SUMMARY

	*2006	*2025	% change	
Net Potential Rent	**$1,739,093.00**	**$2,212,740.00**	**27.23%**	
Reductions to Rent				
Vacancy Loss	-$9,880.00	-$5,458.00		This line was itemized for the years 2006-2025
Loss to Lease	-$6,109.00	-$20,165.00		*This line was intemized during the years 2020-2025
Model/Employee Unit	-$4,440.00	-$8,820.00		*This line was intemized during the years 2015-2017
Concessions	-$50.00	-$31.45		*This line was intemized during the years 2006-2020
Total Reductions to Rent	**-$9,930.00**	**-$25,623.00**	**158.03%**	*This line was intemized during the years 2006-2025
Total Rental Income	**$1,729,163.00**	**$2,187,117.00**	**26.48%**	
Other Income	**$30,493.76**	**$27,376.78**	**-10.22%**	
Total Income	**$1,759,656.76**	**2214493.78**	**25.84%**	
Operating Expenses				
Administrative	$205,816.39	$525,498.49		2025 Financials this line is combination of Administrative, Marketing, Payroll & Benefits
Utilities & Operating	$115,942.34	$132,485.41		2025 Financials this line is labeled "utilities"
Maintenance	$200,484.74	$223,998.51		2025 Financials this line is combination of Grounds and Maintenance
Property Insurance	$7,739.19	$64,031.17		*This line was intemized during the years 2006-2025
Total Operating Expenses	**$529,982.66**	**$946,013.58**	**78.49%**	
Net Operating Income	**$1,229,674.10**	**$1,268,480.20**	**3.15%**	
Non Operating Expenses				
Capital Improvements	$31,771.14	$105,336.37	**231.54%**	

FYE 2006	
Net Potential Rent	**$1,739,093.00**
Reductions to Rent	
Vacancy Loss	-$9,880.00
Concessions	-$50.00
Total Reductions to Rent	**-$9,930.00**
Total Rental Income	**$1,729,163.00**
Other Income	**$30,493.76**
Total Income	**$1,759,656.76**
Operating Expenses	
Administrative	$205,816.39
Utilities & Operating	$115,942.34
Maintenance	$200,484.74
Property Insurance	$7,739.19
Total Operating Expenses	**$529,982.66**
Net Operating Income	**$1,229,674.10**
Non Operating Expenses	
Capital Improvements	$31,771.14

	FYE 2007	
Net Potential Rent		**$1,767,945.00**
Reductions to Rent		
	Vacancy Loss	-$13,774.57
	Concessions	-$25.50
Total Reductions to Rent		**-$13,800.07**
Total Rental Income		**$1,754,144.93**
Other Income		**$50,275.40**
Total Income		**$1,804,420.33**
Operating Expenses		
	Administrative	$219,916.70
	Utilities & Operating	$117,680.06
	Maintenance	$232,842.39
	Property Insurance Fees	$35,523.82
Total Operating Expenses		**$605,962.97**
Net Operating Income		**$1,198,457.36**
Non Operating Expenses		
	Capital Improvements	$122,891.51

	FYE 2008
Net Potential Rent	**$1,796,100.00**
Reductions to Rent	
Vacancy Loss	-$12,089.00
Concessions	-$41.00
Total Reductions to Rent	**-$12,130.00**
Total Rental Income	**$1,783,970.00**
Other Income	$37,859.67
Total Income	**$1,821,829.67**
Operating Expenses	
Administrative	$223,519.28
Utilities & Operating	$142,693.67
Maintenance	$241,310.60
Property Insurance	$39,932.13
Total Operating Expenses	**$647,455.68**
Net Operating Income	**$1,174,373.99**
Non Operating Expenses	
Capital Improvements	$116,208.60

