



# Income Statement Consolidated

1/1/2020 - 9/30/2023, By Quarter, Cash basis

## Beatrice 35 LLC

Amount	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023	Q3-2023	Total
<b>Income</b>																
Cleaning and Maint Income			251.25			1,620.00								1,576.49	15.00	3,462.74
Convenience Fee			48.75	32.31	169.64	209.77	231.77	172.09	168.27	186.36	241.45	382.99	357.50	426.96	589.21	3,217.07
Grant Income				5,060.00												5,060.00
Late Fee Income		115.00	125.00	400.00	550.00	647.14	627.86	425.00	1,190.00	300.00	398.00	1,027.75	375.00	258.51	659.49	7,098.75
Laundry Income	1,739.00	2,407.75	1,969.45	1,901.25	1,975.75	2,546.75	1,834.25	1,618.75	1,178.25	1,208.00	1,160.00	1,760.25	1,600.50	1,404.00	1,776.25	26,080.20
Lease Cancel Fee		50.00	50.00													555.00
NSF Fee Income			25.00							25.00	160.00	98.00				72.00
Other Income										5.00	10.00		2,357.00	55.00	3,072.00	5,499.00
Parking Income	187.50	411.00	412.50	330.00	330.00	330.00	375.00	120.00	294.50	180.00	90.00	180.00	390.00	443.00	435.00	4,508.50
Pet Fees Income	2,440.59	1,640.08	1,834.67	1,306.67	1,325.00	1,244.67	1,588.33	1,925.00	990.00	1,510.00	1,410.00	1,625.00	1,690.00	1,568.00	2,502.00	24,600.01
Rent Income	54,999.74	52,242.49	49,587.41	43,599.00	54,269.19	59,462.28	51,778.31	52,444.00	59,167.50	50,798.86	62,700.44	82,246.74	68,298.00	64,828.11	73,247.01	879,669.08
Repairs Income												1,219.25	1,101.27	1,060.00	1,116.37	4,496.89
Storage Unit Rent	879.00	926.00	1,061.00	745.00	990.00	855.00	780.00	900.00	720.00	785.00	885.00	770.00	730.00	1,025.00	850.00	12,901.00
Trash removal income	53.20	35.60														88.80
Utility Income	373.48	243.66								110.00	20.00					747.14
Utility Income-Electric	116.81		277.39	77.00				17.54	549.47	668.78	1,649.97	(146.37)	694.00	524.80	1,393.71	5,823.10
Utility Income-Gas Utility		(184.00)							78.93							(105.07)
<b>Total Income</b>	<b>\$60,789.32</b>	<b>\$57,887.58</b>	<b>\$55,642.42</b>	<b>\$53,451.23</b>	<b>\$59,609.58</b>	<b>\$66,915.61</b>	<b>\$57,215.52</b>	<b>\$57,622.38</b>	<b>\$64,336.92</b>	<b>\$55,777.00</b>	<b>\$68,724.86</b>	<b>\$89,163.61</b>	<b>\$77,593.27</b>	<b>\$73,169.87</b>	<b>\$86,283.04</b>	<b>\$984,182.21</b>
<b>Expense</b>																
Appliances Expense												415.00				415.00
Auto and Travel										1,042.50				132.00	279.30	1,453.80
Bad Debt			606.25	750.00		5,296.77										6,653.02
Cleaning and Maintenance	538.00	600.00	2,317.50	1,025.00	1,080.00	702.40	485.00		37.80	1,564.70	700.00	960.20	525.40	674.24	677.20	11,887.44
Commissions	217.50															217.50
Depreciation Expense												33,518.00				33,518.00
Flooring												2,448.57		2,583.75	10,765.28	15,797.60
Heating & A/C	365.65	254.30		350.00							6,175.00	3,025.13	306.84	14,948.08	6,175.00	31,600.00
Insurance	3,267.17	3,932.16	3,932.16	3,932.16	3,932.16	3,932.16	2,621.44	3,932.16			3,570.00	3,570.00	3,570.00	3,650.32	8,924.96	52,766.85
Lawn Maintenance			1,709.50	1,789.50		806.50	3,044.00	1,932.00		1,309.00	1,557.00	1,293.00	895.00		2,159.00	16,494.50
Legal and Professional Fees															500.00	500.00
Accounting																
Legal and Professional Fees - Other		682.83								2,885.88	55.86	533.84		1,538.16		5,696.57
<b>Total for Legal and Professional Fees</b>	<b>\$0.00</b>	<b>\$682.83</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,885.88</b>	<b>\$55.86</b>	<b>\$533.84</b>	<b>\$0.00</b>	<b>\$1,538.16</b>	<b>\$500.00</b>	<b>\$6,196.57</b>
Licenses and Permits					13.00											13.00
Management Fees	378.75	375.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	450.00					6,603.75
Office Expense												50.50				50.50
Other Expenses	14.50															14.50
Other Interest Expense											31.95					31.95
Pest Control	3,938.50	810.00		1,188.00								324.00		537.50		6,798.00
Plumbing Repairs	90.00	2,909.25	209.60	112.50			129.60		735.50	96.90	1,885.33	2,258.98	1,772.40	1,559.05	5,883.54	17,642.65
Rental Expense		46.26														46.26
Repairs	1,164.72	460.07	9,546.74	4,718.38	197.40	425.86	27.00	8,636.80	838.80	90,333.23	87,802.19	176,185.32	1,856.85	188,669.38	116,315.57	687,178.31
Snow removal	2,100.00			280.00	1,225.00				1,200.00	800.00			2,400.00			8,005.00
Supplies		223.53	3,219.34	6,355.35	1,638.83	694.25	191.43	639.08	5,176.66	1,123.90	2,385.89	1,506.24	2,057.72	12,561.68	5,748.10	43,522.00
Taxes						8,740.70	8,740.70			9,255.92	9,255.92			7,117.14	8,759.45	51,869.83
Tools and Small Equipment														578.26		578.26
Trash removal expense	17.60	66.00		113.00	18.00	113.00	36.00	30.00	88.00	107.00	144.00	1,082.00		720.00	948.00	3,482.60
Utilities-Electric		1,014.00	2,237.33	1,058.89	2,270.82	2,469.68	1,752.10	1,837.54	1,144.36	1,798.77	3,430.75	1,717.69	3,375.13	2,956.25	3,960.89	31,024.20
Utilities-Gas Utility		554.00	320.00	550.00	546.65	707.86	146.00	418.00	473.00	517.78	651.00	868.00	622.00	843.00	843.00	8,060.29
Utilities-Water/Sewer	2,686.43	2,479.00	1,345.35	2,263.02	1,513.32	1,044.77	1,746.15	2,135.00	2,561.62	2,214.08	2,596.84	2,091.59	925.04	1,594.63	590.30	27,787.14



