



Rent Roll

As of 1/1/2020, All rentals, Current leases, All units

Grand totals

	Amount
Market rent	\$1,180.00
Rent	\$100,146.42
Recurring charges	\$98,713.42
Recurring credits	\$0.00
Deposits held	\$25.00
Balance due	\$7,805.81

Summary by bed/bath

Bed/Bath	No. of Units	Occupancy			Square Feet		Market Rent		
		Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
2 Bed/1 Bath	204	55	149	73.04%	12,191	871	1,180.00	590.00	0.68
1 Bed/1 Bath	53	24	29	54.72%	7,293	663			
- / -	3	3	0						
- /1 Bath	1	1	0						
Totals and averages	261	83	178	68.20%	19,484	779	\$1,180.00	\$590.00	\$0.76

Summary by property

Property	No. of Units	Occupancy			Square Feet		Market Rent		
		Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
524 Jefferson Avenue (Hebron House)	1	1	0						
Beatrice - Carriage House	12	1	11	91.67%			590.00	590.00	
Beatrice - Manor House	6	1	5	83.33%					
Beatrice - Townhouse	17	1	16	94.12%					
Belleville - Belcourt	16	4	12	75.00%					
Deshler Building	2	2	0						
Fairbury - Colonial Court	17	1	16	94.12%					
Fairbury - Crestwood 17th St.	6	1	5	83.33%					
Fairbury - Crestwood H St.	8	3	5	62.50%					
Fairbury - E Street Apts.	10	1	9	90.00%					
Fairbury - Eastview	7	3	4	57.14%					
Fairbury - Pinecrest	22	22	0		16,871	803			
Hebron - Parkside Manor	24	15	9	37.50%	1,702	567			
Hebron - Terrace	12	4	8	66.67%					
Hebron - Terrace Annex	8	0	8	100.00%					
York - Arbor Villa	36	7	29	80.56%					
York - Garages	1	1	0						
York - Regency	18	4	14	77.78%					
York - Villa Monterey	34	9	25	73.53%					
York - Villa West	4	2	2	50.00%	911	911	590.00	590.00	0.65
Totals and averages	261	83	178	68.20%	19,484	779	\$1,180.00	\$590.00	\$0.76

Pinecrest - 22 - 22 0
 239 61 178
York Garage - 1 - 1 - 0
 238 60 178 74.78%

- Pinecrest not owned in 2020
 Purchase date was 10-1-2033
 - York garages not included on this spreadsheet
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Rent Roll

As of 1/1/2021, All rentals, Current leases, All units

Grand totals

	Amount
Market rent	\$1,180.00
Rent	\$119,439.33
Recurring charges	\$123,455.78
Recurring credits	\$330.00
Deposits held	\$101,257.50
Balance due	\$90,965.34

Summary by bed/bath

Bed/Bath	No. of Units	Occupancy			Square Feet		Market Rent		
		Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
2 Bed/1 Bath	204	28	176	86.27%	12,191	871	1,180.00	590.00	0.68
1 Bed/1 Bath	53	24	29	54.72%	7,293	663			
- / -	3	1	2	66.67%					
- /1 Bath	1	1	0						
Totals and averages	261	54	207	79.31%	19,484	779	\$1,180.00	\$590.00	\$0.76

Summary by property

Property	No. of Units	Occupancy			Square Feet		Market Rent		
		Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
524 Jefferson Avenue (Hebron House)	1	1	0						
Beatrice - Carriage House	12	1	11	91.67%			590.00	590.00	
Beatrice - Manor House	6	0	6	100.00%					
Beatrice - Townhouse	17	0	17	100.00%					
Belleville - Belcourt	16	0	16	100.00%					
Deshler Building	2	1	1	50.00%					
Fairbury - Colonial Court	17	3	14	82.35%					
Fairbury - Crestwood 17th St.	6	1	5	83.33%					
Fairbury - Crestwood H St.	8	0	8	100.00%					
Fairbury - E Street Apts.	10	0	10	100.00%					
Fairbury - Eastview	7	0	7	100.00%					
Fairbury - Pinecrest	22	22	0		16,871	803			
Hebron - Parkside Manor	24	15	9	37.50%	1,702	567			
Hebron - Terrace	12	1	11	91.67%					
Hebron - Terrace Annex	8	0	8	100.00%					
York - Arbor Villa	36	5	31	86.11%					
York - Garages	1	0	1	100.00%					
York - Regency	18	4	14	77.78%					
York - Villa Monterey	34	0	34	100.00%					
York - Villa West	4	0	4	100.00%	911	911	590.00	590.00	0.65
Totals and averages	261	54	207	79.31%	19,484	779	\$1,180.00	\$590.00	\$0.76

