



Income Statement Consolidated

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

Fairbury 48 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		200.00	3,129.36			833.68										4,163.04
Convenience Fee		3.96	109.95	269.98	246.63	295.45	317.90	261.98	350.13	402.51	419.66	463.98	616.86	719.91	880.55	5,359.45
Grant Income					2,500.00											2,500.00
Late Fee Income	50.00	150.00	325.00	350.00	300.00	305.00	425.00	925.00	525.00	650.00	513.00	670.00	1,100.00	350.00	775.00	7,413.00
Laundry Income	1,912.00	2,781.50	2,431.75	2,206.50	2,080.00	1,999.25	2,587.75	2,868.50	2,391.00	2,608.50	2,262.75	2,182.50	2,430.75	3,023.75	2,728.86	36,495.36
Lease Cancel Fee			50.00								1,125.00	2,290.00	2,611.50	30.00	938.00	7,044.50
NSF Fee Income		25.00									25.00	35.00	35.00		175.00	295.00
Other Income										25.00	3,191.00	75.00	65.00	755.00	3,979.00	8,090.00
Pet Fees Income	3,066.50	1,051.67	1,398.32	1,275.00	1,125.00	850.00	1,050.00	1,300.00	1,561.00	1,559.81	1,563.19	2,441.81	2,420.00	2,352.86	2,758.81	25,773.97
Rent Income	75,039.58	69,331.70	74,918.74	74,530.36	75,113.23	66,140.71	73,480.05	78,895.00	86,054.00	75,578.19	81,795.07	87,602.00	90,792.86	93,033.02	91,682.36	1,193,986.87
Repairs Income												2,930.00	2,332.93	909.39	3,889.56	10,061.88
Storage Unit Rent	1,839.47	1,140.00	1,051.00	1,476.18	1,350.00	1,260.32	1,170.00	1,215.00	1,525.00	1,296.00	1,297.00	1,660.00	1,605.00	1,401.50	1,084.00	20,370.47
Utility Income	(425.20)	45.90														(379.30)
Utility Income-Electric	353.58	(449.99)	284.04	106.90	182.23	179.37			143.36	947.63	1,894.46	1,484.86	2,196.78	2,240.81	1,331.83	10,895.86
Utility Income-Gas Utility										37.02						37.02
Total Income	\$81,835.93	\$74,279.74	\$83,698.16	\$80,214.92	\$82,897.09	\$71,863.78	\$79,030.70	\$85,465.48	\$92,549.49	\$83,104.66	\$94,086.13	\$101,835.15	\$106,206.68	\$104,816.24	\$110,222.97	\$1,332,107.12
Expense																
Advertising				42.08												42.08
Appliances Expense	509.88		787.32	754.92					990.09							3,042.21
Auto and Travel													239.22		261.36	500.58
Bad Debt			2,634.51													2,634.51
Bank Fees										5.50						5.50
Cable TV Expense	3,961.06	3,961.96	6,037.77	4,049.08												18,009.87
Cleaning and Maintenance	748.00	1,672.00	972.00	1,222.00	972.00	1,141.06	1,033.00	1,107.00	1,482.00	1,552.58	2,679.38	1,792.50	2,303.63	2,476.08	848.00	22,001.23
Depreciation Expense												53,406.00				53,406.00
Equipment Repairs			1,655.45													1,655.45
Flooring			550.90					4,825.25	1,566.88			2,448.57	3,069.76	5,223.23	8,672.62	26,357.21
Heating & A/C	501.40	1,294.79					100.00		85.00	750.00	1,410.31	7,872.21	4,636.86	808.55	35,991.27	53,450.39
Insurance	3,720.66	6,048.27	6,048.27	6,048.27	6,048.27	6,048.27	4,032.18	6,048.27	6,048.27	4,032.18	4,896.00	4,896.00	4,896.00	4,896.00	11,853.55	85,560.46
Lawn Maintenance		1,170.00	2,672.50	1,687.00		1,240.00	1,085.00	2,015.00	725.00	775.00	2,120.00	930.00		465.00	1,085.00	15,969.50
Legal and Professional Fees																
Accounting															500.00	500.00
Legal and Professional Fees - Other												2,253.00				2,253.00
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	\$2,253.00	\$0.00	\$0.00	\$500.00	\$2,753.00
Licenses and Permits					13.00		520.00									533.00
Management Fees	100.00															100.00
Other Expenses	532.50		441.96													974.46
Other Interest Expense											45.76					45.76
Paint Expense								55.88								55.88
Pest Control	2,577.64	225.75	2,456.38				546.50		33.00						215.00	6,054.27
Plumbing Repairs		1,122.33	161.71	65.00			495.87	1,017.56	1,990.82	490.47	185.00		335.00	1,263.57	2,079.49	9,206.82
Rental Expense		69.44														69.44
Repairs	3,224.09	165.75	212.61	115.11	392.76	271.27	164.34	1,998.56	1,712.97	2,217.88	1,751.66	5,894.36	1,496.81	3,209.99	17,256.91	40,085.07
Snow removal	2,230.00			425.00	3,375.00				440.00	750.00			1,700.00			8,920.00
Supplies		4.38	173.77	3,725.05	869.31	17,034.35	7,175.82	13,305.11	6,857.12	18,238.27	4,887.01	7,020.00	9,947.23	11,062.45	9,378.07	109,677.94
Taxes						14,359.12	14,359.12			14,912.06	14,912.06			14,263.58	14,263.58	87,069.52
Tools and Small Equipment			1,311.45		443.22											1,754.67
Trash removal expense	373.00	490.00	598.10	1,108.00	802.44	1,297.78	1,175.50	1,270.75	1,858.80	1,624.00	1,602.00	1,476.50	1,168.00	2,739.57	2,066.50	19,650.94



Income Statement Consolidated

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

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
Utilities-Electric		3,378.23	2,928.45	2,178.37	1,963.21	2,911.09	2,497.74	2,552.30	3,010.52	2,683.85	3,543.59	4,011.78	4,045.27	7,982.93	3,950.62	47,637.95
Utilities-Water/Sewer	3,191.96	3,768.61	1,205.94	3,455.27	1,355.73	3,020.50	4,135.17	3,556.79	5,163.62	3,644.31	4,594.44	3,932.17	3,558.06	3,763.48	3,763.11	52,109.16
Total Expense	\$21,670.19	\$23,371.51	\$30,849.09	\$24,875.15	\$16,234.94	\$47,323.44	\$37,320.24	\$37,752.47	\$31,964.09	\$51,676.10	\$42,627.21	\$95,933.09	\$37,395.84	\$58,154.43	\$112,185.08	\$669,332.87
Net Operating Income	\$60,165.74	\$50,908.23	\$52,849.07	\$55,339.77	\$66,662.15	\$24,540.34	\$41,710.46	\$47,713.01	\$60,585.40	\$31,428.56	\$51,458.92	\$5,902.06	\$68,810.84	\$46,661.81	(\$1,962.11)	\$662,774.25
Non-operating Income																
Insurance Proceeds															77,839.17	77,839.17
Total Non-operating Income	\$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	\$77,839.17	\$77,839.17
Net Non-operating Income	\$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	\$77,839.17	\$77,839.17
Net Income	\$60,165.74	\$50,908.23	\$52,849.07	\$55,339.77	\$66,662.15	\$24,540.34	\$41,710.46	\$47,713.01	\$60,585.40	\$31,428.56	\$51,458.92	\$5,902.06	\$68,810.84	\$46,661.81	\$75,877.06	\$740,613.42