FYE 2009	
Net Potential Rent	**$1,834,086.00**
Reductions to Rent	
Vacancy Loss	-$59,217.00
Concessions	-$3,324.00
Total Reductions to Rent	**-$62,541.00**
Total Rental Income	**$1,771,545.00**
Other Income	**-$50,535.28**
Total Income	**$1,721,009.72**
Operating Expenses	
Administrative	$238,158.86
Utilities & Operating	$122,384.29
Maintenance	$251,459.91
Property Insurance	$33,272.07
Total Operating Expenses	**$645,275.13**
Net Operating Income	**$1,075,734.59**
Non Operating Expenses	
Capital Improvements	$58,419.82

	FYE 2010
Net Potential Rent	**$1,859,893.00**
Reductions to Rent	
Vacancy Loss	-$56,609.00
Concessions	-$23,241.00
Total Reductions to Rent	**-$79,850.00**
Total Rental Income	**$1,780,043.00**
Other Income	$35,283.20
Total Income	**$1,815,326.20**
Operating Expenses	
Administrative	$227,458.46
Utilites & Operating	$109,776.68
Maintenance	$228,930.50
Property Insurance	$31,713.85
Total Operating Expenses	**$597,879.49**
Net Operating Income	**$1,217,446.71**
Non Operating Expenses	
Capital Improvements	$114,855.23

FYE 2011	
Net Potential Rent	**$1,895,323.00**
Reductions to Rent	
Vacancy Loss	-$8,211.00
Concessions	-$5,269.89
Total Reductions to Rent	**-$13,480.89**
Total Rental Income	**$1,881,842.11**
Other Income	**$27,997.78**
Total Income	**$1,909,839.89**
Operating Expenses	
Administrative	$228,681.59
Utilities & Operating	$128,258.42
Maintenance	$226,350.45
Property Insurance	$22,569.87
Total Operating Expenses	**$605,860.33**
Net Operating Income	**$1,303,979.56**
Non Operating Expenses	
Capital Improvements	$53,392.96

FYE 2012	
Net Potential Rent	**$1,925,826.00**
Reductions to Rent	
Vacancy Loss	-$2,988.00
Concessions	-$229.00
Total Reductions to Rent	**-$3,217.00**
Total Rental Income	**$1,922,609.00**
Other Income	**$27,068.76**
Total Income	**$1,949,677.76**
Operating Expenses	
Administrative	$239,484.46
Utilities & Operating	$120,730.78
Maintenance	$213,678.18
Property Insurance	$19,964.60
Total Operating Expenses	**$593,858.02**
Net Operating Income	**$1,355,819.74**
Non Operating Expenses	
Capital Improvements	$43,290.30

FYE 2013		
Net Potential Rent		**$19,951,334.00**
Reductions to Rent		
	Vacancy Loss	-$5,712.00
	Concessions	-$989.00
Total Reductions to Rent		**-$6,701.00**
Total Rental Income		**$19,944,633.00**
Other Income		**$30,401.17**
Total Income		**$19,975,034.17**
Operating Expenses		
	Administrative	$227,460.06
	Utilties & Operating	$133,769.59
	Maintenance	$215,426.05
	Property Insurance	$21,664.99
Total Operating Expenses		**$598,320.69**
Net Operating Income		**$19,376,713.48**
Non Operating Expenses		
	Capital Improvements	$49,551.68

FYE 2014	
Net Potential Rent	**$1,971,881.00**
Reductions to Rent	
Vacancy Loss	-$3,158.00
Concessions	-$580.00
Total Reductions to Rent	**-$3,738.00**
Total Rental Income	**$1,968,143.00**
Other Income	$35,879.35
Total Income	**$2,004,022.35**
Operating Expenses	
Administrative	$236,668.36
Utilities & Operating	$129,065.95
maintenance	$242,937.75
Property Insurance	$21,839.33
Total Operating Expenses	**$630,511.39**
Net Operating Income	**$1,373,510.96**
Non Operating Expenses	
Capital Improvements	$41,960.33