Pinecrest -22 -22 -0
 239 32 207
York garage -1 -0 -1
 238 32 206 86.55%

- Pinecrest was not owned in 2021
Purchase date was 10-1-2023
- York garages not included in this spreadsheet



Rent Roll

As of 1/1/2022, All rentals, Current leases, All units

Grand totals

	Amount
Market rent	\$1,180.00
Rent	\$129,400.33
Recurring charges	\$133,372.53
Recurring credits	\$215.00
Deposits held	\$109,304.50
Balance due	\$105,571.45

Summary by bed/bath

Bed/Bath	No. of Units	Occupancy			Square Feet		Market Rent		
		Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
2 Bed/1 Bath	204	24	180	88.24%	12,191	871	1,180.00	590.00	0.68
1 Bed/1 Bath	53	19	34	64.15%	7,293	663			
- / -	3	1	2	66.67%					
- /1 Bath	1	1	0						
Totals and averages	261	45	216	82.76%	19,484	779	\$1,180.00	\$590.00	\$0.76

Summary by property

Property	No. of Units	Occupancy			Square Feet		Market Rent		
		Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
524 Jefferson Avenue (Hebron House)	1	0	1	100.00%					
Beatrice - Carriage House	12	0	12	100.00%			590.00	590.00	
Beatrice - Manor House	6	0	6	100.00%					
Beatrice - Townhouse	17	0	17	100.00%					
Belleville - Belcourt	16	1	15	93.75%					
Deshler Building	2	1	1	50.00%					
Fairbury - Colonial Court	17	2	15	88.24%					
Fairbury - Crestwood 17th St.	6	1	5	83.33%					
Fairbury - Crestwood H St.	8	0	8	100.00%					
Fairbury - E Street Apts.	10	0	10	100.00%					
Fairbury - Eastview	7	1	6	85.71%					
Fairbury - Pinecrest	22	22	0		16,871	803			
Hebron - Parkside Manor	24	11	13	54.17%	1,702	567			
Hebron - Terrace	12	1	11	91.67%					
Hebron - Terrace Annex	8	3	5	62.50%					
York - Arbor Villa	36	2	34	94.44%					
York - Garages	1	0	1	100.00%					
York - Regency	18	0	18	100.00%					
York - Villa Monterey	34	0	34	100.00%					
York - Villa West	4	0	4	100.00%	911	911	590.00	590.00	0.65
Totals and averages	261	45	216	82.76%	19,484	779	\$1,180.00	\$590.00	\$0.76

Pinecrest -22 -22 -0
 239 23 216

York garage -1 -0 -1
 238 23 215 90.33%

- Pinecrest was not owned in 2022
 Purchase date was 10-1-2023

- York garages not included in this spreadsheet



Rent Roll

As of 1/1/2023, All rentals, Current leases, All units

Grand totals

	Amount
Market rent	\$1,180.00
Rent	\$151,519.33
Recurring charges	\$156,834.06
Recurring credits	\$665.00
Deposits held	\$134,507.50
Balance due	\$65,153.64

Summary by bed/bath

Bed/Bath	No. of Units	Occupancy			Square Feet		Market Rent		
		Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
2 Bed/1 Bath	204	13	191	93.63%	12,191	871	1,180.00	590.00	0.68
1 Bed/1 Bath	53	8	45	84.91%	7,293	663			
- / -	3	0	3	100.00%					
- /1 Bath	1	1	0						
Totals and averages	261	22	239	91.57%	19,484	779	\$1,180.00	\$590.00	\$0.76

