| Account Name | Feb 2026 | Mar 2026 | Apr 2026 |
|---|---|---|---|
| **Operating Income & Expense** | | | |
| **Income** | | | |
| **RENT INCOME** | | | |
| Rent | 35,936.94 | 35,106.04 | 37,990.94 |
| Pet Rent | 100.00 | 100.00 | 100.00 |
| Free Rent | -2,812.58 | -1,344.00 | -295.00 |
| **Total RENT INCOME** | **33,224.36** | **33,862.04** | **37,795.94** |
| **EXPENSE REIMBURSEMENT** | | | |
| Passthru Utilities | 1,006.23 | 1,070.23 | 1,336.68 |
| Passthru internet/cable | 1,300.00 | 1,256.61 | 1,355.00 |
| **Total EXPENSE REIMBURSEMENT** | **2,306.23** | **2,326.84** | **2,691.68** |
| **OTHER INCOME** | | | |
| Parking | 750.00 | 737.09 | 865.00 |
| Application Fees | 0.00 | 135.00 | 0.00 |
| Late Fee/NSF Charge | 0.00 | 0.00 | 0.00 |
| **Total OTHER INCOME** | **750.00** | **872.09** | **865.00** |
| **Total Operating Income** | **36,280.59** | **37,060.97** | **41,352.62** |
| **Expense** | | | |
| **MANAGEMENT EXPENSE** | | | |
| Management Fees | 1,397.56 | 1,481.61 | 1,574.20 |
| Payroll Service | 22.88 | 24.00 | 39.90 |
| Asset Management Fee | 0.00 | 0.00 | 0.00 |
| Telephone/Internet/Cable | 1,444.28 | 1,654.88 | 1,339.06 |
| Online Access | 62.00 | 62.00 | 62.00 |
| **Total MANAGEMENT EXPENSE** | **2,926.72** | **3,222.49** | **3,015.16** |
| **ADVERTISING** | | | |
| Other Advertising & Promotion | 1,837.18 | 1,780.00 | 2,204.95 |
| **Total ADVERTISING** | **1,837.18** | **1,780.00** | **2,204.95** |
| **UTILITIES** | | | |
| Electric | 705.20 | 731.58 | 777.94 |
| Gas | 448.54 | 469.50 | 349.56 |
| Water | 1,050.40 | 1,120.33 | 1,052.96 |
| Trash Collection | 751.78 | 751.78 | 751.78 |
| **Total UTILITIES** | **2,955.92** | **3,073.19** | **2,932.24** |
| **BUILDING MAINTENANCE** | | | |
| Maintenance Salaries | 236.30 | 200.05 | 704.00 |
| Electrical | 499.00 | 65.00 | 0.00 |
| Burglar/Fire Alarm System | 70.00 | 70.00 | 70.00 |
| Gardening | 450.00 | 450.00 | 450.00 |
| Janitorial | 950.00 | 725.00 | 610.00 |
| Fumigation/Pest Control | 75.00 | 75.00 | 105.00 |
| Pest Control | 50.00 | 50.00 | 50.00 |
| Plumbing | 60.00 | 60.00 | 60.00 |
| **Total BUILDING MAINTENANCE** | **2,390.30** | **1,695.05** | **2,049.00** |
| **OTHER EXPENSES** | | | |
| Accounting Fees | 0.00 | 0.00 | 0.00 |
| Licenses and Permits | 0.00 | 0.00 | 243.18 |
| Insurance | 682.25 | 682.25 | 682.25 |
| Calif. LLC Income Tax | 0.00 | 0.00 | 0.00 |
| **Total OTHER EXPENSES** | **682.25** | **682.25** | **925.43** |
| **DEBT EXPENSE** | | | |
| First Mortgage Interest | 0.00 | 0.00 | 0.00 |
| **Total DEBT EXPENSE** | **0.00** | **0.00** | **0.00** |
| **Total Operating Expense** | 10,792.37 | 10,452.98 | 11,126.78 |
| | | | |
| **NOI - Net Operating Income** | **25,488.22** | **26,607.99** | **30,225.84** |