FYE 2015	
Net Potential Rent	**$1,992,603.00**
Reductions to Rent	
Vacancy Loss	-$1,715.00
Model/Employee Unit	-$4,440.00
Concessions	-$587.62
Total Reductions to Rent	**-$6,742.62**
Total Rental Income	**$1,985,860.38**
Other Income	**$45,081.67**
Total Income	**$2,030,942.05**
Operating Expenses	
Administrative	$250,415.65
Utilities & Operating	$124,439.41
Maintenance	$247,941.39
Property Insurance	$22,729.73
Total Operating Expenses	**$645,526.18**
Net Operating Income	**$1,385,415.87**
Non Operating Expenses	
Capital Improvements	$54,755.79

FYE 2016		
Net Potential Rent		**$2,013,095.00**
Reductions to Rent		
	Vacancy Loss	-$1,970.00
	Model/Employee Unit	-$8,820.00
	Concessions	-$195.00
Total Reductions to Rent		**-$10,985.00**
Total Rental Income		**$2,002,110.00**
Other Income		**$44,861.08**
Total Income		**$2,046,971.08**
Operating Expenses		
	Administrative	$271,775.61
	Utilities & Operating	$127,902.53
	Maintenance	$232,051.29
	Property Insurance	$22,411.10
Total Operating Expenses		**$654,140.53**
Net Operating Income		
Non Operating Expenses		
	Capital Improvements	$68,623.09

	FYE 2017
Net Potential Rent	**2,028,508.00**
Reductions to Rent	
Vacancy Loss	-1,971.00
Model/Employee Unit	-8,820.00
Concessions	-265.00
Total Reductions to Rent	**-11,056.00**
Total Rental Income	**2,017,452.00**
Other Income	23,054.80
Total Income	**2,040,506.80**
Operating Expenses	
Administrative	273,786.22
Utilities & Operating	117,689.44
Maintenance	246,737.92
Property Insurance	22,704.37
Total Operating Expenses	**660,917.95**
Net Operating Income	**1,379,588.85**
Non Operating Expenses	
Capital Improvements	150,405.54

FYE 2018	
Net Potential Rent	$2,044,212.91
Reductions to Rent	
Vacancy Loss	-$2,819.00
Model/Employee Unit	
Concessions	-$9,976.00
Total Reductions to Rent	**-$12,795.00**
Total Rental Income	**$2,031,417.91**
Other Income	**$23,093.41**
Total Income	**$2,054,511.32**
Operating Expenses	
Administrative	$281,764.21
Utilities & Operating	$120,090.48
Maintenance	$264,530.59
Property Insurance	$22,901.62
Total Operating Expenses	**$689,286.90**
Net Operating Income	**$1,365,224.42**
Non Operating Expenses	
Capital Improvements	$41,998.02

FYE 2019	
Net Potential Rent	**$2,064,795.00**
Reductions to Rent	
Vacancy Loss	-$2,406.00
Concessions	-$424.00
Total Reductions to Rent	**-$2,830.00**
Total Rental Income	**$2,061,965.00**
Other Income	**$24,129.03**
Total Income	**$2,086,094.03**
Operating Expenses	
Administrative	$263,045.19
Utilities & Operating	$125,342.03
Maintenance	$306,664.98
Property Insurance	$24,179.93
Total Operating Expenses	**$719,232.13**
Net Operating Income	**$1,366,861.90**
Non Operating Expenses	
Capital Improvements	$49,243.72

FYE 2020	
Net Potential Rent	$2,087,220.00
Reductions to Rent	
Vacancy Loss	-$3,081.00
Loss To Lease	-$6,109.00
Concessions	-$31.45
Total Reductions to Rent	**-$9,221.45**
Total Rental Income	**$2,077,998.55**
Other Income	**$25,667.73**
Total Income	**$2,103,666.28**
Operating Expenses	
Administrative	$91,087.57
Marketing	$6,254.59
Paryoll & Benefits	$346,979.97
Utilities	$112,442.15
Grounds	$58,382.03
Maintenance	$128,095.37
Property Insurance & Fees	$25,129.35
Total Operating Expenses	**$768,371.03**
Net Operating Income	**$1,335,295.25**
Non Operating Expenses	
Capital Improvements	$56,262.43

