

2025 PRO FORMA

W Condos Jan 2025

	<u>1606</u>	<u>604</u>	<u> </u>
Ordinary Income/Expense			
Income			
Rental Income	193,200.00	193,200.00	
Total Income	<u>193,200.00</u>	<u>193,200.00</u>	
Expense			
Advertising and Promotion	0.00	0.00	
Bank Service Charges	29.50	29.50	
Dues and Subscriptions	1,741.38	1,741.37	
HOA Dues	24,466.30	24,466.30	
Property taxes	16,306.88	15,204.49	
Office Supplies	0.00	0.00	
Professional Fees	0.00	0.00	
Repairs and Maintenance	9,062.62	7,586.69	
Supplies	1,643.53	1,313.08	
Management Fee (15%)	28,980.00	28,980.00	
Total Expense	<u>82,230.21</u>	<u>79,321.43</u>	
Net Ordinary Income	<u>110,969.79</u>	<u>113,878.57</u>	
Net Income	<u><u>110,969.79</u></u>	<u><u>113,878.57</u></u>	