Summary by property

Property	No. of Units	Occupancy			Square Feet		Market Rent		
		Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
524 Jefferson Avenue (Hebron House)	1	0	1	100.00%					
Beatrice - Carriage House	12	0	12	100.00%			590.00	590.00	
Beatrice - Manor House	6	0	6	100.00%					
Beatrice - Townhouse	17	0	17	100.00%					
Belleville - Belcourt	16	0	16	100.00%					
Deshler Building	2	0	2	100.00%					
Fairbury - Colonial Court	17	0	17	100.00%					
Fairbury - Crestwood 17th St.	6	0	6	100.00%					
Fairbury - Crestwood H St.	8	0	8	100.00%					
Fairbury - E Street Apts.	10	0	10	100.00%					
Fairbury - Eastview	7	0	7	100.00%					
Fairbury - Pinecrest	22	22	0		16,871	803			
Hebron - Parkside Manor	24	0	24	100.00%	1,702	567			
Hebron - Terrace	12	0	12	100.00%					
Hebron - Terrace Annex	8	0	8	100.00%					
York - Arbor Villa	36	0	36	100.00%					
York - Garages	1	0	1	100.00%					
York - Regency	18	0	18	100.00%					
York - Villa Monterey	34	0	34	100.00%					
York - Villa West	4	0	4	100.00%	911	911	590.00	590.00	0.65
Totals and averages	261	22	239	91.57%	19,484	779	\$1,180.00	\$590.00	\$0.76

Pinecrest -22 -22 -0

 239 0 239
York garage -1 -0 -1

 238 0 238 100%

- Pinecrest was not owned until 10-1-2023

- York garages are not included in this spreadsheet



Rent Roll

As of 10/1/2023, All rentals, Current leases, All units

Grand totals

	Amount
Market rent	\$1,180.00
Rent	\$170,477.33
Recurring charges	\$176,743.06
Recurring credits	\$615.00
Deposits held	\$150,190.00
Balance due	\$82,444.10

Summary by bed/bath

Bed/Bath	No. of Units	Occupancy			Square Feet		Market Rent		
		Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
2 Bed/1 Bath	204	5	199	97.55%	12,191	871	1,180.00	590.00	0.68
1 Bed/1 Bath	53	0	53	100.00%	7,293	663			
- / -	3	0	3	100.00%					
- /1 Bath	1	0	1	100.00%					
Totals and averages	261	5	256	98.08%	19,484	779	\$1,180.00	\$590.00	\$0.76

Summary by property

Property	No. of Units	Occupancy			Square Feet		Market Rent		
		Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
524 Jefferson Avenue (Hebron House)	1	0	1	100.00%					
Beatrice - Carriage House	12	0	12	100.00%			590.00	590.00	
Beatrice - Manor House	6	0	6	100.00%					
Beatrice - Townhouse	17	0	17	100.00%					
Belleville - Belcourt	16	0	16	100.00%					
Deshler Building	2	0	2	100.00%					
Fairbury - Colonial Court	17	0	17	100.00%					
Fairbury - Crestwood 17th St.	6	0	6	100.00%					
Fairbury - Crestwood H St.	8	0	8	100.00%					
Fairbury - E Street Apts.	10	0	10	100.00%					
Fairbury - Eastview	7	0	7	100.00%					
Fairbury - Pinecrest	22	1	21	95.45%	16,871	803			
Hebron - Parkside Manor	24	0	24	100.00%	1,702	567			
Hebron - Terrace	12	3	9	75.00%					
Hebron - Terrace Annex	8	1	7	87.50%					
York - Arbor Villa	36	0	36	100.00%					
York - Garages	1	0	1	100.00%					
York - Regency	18	0	18	100.00%					
York - Villa Monterey	34	0	34	100.00%					
York - Villa West	4	0	4	100.00%	911	911	590.00	590.00	0.65
Totals and averages	261	5	256	98.08%	19,484	779	\$1,180.00	\$590.00	\$0.76

York garage $\frac{-1}{260} \quad \frac{-0}{5} \quad \frac{-1}{255} \quad 98.07\%$

- York garages are not part of this spreadsheet



Rent Roll

As of 11/1/2023, All rentals, Current leases, All units

Grand totals

	Amount
Market rent	\$1,180.00
Rent	\$169,902.33
Recurring charges	\$176,120.06
Recurring credits	\$615.00
Deposits held	\$148,440.00
Balance due	\$68,306.54

Summary by bed/bath

Bed/Bath	No. of Units	Occupancy			Square Feet		Market Rent		
		Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
2 Bed/1 Bath	204	6	198	97.06%	12,191	871	1,180.00	590.00	0.68
1 Bed/1 Bath	53	0	53	100.00%	7,293	663			
- / -	3	0	3	100.00%					
- /1 Bath	1	0	1	100.00%					
Totals and averages	261	6	255	97.70%	19,484	779	\$1,180.00	\$590.00	\$0.76

