

Peach Basket, LLC
Profit & Loss
T12 September 2022

	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	T12 Sept 2022	% of REV	\$ / Unit
Gross Potential Revenue	23,538	23,538	23,638	24,325	24,500	24,750	25,075	25,175	25,475	25,475	25,725	25,875	297,089	100.0%	8,252
Actual Vacancy	(600)	(1,200)	0	(625)	(1,950)	(1,325)	(1,450)	(725)	(725)	(725)	(725)	(725)	(10,775)	-3.6%	(299)
Effective Gross Income	\$22,938	\$22,338	\$23,638	\$23,700	\$22,550	\$23,425	\$23,625	\$24,450	\$24,750	\$24,750	\$25,000	\$25,150	\$286,314	100.0%	7,953
OPERATING EXPENSES															
Administrative & Payroll	1,159	1,159	1,159	1,159	1,159	1,159	1,159	1,159	1,159	1,159	1,159	1,159	13,912	4.9%	386
Insurance	769	769	769	842	842	842	842	842	842	842	842	842	9,884	3.5%	275
Repairs & Maintenance	446	1,014	849	722	1,135	951	833	567	1,094	914	1,011	822	10,358	3.6%	288
Landscaping & Grounds	0	0	0	0	0	353	0	440	440	0	561	349	2,143	0.7%	60
Waste	574	574	574	574	574	574	574	574	574	574	574	574	6,888	2.4%	191
Management Fee	688	670	709	711	677	703	709	734	743	743	750	755	8,589	3.0%	239
Energy	306	466	381	404	387	421	399	415	424	441	417	405	4,866	1.7%	135
Water	1,126	1,224	1,115	1,247	1,182	1,196	1,218	1,249	1,256	1,227	1,259	1,231	14,530	5.1%	404
Real Estate Taxes	2,661	2,661	2,661	3,153	3,153	3,153	3,153	3,153	3,153	3,153	3,153	3,153	36,363	12.7%	1,010
Total Operating Expenses	\$7,729	\$8,537	\$8,217	\$8,812	\$9,109	\$9,352	\$8,887	\$9,133	\$9,685	\$9,053	\$9,726	\$9,290	\$107,533	37.6%	2,987
Replacement Reserves	(675)	(675)	(675)	(675)	(675)	(675)	(675)	(675)	(675)	(675)	(675)	(675)	(8,100)	-2.8%	(225)
Net Operating Income	\$14,534	\$13,126	\$14,746	\$14,213	\$12,766	\$13,398	\$14,063	\$14,642	\$14,390	\$15,022	\$14,599	\$15,185	\$170,682	59.6%	4,741