



Income Statement Consolidated

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

Belleville Apartments 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
Income																
Cleaning and Maint Income			362.75	52.50		350.00								5.00		770.25
Convenience Fee		15.12	36.22	0.98		26.55	65.20	12.10		27.88	53.96	130.64	222.18	292.02	549.50	1,432.35
Late Fee Income	50.00		125.00	225.00	200.00	325.00	100.00	150.00	475.00	375.00	25.00	100.00	200.00	100.00	200.00	2,650.00
Laundry Income	583.50	529.70	607.50	489.50	483.00	820.50	451.50	468.00	231.00	692.25	452.75	468.75	524.00	1,176.25	555.00	8,533.20
Lease Cancel Fee			50.00										130.75		825.00	1,005.75
NSF Fee Income													25.00		140.00	165.00
Other Income										15.00	35.00	105.00		70.00		225.00
Pet Fees Income	890.72	348.31	475.00	550.00	500.00	525.00	675.00	600.00	625.00	695.00	380.00	770.00	755.00	625.00	916.00	9,330.03
Rent Income	18,712.41	19,460.70	17,191.04	18,297.85	17,581.67	21,130.00	19,763.87	17,060.00	22,255.00	22,910.25	19,138.66	27,077.14	25,150.85	25,436.00	31,013.74	322,179.18
Repairs Income												1,102.23	605.38	157.50	266.00	2,131.11
Utility Income-Electric		135.00	109.75	349.83		50.00				929.95	393.47	771.18	351.79	156.57	177.33	3,424.87
Total Income	\$20,236.63	\$20,488.83	\$18,957.26	\$19,965.66	\$18,764.67	\$23,227.05	\$21,055.57	\$18,290.10	\$23,586.00	\$25,645.33	\$20,478.84	\$30,524.94	\$27,964.95	\$28,018.34	\$34,642.57	\$351,846.74
Expense																
Advertising	77.00	19.50	78.03													184.28
Bad Debt			415.98	1,282.50		2,245.00							9.75			3,943.48
Bank Fees					1.25		1.25								2.29	4.79
Cleaning and Maintenance						125.85		180.00	363.75		815.37		550.00	221.50	409.00	2,665.47
Depreciation Expense												8,810.00				8,810.00
Flooring												2,448.57	550.00		3,231.82	6,230.39
Heating & A/C		109.00	974.14				463.90	1,052.50		628.00	344.69		102.00	3,938.00	9,280.75	16,892.98
Insurance	1,303.33	2,016.81	2,016.81	2,016.81	2,016.81	2,016.81	1,344.54	2,016.81	2,016.81	1,344.54	1,713.00	1,713.00	1,713.00	1,713.00	8,569.14	33,531.22
Lawn Maintenance				2,290.00	395.00				1,125.00	1,365.00	1,075.00	1,020.00	2,300.00		1,015.00	10,585.00
Legal and Professional Fees																
Accounting															500.00	500.00
Total for Legal and Professional Fees	\$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	\$0.00	\$500.00	\$500.00
Licenses and Permits					13.00		250.00						53.00			316.00
Management Fees				300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
Office Expense														53.00		53.00
Other Expenses	7.25															7.25
Pest Control	218.00															218.00
Plumbing Repairs					180.62							108.50	299.22	264.33		852.67
Repairs	933.30	57.40	1,251.50			44.25			91.90		434.67	17.72	6,785.28	571.00	22,917.37	33,104.39
Snow removal		1,110.00			980.00					1,095.00					1,460.00	4,645.00
Supplies		160.54	43.30	160.68	215.79	115.17	94.28	295.98	1,396.92	1,393.45	671.22	813.05	356.57	495.83	343.13	6,555.91
Taxes			3,087.73			6,175.46	140.00	3,095.54			3,156.60	3,307.36		3,307.36		22,270.05
Trash removal expense	30.00	30.00	120.00	158.00	52.00	120.00	60.00	99.00	70.00	105.00			40.00	50.00	180.00	1,114.00
Utilities-Electric		702.18	1,202.09	1,686.56		910.73	505.18	543.69	1,728.28	1,124.24	1,512.77	1,331.04	709.26	558.24	12,514.26	
Utilities-Water/Sewer	1,322.94	848.38	2,076.61				1,215.94	686.71	285.26	1,806.97	1,420.62			1,658.44	897.81	12,219.68
Total Expense	\$3,891.82	\$5,053.81	\$6,976.37	\$10,497.81	\$5,841.03	\$11,142.54	\$3,564.70	\$8,760.95	\$6,594.78	\$8,297.53	\$11,453.80	\$21,471.59	\$14,327.11	\$13,281.72	\$49,662.26	\$180,817.82
Net Operating Income	\$16,344.81	\$15,435.02	\$11,980.89	\$9,467.85	\$12,923.64	\$12,084.51	\$17,490.87	\$9,529.15	\$16,991.22	\$17,347.80	\$9,025.04	\$9,053.35	\$13,637.84	\$14,736.62	(\$15,019.69)	\$171,028.92
Non-operating Expense																
Finance Charges				1.37												1.37
Total Non-operating Expense	\$0.00	\$0.00	\$0.00	\$1.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.37
Net Non-operating Income	\$0.00	\$0.00	\$0.00	(\$1.37)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1.37)
Net Income	\$16,344.81	\$15,435.02	\$11,980.89	\$9,466.48	\$12,923.64	\$12,084.51	\$17,490.87	\$9,529.15	\$16,991.22	\$17,347.80	\$9,025.04	\$9,053.35	\$13,637.84	\$14,736.62	(\$15,019.69)	\$171,027.55