Summary by property

Property	No. of Units	Occupancy			Square Feet		Market Rent		
		Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
524 Jefferson Avenue (Hebron House)	1	0	1	100.00%					
Beatrice - Carriage House	12	0	12	100.00%			590.00	590.00	
Beatrice - Manor House	6	0	6	100.00%					
Beatrice - Townhouse	17	0	17	100.00%					
Belleville - Belcourt	16	0	16	100.00%					
Deshler Building	2	0	2	100.00%					
Fairbury - Colonial Court	17	0	17	100.00%					
Fairbury - Crestwood 17th St.	6	0	6	100.00%					
Fairbury - Crestwood H St.	8	0	8	100.00%					
Fairbury - E Street Apts.	10	0	10	100.00%					
Fairbury - Eastview	7	0	7	100.00%					
Fairbury - Pinecrest	22	1	21	95.45%	16,871	803			
Hebron - Parkside Manor	24	0	24	100.00%	1,702	567			
Hebron - Terrace	12	4	8	66.67%					
Hebron - Terrace Annex	8	1	7	87.50%					
York - Arbor Villa	36	0	36	100.00%					
York - Garages	1	0	1	100.00%					
York - Regency	18	0	18	100.00%					
York - Villa Monterey	34	0	34	100.00%					
York - Villa West	4	0	4	100.00%	911	911	590.00	590.00	0.65
Totals and averages	261	6	255	97.70%	19,484	779	\$1,180.00	\$590.00	\$0.76

