

Income Statement

Midwest Property Management

Properties: California Apartments - 501/527 California Street Lawrence, KS 66044

As of: Dec 2020

Level of Detail: Detail View

Account Name	Selected Month	Year to Month End
Operating Income & Expense		
Income		
RENTS		
Rent Income	26,485.00	309,318.50
Pet Rent	370.00	4,256.51
Total RENTS	26,855.00	313,575.01
FEES		
Late Fee	0.00	0.00
Utility Reimbursement Fee	200.00	1,787.45
Carport	90.00	825.00
Total FEES	290.00	2,612.45
Maintenance Pass Thru	140.00	1,159.54
Cleaning Pass Thru	0.00	1,388.00
Washer/Dryer	570.00	8,784.81
Total Operating Income	27,855.00	327,519.81
Expense		
Fees and Permits	0.00	0.00
Advertising	221.03	2,199.15
CLEANING AND MAINTENANCE		
Carpet Cleaning	0.00	2,229.74
Maintenance and Repair	3,738.06	31,811.61
Landscaping	0.00	0.00
Cleaning and Maintenance -Other	365.00	4,787.50
Mowing and Snow Removal	0.00	5,930.00
Total CLEANING AND MAINTENANCE	4,103.06	44,758.85
Tree and Shrub Trimming	0.00	0.00
INSURANCE		
Property Insurance	0.00	13,127.00
Total INSURANCE	0.00	13,127.00
LEGAL AND OTHER PROFESSIONAL FEES		
Legal	0.00	195.75
Other	3,500.00	3,500.00
Total LEGAL AND OTHER PROFESSIONAL FEES	3,500.00	3,695.75
Pest Control	109.30	807.54
MANAGEMENT FEES		
Management fees	1,324.25	15,475.54
Total MANAGEMENT FEES	1,324.25	15,475.54
MORTGAGE		
Mortgage Interest	0.00	79,653.65
Mortgage Principal	0.00	0.00
Mortgage - Other	0.00	38,500.00
Total MORTGAGE	0.00	118,153.65

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REPAIRS		
Painting	0.00	1,640.00
Plumbing	1,934.54	3,686.98
Flooring	0.00	6,511.19
HVAC (Heat, Ventilation, Air)	1,322.50	3,597.50
Roof Repair	0.00	250.00
Safety Equipment	411.92	411.92
Total REPAIRS	3,668.96	16,097.59
Supplies	273.81	6,968.17
Office Supplies	0.00	0.00
Postage	0.00	62.70
TAXES		
Property Tax	0.00	0.00
Rental Tax Authority	0.00	765.00
Total TAXES	0.00	765.00
UTILITIES		
Electricity	119.48	3,080.17
Gas	71.11	1,145.83
Water	306.19	3,959.82
Total UTILITIES	496.78	8,185.82
OTHER		
Bank Fees	0.00	17.00
Total OTHER	0.00	17.00
CAPITAL EXPENSES		
Appliances	0.00	3,883.27
New Roof	6,000.00	15,000.00
HVAC replacements	456.87	1,098.47
Total CAPITAL EXPENSES	6,456.87	19,981.74
Total Operating Expense	20,154.06	250,295.50
NOI - Net Operating Income	7,700.94	77,224.31
Total Income	27,855.00	327,519.81
Total Expense	20,154.06	250,295.50
Net Income	7,700.94	77,224.31