

<b>INCOME</b>	<b>2025</b>	<b>2026 Jan-June</b>	<b>2026 Projected</b>	<b>Notes</b>	
Gross Rent	\$86,100.00	\$43,174.00	\$88,174.00		
Utility Income	\$9,600.00	\$5,100.00	\$10,200.00		
Pet Fees	\$900.00	\$825.00	\$1,650.00		
Late Fees	\$300.00	\$700.00	\$1,400.00		
Total Income	\$96,900.00	\$49,799.00	\$101,424.00		
				*Utility Fee has not been increased in over two years. We charge a flat rate year round. It should be around \$250 a month per unit	
				* Electric is paid by the tenants, they deal directly with Chugach	
<b>EXPENSE</b>	<b>2025</b>	<b>2026 Jan-June</b>	<b>2026 Projected</b>		
Property Insurance	\$3,715.00		\$3,715.00		
Maintenance/ Repairs	\$7,506.00	\$3,617.00	\$7,234.00		
Property Tax Annual	\$8,018.00		\$8,018.00		
Utility Expense Annual	\$11,953.00	\$7,793.81	\$12,000.00		
Trash	\$1,980.00	\$1,101.24	\$1,521.24	* We switched from a dumpster to a x4 90 gal cans cutting cost from \$165 to \$70 a month.	
Common Area Electric	\$780.00	\$399.26	\$800.00		
Landscaping/ Snow Removal	\$950.00	\$320	\$1,140.00		

	Base Rent	Pet Fee	Utility Fee (Gas and Water)	Total Monthly Income
Unit 1	\$1,900.00	\$75.00	\$200.00	\$2,175.00
Unit 2	\$1,725.00	\$0.00	\$200.00	\$1,925.00
Unit 3	\$1,900.00	\$0.00	\$200.00	\$2,100.00
Unit 4	\$1,975.00	\$75.00	\$200.00	\$2,250.00
<b>Total</b>	<b>\$7,500.00</b>	<b>\$150.00</b>	<b>\$800.00</b>	<b>\$8,450.00</b>