York garage

- 1	- 0	- 1	
<hr/>			
260	6	254	97.69%

- York garages are not part of this spreadsheet



Income Statement Consolidated

11/1/2022 - 10/31/2023, By Month, Cash basis

All Properties and company

Amount	11-2022	12-2022	01-2023	02-2023	03-2023	04-2023	05-2023	06-2023	07-2023	08-2023	09-2023	10-2023	Total
Income													
Cable TV	(319.33)	196.00	347.00	210.00	154.00	98.00	140.00	168.00	98.00	112.00	158.00	154.00	1,515.67
Cleaning and Maint Income						1,072.59	880.00	701.49	828.70	954.99	890.85	686.22	9,204.46
Convenience Fee	427.77	664.06	436.13	575.01	796.64	552.64	565.17	778.77	828.70	954.99	890.85	686.22	8,156.95
HUD Income	5,149.00	6,963.00	6,556.00	6,549.00	5,900.00	5,900.00							31,117.00
Interest Income		197.31	43.28	57.32	145.08	74.27	70.97	121.75	66.33	91.73	2,697.70	1,150.00	3,565.74
Late Fee Income	937.00	1,375.75	1,677.66	1,710.00	1,025.34	875.00	735.00	723.51	1,416.49	848.00	1,320.00	3,590.00	13,793.75
Laundry Income	4,267.00	2,703.00	3,012.75	3,624.50	3,394.00	4,105.00	3,923.00	4,002.50	3,928.75	3,635.20	3,880.51	3,590.00	44,066.21
Lease Cancel Fee		2,290.00	3,013.00	1,781.00	3,198.00	30.00	1,780.00	2.57	1,763.00	720.00	555.00	975.00	15,387.57
Managerial Services Income												2,808.00	3,528.00
NSF Fee Income	163.00	535.00	235.00	60.00	35.00	105.00	885.00	70.00	142.00	175.00	315.00	140.00	1,975.00
Other Income	155.00	59.43	60.00	50.00	2,637.00	105.00	885.00	540.00	55.00	50.00	9,281.00	165.00	14,042.43
Parking Income	30.00	120.00	90.00	165.00	135.00	90.00	143.00	210.00	75.00	180.00	180.00	75.00	1,493.00
Parkside Income	6,540.00	6,540.00											13,080.00
Pet Fees Income	2,846.81	3,276.20	2,623.14	2,723.86	2,940.00	2,243.67	3,191.19	3,033.62	3,682.00	2,996.69	4,155.00	3,134.19	36,846.37
Rent Income	135,227.79	150,152.86	128,140.64	141,054.15	160,770.10	136,375.32	160,322.12	150,792.08	150,603.74	148,720.09	164,400.71	173,169.41	1,799,659.91
Repairs Income	430.00	14,848.36	2,147.12	8,114.72	2,674.08	2,664.15	1,359.80	2,707.56	4,943.25	635.00	8,472.65	3,022.27	52,018.96
Storage Unit Rent	2,597.81	3,369.19	3,330.00	3,115.00	4,625.00	3,324.50	3,364.00	3,364.00	4,021.00	3,075.00	3,516.00	3,516.00	43,377.50
Utility Income-Electric	161.84	2,173.80	1,664.10	2,142.66	2,740.80	1,585.51	2,542.71	1,132.98	1,806.40	3,532.30	2,301.77	2,301.77	24,069.55
Utility Income-Gas Utility	103.21	524.84	221.01	362.68	472.30	596.58	451.73	231.63	288.81	189.63	210.92	90.90	3,744.24
Total Income	\$158,716.90	\$195,988.80	\$153,796.83	\$172,294.90	\$185,673.24	\$159,795.23	\$182,452.69	\$168,560.46	\$174,438.47	\$163,767.01	\$203,580.64	\$201,577.14	\$2,120,642.31
Expense													
Advertising	52.50	78.75	105.00	52.50	93.79	52.50	20.00	1,442.75	52.50	105.00	1,755.29	12,041.50	17,552.90
Appliances Expense		2,708.79		1,582.50			1,272.00	5,138.21	1,340.00				12,041.50
Auto and Travel	827.76	253.72	2,526.23	1,736.97	8,433.85	2,274.50	3,364.92	3,828.75	16,010.00	4,965.57	2,421.02	1,629.13	48,272.42
Bad Debt												7,659.47	11,934.30
Bank Fees	21.00	77.75	24.50	47.25	80.00	34.25	176.30	119.55	43.75	89.25	68.50	60.50	842.60
Binding Fee										25,000.00			25,000.00
Cable TV Expense		551.76	587.33	560.11	560.11	650.11	1,180.22	1,802.22	590.11	590.11	590.11	782.22	6,642.19
Cleaning and Maintenance	4,294.95	3,501.50	324.00	2,388.01	3,177.40	4,756.20	899.01	1,246.94	1,297.50	475.00	3,391.80	100.00	25,852.31
Consulting Fees	1,090.00		253,261.00										1,090.00
Depreciation Expense													253,261.00
Equipment Rent													249.26
Equipment Repairs													47.74
Flooring	9,794.30	852.30	10,538.26	550.00	3,069.76	10,085.41	8,404.32	2,583.75	7,397.49	41,908.01	24,832.49	6,175.00	108,625.53
Heating & A/C	925.14	13,273.83	13,435.87	5,350.00	5,551.60	13,616.19	13,695.95	26,984.68	36,248.27	9,023.75	14,209.36	974.16	115,344.95
Insurance	509.08	509.08	509.08	509.08	509.08	509.08	509.08	509.08	509.08	1,466.20	610.94	6,149.78	16,465.303
Insurance-Vehicles	490.50	490.50	490.50	490.50	490.50	490.50	490.50	490.50	490.50	925.00	347.83	5,196.83	14,230.90
Insurance-Workman's Comp	250.00	250.00											250.00
Landscaping								923.09					923.09