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<b>Total Expense</b>	<b>\$14,778.82</b>	<b>\$14,406.40</b>	<b>\$26,118.77</b>	<b>\$25,160.80</b>	<b>\$13,110.18</b>	<b>\$25,608.95</b>	<b>\$19,594.42</b>	<b>\$20,235.58</b>	<b>\$12,930.74</b>	<b>\$119,899.66</b>	<b>\$117,541.86</b>	<b>\$229,129.77</b>	<b>\$17,999.54</b>	<b>\$240,663.44</b>	<b>\$172,529.59</b>	<b>\$1,069,708.52</b>
<b>Net Operating Income</b>	<b>\$46,010.50</b>	<b>\$43,481.18</b>	<b>\$29,523.65</b>	<b>\$28,290.43</b>	<b>\$46,499.40</b>	<b>\$41,306.66</b>	<b>\$37,621.10</b>	<b>\$37,386.80</b>	<b>\$51,406.18</b>	<b>(\$64,122.66)</b>	<b>(\$48,817.00)</b>	<b>(\$139,966.16)</b>	<b>\$59,593.73</b>	<b>(\$167,493.57)</b>	<b>(\$86,246.55)</b>	<b>(\$85,526.31)</b>
<b>Non-operating Income</b>																
Finance Charges														31.00		31.00
Insurance Proceeds										184,961.26		108,259.02				293,220.28
<b>Total Non-operating Income</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$184,961.26</b>	<b>\$0.00</b>	<b>\$108,290.02</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$293,251.28</b>
<b>Non-operating Expense</b>																
Finance Charges				5.00	1.00											6.00
<b>Total Non-operating Expense</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5.00</b>	<b>\$1.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$6.00</b>
<b>Net Non-operating Income</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$5.00)</b>	<b>(\$1.00)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$184,961.26</b>	<b>\$0.00</b>	<b>\$108,290.02</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$293,245.28</b>
<b>Net Income</b>	<b>\$46,010.50</b>	<b>\$43,481.18</b>	<b>\$29,523.65</b>	<b>\$28,285.43</b>	<b>\$46,498.40</b>	<b>\$41,306.66</b>	<b>\$37,621.10</b>	<b>\$37,386.80</b>	<b>\$51,406.18</b>	<b>\$120,838.60</b>	<b>(\$48,817.00)</b>	<b>(\$31,676.14)</b>	<b>\$59,593.73</b>	<b>(\$167,493.57)</b>	<b>(\$86,246.55)</b>	<b>\$207,718.97</b>