

Monthly Income and Expenses for Year 2009
for Rental Property in Philadelphia

Category	Sub-category	Notes	2009-01	2009-02	2009-03	2009-04	2009-05	2009-06	2009-07	2009-08	2009-09	2009-10	2009-11	2009-12	Total
INCOME															
Rental Income		No rental income for first 5 months.	-	-	-	-	-	900.00	900.00	900.00	900.00	900.00	900.00	900.00	\$6,300.00
Total Income															\$6,300.00
EXPENSES															
Fees															
	Real Estate Agent Service Fee (7%)	Real Estate Agent Service Fee for Finding Tenant (one month's rent)						900.00							\$900.00
	Service Fee (6%)							-	63.00	63.00	63.00				\$189.00
	Service Fee (6%)											54.00	54.00	54.00	\$162.00
Travel															
	Gas				50.00	20.00									\$70.00
Repairs															
						1,903.00		298.50		95.00		30.00			\$2,326.50
Mortgage															
	Principal Payments		141.55	142.23	142.91	143.60	144.29	144.98	145.67	146.37	147.07	147.78	148.48	149.20	\$1,744.13
	Interest Payments		521.39	520.71	520.03	519.34	518.65	517.96	517.27	516.57	515.87	515.16	514.46	513.74	\$6,211.15
Fire Insurance (Allstate)															
		<i>Paid \$407.20 in Oct 2008 for one year, expires Oct 2009</i>						33.93	33.93	33.93	33.93				\$135.72
Liability Insurance (Allstate)															
		<i>Paid \$160 in Oct 2008 for one year, expires Oct 2009</i>						13.33	13.33	13.33	13.33				\$53.32
Landlord Insurance (Allstate)															
		<i>Paid \$573.74 in Oct 2009 for one year This new insurance includes Fire & Liability Insurance</i>										47.81	47.81	47.81	\$143.43
Property Taxes															
			123.70	123.70	123.70	123.70	112.58	112.58	112.58	112.58	112.58	112.58	112.58	112.58	\$1,395.44
Total Expenses															\$13,330.69
Net Income															(\$7,030.69)

Note: This spreadsheet does not include the water fees.