Income Statement Consolidated

11/1/2022 - 10/31/2023, By Month, Cash basis

Amount	11-2022	12-2022	01-2023	02-2023	03-2023	04-2023	05-2023	06-2023	07-2023	08-2023	09-2023	10-2023	Total
Lawn Maintenance	2,337.00	2,140.00		2,300.00	895.00	191.41	100.00	3,179.00	3,022.00	1,495.00	4,208.00	460.00	20,327.41
Legal and Professional Fees													
Accounting	272.00	3,785.00	283.00	3,120.00	128.00			1,538.16	36.00	734.00	3,000.00		10,588.00
Legal and Professional Fees - Other	5,146.00	1,018.84	216.50		1,655.61	253.75					510.00		11,338.86
Total for Legal and Professional Fees	\$5,418.00	\$4,803.84	\$529.50	\$3,120.00	\$1,783.61	\$253.75	\$0.00	\$1,538.16	\$36.00	\$734.00	\$3,510.00	\$0.00	\$21,726.86
Licenses and Permits				614.71				100.00			120.00		834.71
Management Fees	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	2,580.00
Managerial Services	1,090.00	1,090.00											2,180.00
Meals and Entertainment				142.12	202.37		111.76	215.27		349.68	87.59	1,018.23	1,087.99
Mortgage Interest	10,941.29	10,883.96	9,726.48	9,668.86	10,182.31	10,182.31	10,182.31	10,182.31	10,182.31	10,182.31	10,182.31	10,182.31	122,679.07
Office Expense	1,815.27	353.65	1,648.58	5,369.59	2,024.77	2,658.11	1,326.40	2,334.89	1,929.10	2,105.57	2,087.83	822.89	24,486.65
Paint Expense			64.20										64.20
Partner Payouts													
Payroll Expenses													14,758.20
Employee-Wages	20,200.89	16,097.14	18,122.64	30,001.96	34,697.47	12,713.09	15,348.01	22,166.45	20,330.29	34,934.29	11,094.82	17,580.92	253,287.97
Employer Payroll Taxes	1,545.36	1,231.44	1,385.38	1,384.57	724.77	13,293.35	1,715.18	2,361.58	1,864.84	2,255.06	2,686.12	766.82	31,214.47
Payroll Expenses - Other			510.79		713.36		48.01		178.42		9,434.68		10,885.26
Total for Payroll Expenses	\$21,746.25	\$17,328.58	\$20,018.81	\$31,386.53	\$36,135.60	\$26,006.44	\$17,111.20	\$24,528.03	\$22,373.55	\$37,189.35	\$23,215.62	\$18,347.74	\$295,387.70
Pest Control	1,052.00	1,370.00			1,150.63		430.00	537.50			482.50		5,022.63
Plumbing Repairs		3,586.48	1,533.05	356.89	1,755.42	1,209.47	585.08	1,661.54	3,857.80	4,137.21	976.38	8,902.27	28,561.59
Repairs	60,145.12	89,521.44	7,840.20	5,807.97	18,182.76	54,690.25	15,148.96	273,377.99	175,281.63	267,024.09	141,279.93	8,762.75	1,253,399.09
Snow removal	500.00	500.00	710.45	4,377.55	550.00	553.85		1,670.00	1,460.00				10,321.85
Supplies	10,776.04	5,971.60	2,927.50	20,655.33	9,878.73	14,990.95	16,354.14	16,502.38	11,789.10	21,187.69	7,200.51	1,391.57	140,025.54
Taxes		3,307.36			49,568.82					46,261.46	(192.00)		98,945.64
Telephone & Internet	1,037.65	237.33	253.79	592.75	926.50	212.73	957.88	611.64	621.13	642.29	642.29	645.03	7,381.01
Tools and Small Equipment				4,631.45									10,706.77
Trash removal expense	1,411.23	3,262.25	1,666.75	1,032.98	296.73	821.50	378.85	2,598.50	566.54	2,530.43	600.98	73.25	19,686.49
Utilities-Electric	3,387.53	6,795.35	7,709.89	9,693.04	7,166.64	8,286.95	9,371.03	4,551.82	7,512.35	9,812.98	6,320.86	8,452.28	89,030.72
Utilities-Gas Utility	2,322.65	1,605.85	491.00	1,441.77	1,651.45	675.36	1,714.81	1,600.44	2,244.88	338.22	1,519.00	1,693.54	17,288.97
Utilities-Water/Sewer	2,138.75	2,963.28	1,675.65	6,041.52	8,907.49	5,035.79	3,344.55	17,499.36	6,426.18	4,930.67	1,794.45	12,49.41	62,007.10
Total Expense	\$157,832.84	\$431,744.95	\$85,551.62	\$134,150.85	\$137,213.18	\$208,072.72	\$258,899.60	\$416,267.33	\$335,424.22	\$536,422.09	\$262,815.19	\$72,508.22	\$3,036,902.81
Net Operating Income	\$884.06	(\$235,756.15)	\$68,245.21	\$38,144.05	\$48,460.06	(\$48,277.49)	(\$76,446.91)	(\$247,706.87)	(\$160,985.75)	(\$372,655.08)	(\$59,234.55)	\$129,068.92	(\$916,260.50)
Finance Charges		31.00											31.00
Insurance Proceeds		34,006.23											34,006.23
Total Non-operating Income	\$0.00	\$34,037.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,657.43	\$118,631.81	\$358,721.21	\$0.00	\$108,502.94	\$955,754.22
Net Non-operating Income	\$0.00	\$34,037.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,657.43	\$118,631.81	\$358,721.21	\$0.00	\$108,502.94	\$955,754.22
Net Income	\$884.06	(\$201,718.92)	\$68,245.21	\$38,144.05	\$48,460.06	(\$48,277.49)	\$251,787.69	(\$240,049.44)	(\$42,353.94)	(\$13,933.87)	(\$59,234.55)	\$237,571.86	\$39,524.72

