.00	(936.75)	(225.75)	(913.92)
TOTAL OTHER INCOME	150.00	1,512.00	537.50	660.00	851.00	769.00	683.00	348.00	30.00	997.00	(936.75)	(223.75)	(913.92)
TOTAL INCOME	77,163.00	67,635.66	57,683.16	(20,141.79)	67,586.66	66,557.72	57,934.63	55,743.66	54,297.20	67,098.13	73,457.27	71,543.25	74,575.08
EXPENSES													
ADMINISTRATIVE:													
Appl Background Checks	150.00	156.48	156.48	0.00	285.48	156.48	156.48	53.88	313.72	102.98	313.72	156.86	146.88
Other Renting Expenses	0.00	296.24	183.06	0.00	1,103.65	0.00	159.30	0.00	0.00	0.00	0.00	0.00	0.00
Office Supplies	700.00	856.21	1,564.44	1,292.65	342.50	592.41	351.75	336.26	1,097.21	311.28	870.78	375.67	3,670.33
Office Rent-Model Unit	904.00	0.00	0.00	0.00	0.00	1,602.07	0.00	804.76	804.76	903.90	797.31	797.31	797.31
Management Fees	3,750.00	3,025.15	2,626.35	2,941.94	2,487.50	2,573.60	2,318.21	2,751.54	2,498.70	3,301.56	3,560.34	3,522.84	3,462.96
Manager Salary	4,900.00	3,930.15	844.80	1,085.00	2,452.10	2,688.00	2,527.88	899.50	1,502.00	2,942.10	2,527.00	2,668.41	2,636.38
Legal Expenses	250.00	0.00	931.00	0.00	0.00	0.00	0.00	0.00	0.00	736.40	6,457.00	0.00	0.00
Phone, Internet, Answer Serv.	275.00	685.64	482.55	323.89	86.22	226.51	251.00	209.39	168.05	196.47	147.45	134.42	389.18
Adm Mileage	69.00	122.50	0.01	23.00	46.00	46.00	46.00	23.00	100.88	46.00	2,238.00	2,240.28	46.00
Misc Administrative	0.00	0.00	166.01	0.00	8,495.37	0.00	5,000.00	0.00	0.00	79.75	0.00	0.00	0.00
TOTAL ADMINISTRATIVE	10,998.00	9,072.37	6,954.70	5,666.48	15,298.82	7,885.07	10,810.62	5,078.33	6,485.32	8,620.44	16,911.60	9,895.79	11,149.04

UTILITY EXPENSES:

Electricity	8,500.00	4,716.78	5,496.31	5,599.85	12,901.83	7,295.25	6,363.65	7,461.50	5,976.14	5,553.49	5,300.51	5,405.41	6,216.37
Water	4,500.00	4,675.05	5,107.49	10,017.55	815.69	6,228.03	5,187.14	7,219.47	5,524.16	5,162.35	5,660.37	5,821.50	6,608.17
Gas	1,300.00	4,471.65	3,643.08	4,729.50	7,683.05	3,710.60	2,175.34	2,475.84	1,874.05	2,738.41	2,710.98	4,501.20	5,432.29
Sewer	6,000.00	5,601.28	4,590.53	7,457.40	15,083.86	7,627.48	6,294.28	8,910.66	6,500.83	6,262.74	6,905.63	7,115.58	8,103.33

TOTAL UTILITY EXPENSES	20,300.00	19,464.76	18,837.41	27,804.30	36,484.43	24,861.36	20,020.41	26,067.47	19,875.18	19,716.99	20,577.49	22,843.69	26,360.16
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OPERATING & MAINTENANCE:

Cleaning Supplies	75.00	0.00	0.00	44.03	0.00	0.00	841.41	0.00	233.39	0.00	0.00	0.00	0.00
Cleaning Contract	208.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Exterminating Contract	384.00	0.00	0.00	460.80	460.80	460.00	460.00	460.80	384.00	384.00	384.00	384.00	684.00
Trash Removal	775.00	852.24	779.59	0.00	1,589.57	796.64	779.59	784.53	788.82	779.01	784.51	774.31	869.38
Property Attendant	300.00	250.00	0.00	26,195.92	10,177.43	18,062.20	7,909.20	0.00	250.00	250.00	250.00	250.00	280.00
Grounds Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.52	0.00	0.00	0.00	0.00
Grounds Contract	1,100.00	4,535.00	4,283.00	1,250.00	1,250.00	1,100.00	20,215.59	1,700.00	2,300.00	100.00	1,100.00	1,350.00	1,300.00
Repair Payroll	4,480.00	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	1,250.00	(905.75)	1,191.17	1,761.22	135.74	191.55	1,044.33	6.66	5,129.79	3,082.31	3,744.95	407.34	1,945.34
Repair Contract	1,250.00	10,710.63	8,256.42	8,357.50	6,518.40	14,692.00	11,609.66	18,463.15	8,128.20	22,944.92	24,947.53	6,960.90	21,752.60
HVAC Repair	750.00	0.00	7,355.00	1,705.00	0.00	625.00	0.00	2,960.00	407.43	980.00	570.00	0.00	1,665.00
Decorating Supplies	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	713.20	0.00	0.00	0.00	0.00
Maint Mileage	69.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Misc Maintenance Expense	256.00	0.00	0.00	0.00	0.00	355.20	0.00	258.44	0.00	0.00	256.06	256.06	256.06

TOTAL OPERATING & MAINTENANCE	11,297.33	15,442.12	21,865.18	39,774.47	20,131.94	36,282.59	42,859.78	24,633.58	18,366.35	28,520.24	32,037.05	10,382.61	28,752.38
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TAXES & INSURANCE:

Real Estate Taxes	1,981.42	1,981.42	1,981.42	1,981.42	1,981.42	1,981.42	1,981.42	1,981.42	1,981.42	1,981.42	1,981.42	5,330.00	5,330.00
Payroll Taxes	718.00	491.26	105.61	79.57	180.74	198.78	186.53	65.03	112.02	330.34	301.30	322.37	318.34
Misc Taxes	0.00	0.00	0.00	131.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Property Insurance	4,997.00	4,996.79	4,996.79	5,996.79	4,996.79	4,996.79	4,996.79	4,996.79	4,996.79	4,996.79	4,996.79	4,997.00	4,997.00
Workman's Compensation	207.00	145.83	130.38	130.38	180.44	180.44	180.44	180.44	180.44	180.23	180.23	180.23	674.06
Health Insurance	1,286.00	(1,160.00)	0.00	723.07	722.70	723.07	722.70	722.70	722.70	722.70	722.70	722.70	722.70

TOTAL TAXES & INSURANCE	9,189.42	6,455.30	7,214.20	9,042.23	8,062.09	8,080.50	8,067.88	7,946.38	7,993.37	8,211.48	8,182.44	11,552.30	12,042.10
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FINANCIAL EXPENSES:

Interest - 1st Mtge	12,513.27	12,685.90	11,854.22	11,077.27	9,836.01	8,806.81	8,211.84	7,036.61	6,536.79	6,512.54	5,880.30	6,512.54	6,513.27
Bank charges	0.00	0.00	35.00	105.00	105.00	0.00	0.00	0.00	175.00	70.00	15.00	0.00	0.00
Misc Financial Expense	0.00	15.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

TOTAL FINANCIAL EXPENSES	12,513.27	12,700.90	11,889.22	11,182.27	9,941.01	8,806.81	8,211.84	7,036.61	6,711.79	6,582.54	5,895.30	6,512.54	6,513.27
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OTHER EXPENSES:

Capital Improvements	0.00	180,691.66	6,035.00	42,359.75	0.00	0.00	0.00	59,480.00	63,580.28	72,431.45	0.00	0.00	29,250.00
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TOTAL OTHER EXPENSES	0.00	180,691.66	6,035.00	42,359.75	0.00	0.00	0.00	59,480.00	63,580.28	72,431.45	0.00	0.00	29,250.00
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TOTAL EXPENSES	64,298.02	243,827.11	72,795.71	135,829.50	89,918.29	85,916.33	89,970.53	130,242.37	123,012.29	144,083.14	83,603.88	61,186.93	114,066.95
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Net Income/Deficit	12,864.98	(176,191.45)	(15,112.55)	(155,971.29)	(22,331.63)	(19,358.61)	(32,035.90)	(74,498.71)	(68,715.09)	(76,985.01)	(10,146.61)	10,356.32	(39,491.87)
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