

## Income Statement - 12 Month

Real Smart

Properties: Maple Flats - 511-521 Maple Boulevard Kansas City, MO 64124

Fund Type: All

Period Range: Jan 2022 to Dec 2022

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
<b>Operating Income &amp; Expense</b>													
<b>Income</b>													
AppFolio Insurance Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.50	47.50	38.00	66.50	114.00	275.50
<b>Rent Income &amp; Revenue</b>													
Rent Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,022.45	37,307.83	39,384.20	35,880.50	36,294.80	149,889.78
Pet Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	359.33	225.00	225.00	225.32	1,034.65
Late Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	439.00	1,086.00	460.00	440.00	59.34	2,484.34
Tenant Utility & Services Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00	1,810.00	1,580.00	1,582.17	1,395.00	6,547.17
MTM Premium	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00	100.00	400.00
Reserved Parking Spot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	585.00	540.00	490.00	490.00	2,105.00
<b>Total Rent Income &amp; Revenue</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,641.45</b>	<b>41,248.16</b>	<b>42,289.20</b>	<b>38,717.67</b>	<b>38,564.46</b>	<b>162,460.94</b>
<b>Other Income &amp; Revenue</b>													
Tenant Administrative, Technology & Management Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.16	215.00	190.00	180.33	140.00	735.49
Non Refundable Security Deposit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	200.00
Pet Deposit (Non-Refundable)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	200.00	400.00
Application Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	175.00	35.00	140.00	0.00	700.00

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Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
<b>Total Other Income &amp; Revenue</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	360.16	790.00	225.00	320.33	340.00	2,035.49
<b>Tenant Fees and Paid Reimbursements</b>													
Tenant Paid Utility Bills (PM Reimburse)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-10.00	-10.00
Tenant Paid Utility & Service Bills (RUBS)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-56.77	539.00	675.00	775.00	552.50	2,484.73
Tenant Move Out Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	891.00	0.00	891.00
Tenant Insurance Admin Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	15.00	12.00	21.00	36.00	87.00
<b>Total Tenant Fees and Paid Reimbursements</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-53.77	554.00	687.00	1,687.00	578.50	3,452.73
Rent Concessions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-765.00	-780.00	-850.00	-765.00	-3,160.00
Deposit Forfeit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	260.00	0.00	0.00	0.00	260.00
Tenant Parking	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.67	20.00	20.00	20.00	70.67
<b>Total Operating Income</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,957.34	42,145.33	42,479.20	39,961.50	38,851.96	165,395.33
<b>Expense</b>													
<b>Property Management</b>													
Management Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,024.00	664.50	895.50	0.00	4,584.00
Asset Management Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,230.85	0.00	1,230.85
<b>Total Property Management</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,024.00	664.50	2,126.35	0.00	5,814.85
<b>Upgrades &amp; Improvements</b>													
Unit Remodel / Make Ready	0.00	0.00	0.00	0.00	0.00	0.00	0.00	677.30	1,101.60	0.00	0.00	0.00	1,778.90
HVAC Install	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,362.96	0.00	0.00	0.00	1,362.96

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Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
Plumbing Improvements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	297.00	297.00
Appliances	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	647.13	0.00	0.00	0.00	647.13
<b>Total Upgrades &amp; Improvements</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>677.30</b>	<b>3,111.69</b>	<b>0.00</b>	<b>0.00</b>	<b>297.00</b>	<b>4,085.99</b>
<b>Cleaning</b>													
House / Unit Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	805.00	950.00	0.00	0.00	255.00	2,010.00
Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-75.00	0.00	0.00	0.00	-75.00
Cleaning Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	69.80	0.00	0.00	0.00	69.80
<b>Total Cleaning</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>805.00</b>	<b>944.80</b>	<b>0.00</b>	<b>0.00</b>	<b>255.00</b>	<b>2,004.80</b>
<b>Repairs &amp; Maintenance</b>													
General Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	305.90	1,308.87	-500.00	0.00	0.00	1,114.77
Maintenance Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,872.33	3,854.45	3,602.52	3,844.20	3,177.96	17,351.46
Appliance Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,317.85	0.00	0.00	0.00	1,317.85
<b>Total Repairs &amp; Maintenance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,178.23</b>	<b>6,481.17</b>	<b>3,102.52</b>	<b>3,844.20</b>	<b>3,177.96</b>	<b>19,784.08</b>
<b>Equipment, Materials, &amp; Supplies</b>													
Maintenance Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	443.13	0.00	0.00	0.00	443.13
<b>Total Equipment, Materials, &amp; Supplies</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>443.13</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>443.13</b>
<b>Yard Care / Landscaping</b>													
Landscaping Work	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-25.00	0.00	0.00	0.00	-25.00
<b>Total Yard Care / Landscaping</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-25.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-25.00</b>
Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,950.00	0.00	0.00	0.00	1,950.00
Trash & Debris	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-145.00	0.00	90.00	190.00	135.00

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Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
Removal													
<b>Utilities &amp; Services</b>													
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,708.26	1,245.97	492.62	1,645.30	0.00	5,092.15
Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	985.86	1,251.02	0.00	5,367.07	1,764.09	9,368.04
General Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51.32	0.00	0.00	0.00	0.00	51.32
Trash and Recycling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-55.00	-55.00	-16.50	0.00	-126.50
Trash Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	882.39	0.00	0.00	897.33	170.00	1,949.72
<b>Total Utilities &amp; Services</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,627.83</b>	<b>2,441.99</b>	<b>437.62</b>	<b>7,893.20</b>	<b>1,934.09</b>	<b>16,334.73</b>
<b>Fire, Security, &amp; Alarms</b>													
Security & Alarm Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,595.00	0.00	0.00	0.00	3,595.00
<b>Total Fire, Security, &amp; Alarms</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,595.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,595.00</b>
<b>Labor Expenses</b>													
Property Manager Salary	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	843.90	2,963.80	3,807.70
Employee Bonus	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	375.00	375.00
Misc. Employee Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	75.00
<b>Total Labor Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>843.90</b>	<b>3,413.80</b>	<b>4,257.70</b>
Miscellaneous Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51.00	0.00	0.00	0.00	0.00	51.00
Tenant Incentive	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	103.58	0.00	0.00	0.00	103.58
<b>Total Operating Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>8,339.36</b>	<b>21,925.36</b>	<b>4,204.64</b>	<b>14,797.65</b>	<b>9,267.85</b>	<b>58,534.86</b>

## Income Statement - 12 Month

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
NOI - Net Operating Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-6,382.02	20,219.97	38,274.56	25,163.85	29,584.11	106,860.47
Total Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,957.34	42,145.33	42,479.20	39,961.50	38,851.96	165,395.33
Total Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,339.36	21,925.36	4,204.64	14,797.65	9,267.85	58,534.86
Net Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-6,382.02</u>	<u>20,219.97</u>	<u>38,274.56</u>	<u>25,163.85</u>	<u>29,584.11</u>	<u>106,860.47</u>