Rent Roll

As of 6/1/2023, Fairbury Schoolhouse, Current leases, All units

Prepared By: Steve Maguire
540 Cottonwood
David City, NE 68632

Grand totals

	Amount
Market rent	\$1,645.00
Rent	\$16,664.00
Recurring charges	\$16,664.00
Recurring credits	\$0.00
Deposits held	\$0.00
Balance due	\$13,796.00

Summary by bed/bath		Occupancy			Square Feet		Market Rent		
Bed/Bath	No. of Units	Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
2 Bed/1 Bath	26	2	24	92.31%			1,645.00	822.50	
Totals and averages	26	2	24	92.31%			\$1,645.00	\$822.50	

Summary by property		Occupancy			Square Feet		Market Rent		
Property	No. of Units	Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
Fairbury Schoolhouse	26	2	24	92.31%			1,645.00	822.50	
Totals and averages	26	2	24	92.31%			\$1,645.00	\$822.50	

Rent Roll

As of 9/30/2023, Fairbury Schoolhouse, Current leases, All units

Prepared By: Steve Maguire
540 Cottonwood
David City, NE 68632

Grand totals

	Amount
Market rent	\$1,645.00
Rent	\$18,915.00
Recurring charges	\$18,915.00
Recurring credits	\$0.00
Deposits held	\$0.00
Balance due	(\$3,984.15)

Summary by bed/bath		Occupancy			Square Feet		Market Rent		
Bed/Bath	No. of Units	Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
2 Bed/1 Bath	26	0	26	100.00%			1,645.00	822.50	
Totals and averages	26	0	26	100.00%			\$1,645.00	\$822.50	

Summary by property		Occupancy			Square Feet		Market Rent		
Property	No. of Units	Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
Fairbury Schoolhouse	26	0	26	100.00%			1,645.00	822.50	
Totals and averages	26	0	26	100.00%			\$1,645.00	\$822.50	

Rent Roll

As of 10/31/2023, Fairbury Schoolhouse, Current leases, All units

Prepared By: Steve Maguire
540 Cottonwood
David City, NE 68632

Grand totals

	Amount
Market rent	\$1,645.00
Rent	\$19,480.00
Recurring charges	\$19,630.00
Recurring credits	\$0.00
Deposits held	\$835.00
Balance due	(\$4,396.18)

Summary by bed/bath		Occupancy			Square Feet		Market Rent		
Bed/Bath	No. of Units	Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
2 Bed/1 Bath	26	0	26	100.00%			1,645.00	822.50	
Totals and averages	26	0	26	100.00%			\$1,645.00	\$822.50	

Summary by property		Occupancy			Square Feet		Market Rent		
Property	No. of Units	Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
Fairbury Schoolhouse	26	0	26	100.00%			1,645.00	822.50	
Totals and averages	26	0	26	100.00%			\$1,645.00	\$822.50	

Income Statement Consolidated

6/1/2023 - 10/31/2023, By Month, Cash basis

Prepared By: Steve Maguire
540 Cottonwood
David City, NE 68632

Fairbury Schoolhouse

Amount	06-2023	07-2023	08-2023	09-2023	10-2023	Total
Income						
Association Fee Income	1,625.00	1,635.00	845.00	865.00	5,180.00	10,150.00
Lease Cancel Fee				1,188.50		1,188.50
Pet Fee Income				50.00	215.00	265.00
Rent Income	14,764.00	19,069.87	17,770.00	13,466.76	17,351.24	82,421.87
Repairs Income				52.50		52.50
Utility Income		240.54		176.24	437.12	853.90
Total Income	\$16,389.00	\$20,945.41	\$18,615.00	\$15,799.00	\$23,183.36	\$94,931.77
Expense						
Cleaning and Maintenance					460.00	460.00
Total Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$460.00	\$460.00
Net Operating Income	\$16,389.00	\$20,945.41	\$18,615.00	\$15,799.00	\$22,723.36	\$94,471.77
Net Income	\$16,389.00	\$20,945.41	\$18,615.00	\$15,799.00	\$22,723.36	\$94,471.77