FYE 2021	
Net Potential Rent	$2,103,630.00
Reductions to Rent	
Vacancy Loss	-$6,515.00
Loss To Lease	-$7,536.85
Total Reductions to Rent	**-$14,051.85**
Total Rental Income	**$2,089,578.15**
Other Income	**$27,042.58**
Total Income	**$2,116,620.73**
Operating Expenses	
Administrative	$91,983.04
Marketing	$5,985.93
Paryoll & Benefits	$276,693.85
Utilities	$111,489.37
Grounds	$61,024.30
Maintenance	$93,131.84
Property Insurance & Fees	$29,700.00
Total Operating Expenses	**$670,008.33**
Net Operating Income	**$1,446,612.40**
Non Operating Expenses	
Capital Improvements	$38,035.77

FYE 2022		
Net Potential Rent		$2,129,220.00
Reductions to Rent		
	Vacancy Loss	-$5,411.00
	Loss To Lease	-$9,992.00
Total Reductions to Rent		**-$15,403.00**
Total Rental Income		**$2,113,817.00**
Other Income		**$30,081.64**
Total Income		**$2,143,898.64**
Operating Expenses		
	Administrative	$94,414.36
	Marketing	$6,197.44
	Paryoll & Benefits	$326,062.70
	Utilities	$119,705.30
	Grounds	$47,091.99
	Maintenance	$109,418.90
	Property Insurance & Fees	$42,697.89
Total Operating Expenses		**$745,588.58**
Net Operating Income		**$1,398,310.06**
Non Operating Expenses		
	Capital Improvements	$70,349.52

FYE 2023	
Net Potential Rent	$2,150,620.00
Reductions to Rent	
Vacancy Loss	-$3,051.00
Loss To Lease	-$9,695.00
Total Reductions to Rent	**-$12,746.00**
Total Rental Income	**$2,137,874.00**
Other Income	**$31,815.93**
Total Income	**$2,169,689.93**
Operating Expenses	
Administrative	$102,276.06
Marketing	$5,887.23
Paryoll & Benefits	$370,774.14
Utilities	$121,243.12
Grounds	$64,855.30
Maintenance	$128,231.97
Property Insurance & Fees	$46,173.59
Total Operating Expenses	**$839,441.41**
Net Operating Income	**$1,330,248.52**
Non Operating Expenses	
Capital Improvements	$52,825.31

FYE 2024		
Net Potential Rent		$2,170,740.00
Reductions to Rent		
	Vacancy Loss	-$2,612.00
	Loss To Lease	-$9,713.00
Total Reductions to Rent		**-$12,325.00**
Total Rental Income		**$2,158,415.00**
Other Income		**$28,420.90**
Total Income		**$2,186,835.90**
Operating Expenses		
	Administrative	$110,488.58
	Marketing	$8,964.04
	Paryoll & Benefits	$384,408.35
	Utilities	$124,690.70
	Grounds	$66,252.43
	Maintenance	$112,208.70
	Property Insurance & Fees	$47,724.87
Total Operating Expenses		**$854,737.67**
Net Operating Income		**$1,332,098.23**
Non Operating Expenses		
	Capital Improvements	$88,108.48

FYE 2025	
Net Potential Rent	$2,212,740.00
Reductions to Rent	
Vacancy Loss	-$5,458.00
Loss To Lease	-$20,165.00
Total Reductions to Rent	**-$25,623.00**
Total Rental Income	**$2,187,117.00**
Other Income	**$27,376.78**
Total Income	**$2,214,493.78**
Operating Expenses	
Administrative	$120,073.00
Marketing	$10,702.40
Paryoll & Benefits	$394,723.09
Utilities	$132,485.41
Grounds	$76,635.55
Maintenance	$147,362.96
Property Insurance & Fees	$64,031.17
Total Operating Expenses	**$946,013.58**
Net Operating Income	**$1,268,480.20**
Non Operating Expenses	
Capital Improvements	$105,336.37