

**PNW Investments, LLC**  
**Profit & Loss**  
 April 2020 through March 2021

8:45 AM

04/29/2021

Cash Basis

	Apr 20	May 20	Jun 20	Jul 20	Aug 20	Sep 20	Oct 20	Nov 20	Dec 20	Jan 21	Feb 21	Mar 21	TOTAL
<b>Ordinary Income/Expense</b>													
<b>Income</b>													
1 Rental Income													
Total 1 Rental Income	21,840.74	20,094.00	22,431.00	19,941.07	21,388.56	18,313.00	20,805.00	21,086.00	19,632.00	21,147.00	17,449.00	23,340.50	247,467.87
2 Other Income													
2-01 RUBS	315.00	315.00	315.00	385.00	361.03	280.00	315.00	245.00	315.00	210.00	175.00	315.00	3,546.03
2-02 Late Fees Collected	95.00	-145.00	150.00	160.93	144.07	60.00	0.00	70.00	95.00	335.00	55.00	375.00	1,395.00
2-04 Retained Deposits	0.00	1,362.50	0.00	851.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	2,613.50
2-05 Cleaning/ Damage Charges	0.00	295.00	869.00	0.00	308.00	0.00	0.00	0.00	120.00	0.00	0.00	235.00	1,827.00
2-08 Keys, Locks	10.00	110.00	0.00	20.00	0.00	160.00	10.00	0.00	75.00	160.00	0.00	80.00	625.00
2-09 Post-Move Out Collectables	0.00	0.00	0.00	0.00	2,867.00	0.00	2,245.00	2,630.50	0.00	5,665.50	0.00	0.00	13,408.00
2-10 Legal Fees Recovered	0.00	0.00	0.00	0.00	450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00
Total 2 Other Income	420.00	1,937.50	1,334.00	1,416.93	4,130.10	500.00	2,570.00	2,945.50	605.00	6,370.50	230.00	1,405.00	23,864.53
3 Laundry Income	153.75	137.25	125.31	125.31	194.50	103.88	88.75	80.50	66.62	89.12	86.25	161.88	1,413.12
4 Tenant Concessions	0.00	0.00	0.00	-50.00	-50.00	-50.00	-50.00	-50.00	-50.00	-50.00	-50.00	-50.00	-450.00
Total Income	22,414.49	22,168.75	23,890.31	21,433.31	25,663.16	18,866.88	23,413.75	24,062.00	20,253.62	27,556.62	17,715.25	24,857.38	272,295.52
<b>Gross Profit</b>	22,414.49	22,168.75	23,890.31	21,433.31	25,663.16	18,866.88	23,413.75	24,062.00	20,253.62	27,556.62	17,715.25	24,857.38	272,295.52
<b>Expense</b>													
Administrative Expenses													
Advertising and Promotion	0.00	50.00	0.00	59.98	116.24	0.00	400.69	0.00	149.93	0.00	0.00	0.00	776.84
Bank Service Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36.00	0.00	0.00	36.00
Internet and Telephone	106.01	105.92	105.95	105.95	106.64	106.65	106.65	106.86	106.86	106.86	107.11	107.11	1,278.57
Leasing Promotions	0.00	200.00	441.07	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	691.07
Legal Fees	0.00	0.00	0.00	900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	900.00
Licenses, Fees and Permits	0.00	0.00	91.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	91.43
Misc Admin Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.20	0.00	0.00	13.20
Postage and Delivery	28.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.95	0.00	0.00	36.61
Total Administrative Expenses	134.67	355.92	638.45	1,065.93	272.88	106.65	507.34	106.86	256.79	164.01	107.11	107.11	3,823.72
Contract Services													
Common Area Cleaning	319.24	700.00	350.00	350.00	350.00	0.00	350.00	350.00	700.00	350.00	350.00	0.00	4,169.24
Elevator	0.00	1,407.30	726.73	0.00	0.00	726.73	0.00	185.00	726.73	0.00	0.00	726.73	4,499.22
Landscaping	215.55	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00	275.55
Pest Control	0.00	0.00	0.00	0.00	0.00	375.00	0.00	0.00	0.00	0.00	325.00	0.00	700.00
Security System	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	120.00	60.00	60.00	60.00	720.00
Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	340.00	150.00	1,065.00	1,245.00	690.00	3,490.00
Total Contract Services	594.79	2,167.30	1,136.73	410.00	410.00	1,221.73	410.00	935.00	1,576.73	1,535.00	1,980.00	1,476.73	13,854.01
Insurance Expense	827.33	827.33	827.33	827.33	827.33	827.33	844.33	844.33	844.33	844.33	844.33	844.33	10,029.96
Property Management													
Leasing Fee	627.80	200.00	273.22	846.00	0.00	484.00	1,547.40	471.60	200.00	671.80	438.00	2,216.94	7,976.76
Management Fees	733.30	858.13	892.29	902.86	894.29	827.68	962.15	917.98	1,013.39	810.46	747.11	1,158.96	10,718.60
Property Inspection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	755.00	0.00	0.00	0.00	755.00
Property Management - Other	0.00	0.00	0.00	0.00	210.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	210.00
Total Property Management	1,361.10	1,058.13	1,165.51	1,748.86	1,104.29	1,311.68	2,509.55	1,389.58	1,968.39	1,482.26	1,185.11	3,375.90	19,660.36
Repairs and Maint													
Appliances	0.00	283.50	0.00	171.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	454.96
Cleaning and Trash Removal	75.00	160.00	620.00	0.00	750.00	0.00	950.00	0.00	300.00	60.00	0.00	0.00	2,915.00
Electrical	0.00	0.00	0.00	0.00	0.00	0.00	202.50	0.00	0.00	367.20	0.00	0.00	569.70
Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	754.25	754.25
Emergency/ After Hours	0.00	0.00	0.00	310.00	0.00	190.00	65.00	0.00	100.00	200.00	0.00	200.00	1,065.00
Flooring Repair or Cleaning	0.00	0.00	800.00	0.00	0.00	0.00	65.00	0.00	0.00	0.00	0.00	0.00	865.00
General	751.00	1,190.68	2,304.00	991.25	820.00	500.13	1,073.00	465.00	400.00	392.00	648.73	695.00	10,230.79
HVAC	0.00	0.00	235.00	60.00	1,885.75	0.00	0.00	576.00	0.00	189.00	131.65	189.00	3,266.40
Keys and Locks	169.83	215.00	540.00	160.00	540.00	60.00	480.00	60.00	395.00	480.00	0.00	0.00	3,099.83
Make Ready	0.00	0.00	3,667.75	1,516.70	4,630.57	0.00	8,436.50	0.00	2,992.50	955.00	2,605.75	880.00	25,684.77
Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	0.00	0.00	350.00
Plumbing	1,760.76	2,135.00	1,010.00	152.09	328.75	774.15	186.25	520.85	980.00	270.00	0.00	750.00	8,867.85
HAKC Inspections	0.00	0.00	0.00	0.00	0.00	0.00	715.04	0.00	865.69	798.00	468.05	747.00	3,593.78
Security Systems	0.00	0.00	0.00	0.00	0.00	0.00	309.00	0.00	0.00	0.00	0.00	0.00	309.00
Yard/ Grounds	0.00	0.00	0.00	350.00	0.00	770.61	0.00	0.00	135.00	0.00	0.00	100.00	1,355.61
Total Repairs and Maint	2,756.59	3,984.18	9,176.75	3,711.50	8,955.07	2,294.89	12,482.29	1,621.85	6,168.19	4,061.20	3,854.18	4,315.25	63,381.94
Supplies and Small Tools	0.00	0.00	533.87	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	883.87
Taxes - Property	978.64	978.64	978.64	978.64	978.64	978.64	978.64	978.64	978.67	978.67	978.67	978.67	11,743.80
Utilities													
Electric- Common Areas	258.07	230.11	358.68	375.17	335.01	308.48	213.57	228.15	217.92	242.94	254.75	256.22	3,279.07

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<b>Electric- Tenant Units</b>	1,050.02	1,016.40	1,218.48	2,089.03	2,000.07	1,599.92	1,089.81	995.00	1,004.42	1,057.60	1,101.53	1,152.53	15,374.81
<b>Garbage</b>	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
<b>Gas</b>	491.98	369.37	265.12	262.09	196.82	220.42	226.45	378.05	0.00	1,348.50	824.66	837.35	5,420.81
<b>Sewer</b>	1,184.90	1,954.64	0.00	1,901.21	1,383.91	0.00	2,356.10	0.00	882.69	969.05	731.05	713.15	12,076.70
<b>Water</b>	750.26	784.92	924.39	1,004.17	953.40	771.37	736.75	816.37	630.10	616.10	914.44	859.23	9,761.50
<b>Total Utilities</b>	4,135.23	4,755.44	3,166.67	6,031.67	5,269.21	3,300.19	5,022.68	2,817.57	3,135.13	4,634.19	4,226.43	4,218.48	50,712.89
<b>Total Expense</b>	10,788.35	14,126.94	17,623.95	14,773.93	18,167.42	10,041.11	22,754.83	8,693.83	14,928.23	13,699.66	13,175.83	15,316.47	174,090.55
<b>Net Ordinary Income</b>	11,626.14	8,041.81	6,266.36	6,659.38	7,495.74	8,825.77	658.92	15,368.17	5,325.39	13,856.96	4,539.42	9,540.91	98,204.97