Autumn Oaks

Better World Properties, LLC

Trailing Profit And Loss Detail

April 2026 - Accrual - Accounting Book: Default

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Account	May 2025 Actual	Jun 2025 Actual	Jul 2025 Actual	Aug 2025 Actual	Sep 2025 Actual	Oct 2025 Actual	Nov 2025 Actual	Dec 2025 Actual	Jan 2026 Actual	Feb 2026 Actual	Mar 2026 Actual	Apr 2026 Actual	Adjusted Total	Variance
INCOME														
Gross Possible Rent														
5005-0000 Gross Potential Rent	135,160.00	135,160.00	144,622.00	144,622.00	144,622.00	153,430.00	152,930.00	152,930.00	152,930.00	152,930.00	152,930.00	152,930.00	1,775,196.00	83,796.00
5010-0000 Contract Gain (Loss) to Lease	1,044.16	2,341.50	(5,639.58)	(5,480.07)	(5,231.53)	(10,789.85)	(10,707.10)	(10,468.48)	(9,413.61)	(8,737.75)	(8,108.93)	(8,466.63)	(79,657.87)	(24,286.76)
Total Gross Possible Rent	136,204.16	137,501.50	138,982.42	139,141.93	139,390.47	142,640.15	142,222.90	142,461.52	143,516.39	144,192.25	144,821.07	144,463.37	1,695,538.13	59,509.24
Deductions														
5020-0000 Physical Vacancy Loss	(27,938.07)	(23,721.00)	(19,598.70)	(20,568.35)	(32,957.64)	(22,725.96)	(13,028.00)	(11,653.55)	(11,528.87)	(10,121.80)	(13,044.04)	(11,848.50)	(218,734.48)	(35,624.34)
5025-0000 Bad Debt	(7,329.02)	(415.00)	(14,281.30)	(17,332.67)	(11,641.60)	539.86	(12,220.73)	(5,874.58)	(6,886.61)	(9,328.34)	(8,391.12)	(10,686.66)	(103,847.77)	(21,694.30)
5025-1000 Abatement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(253.00)	0.00	(253.00)	(253.00)
5026-0000 Concession - Move-in Special	(3,905.52)	(3,536.98)	(1,048.00)	(1,745.65)	(3,482.66)	(7,170.86)	(10,165.35)	(5,373.97)	(6,498.20)	(4,771.82)	(5,093.41)	(5,498.08)	(58,290.50)	(3,994.66)
5030-0100 Rent Concession/Discounts	0.00	(43.49)	0.00	(848.00)	(316.00)	(867.00)	(316.00)	(316.00)	0.00	(619.88)	0.00	0.00	(3,326.37)	(3,326.37)
5033-0000 Down Units	(2,645.00)	(2,645.00)	(2,745.00)	(2,745.00)	(2,745.00)	(2,945.00)	(2,945.00)	(2,945.00)	(2,945.00)	(2,945.00)	(3,960.00)	(3,960.00)	(36,170.00)	(3,215.68)
5035-0000 Model Units	(915.00)	(915.00)	(915.00)	(915.00)	(915.00)	(915.00)	(915.00)	(915.00)	(915.00)	(915.00)	(915.00)	(915.00)	(10,980.00)	0.00
5040-0000 Employee Discounts	(183.00)	(183.00)	(11.80)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(377.80)	1,086.20
5040-1000 Forbearance - Rent Forgiveness	0.00	0.00	0.00	(416.00)	0.00	0.00	0.00	0.00	(24.00)	0.00	0.00	(1,163.67)	(1,603.67)	(1,503.67)
Total Deductions	(42,915.61)	(31,459.47)	(38,599.80)	(44,570.67)	(52,057.90)	(34,083.96)	(39,590.08)	(27,078.10)	(28,797.68)	(28,701.84)	(31,656.57)	(34,071.91)	(433,583.59)	(68,525.82)
Other Income														
5032-0600 Credit Builder Fee	35.94	35.94	17.97	17.97	23.96	35.94	23.96	35.94	29.95	41.93	53.91	17.97	371.38	83.86
5032-1200 Amenity Fee	0.00	0.00	0.00	0.00	0.00	16.50	0.00	0.00	0.00	0.00	0.00	0.00	16.50	16.50
5100-1000 Resident Insurance Liability Fee	0.00	600.00	920.00	560.34	600.00	1,680.00	1,360.00	1,560.00	1,573.61	1,324.00	1,464.00	1,452.00	13,093.95	893.95
5105-0000 Miscellaneous Income	0.00	(498.26)	0.00	314.48	363.52	328.00	288.73	430.29	(831.00)	(753.00)	158.96	380.20	181.92	181.92
5105-0100 Re-keying at Resident Request	0.00	5.00	10.00	(5.00)	0.00	0.00	0.00	0.00	0.00	15.00	0.00	35.00	60.00	60.00
5107-0000 Legal & Collections	462.00	662.00	(870.00)	1,740.00	(662.00)	0.00	(616.00)	51.00	1,229.00	(259.00)	716.00	100.00	2,553.00	(1,143.00)
5110-0000 Application Fee	306.00	280.00	224.00	194.00	525.00	585.00	251.13	181.00	300.00	255.00	150.00	400.00	3,651.13	521.13
5113-0000 Administrative Fee	0.00	0.00	0.00	70.00	218.50	259.50	161.50	375.00	300.00	200.00	150.00	400.00	2,134.50	(1,385.50)
5115-0000 Cleaning Fees	0.00	300.00	0.00	0.00	265.87	0.00	0.00	0.00	72.06	0.00	404.00	328.18	1,370.11	1,370.11
5125-0000 Late Charges	2,554.00	3,747.00	2,892.10	2,210.52	2,286.40	3,901.60	2,376.90	4,004.95	4,782.23	2,463.10	3,519.40	2,620.03	37,358.23	5,758.23
5130-0000 NSF Fees	50.00	50.00	0.00	50.00	250.00	150.00	(150.00)	500.00	50.00	50.00	0.00	(50.00)	950.00	950.00
5135-0000 Reletting Charges	495.00	0.00	0.00	231.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	726.00	726.00

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5140-0000 Forfeited Deposits	250.00	466.00	400.00	300.00	281.50	0.00	0.00	0.00	350.00	0.00	750.00	1,528.43	4,325.93	1,925.93
5145-0000 Month-to-Month Fees	0.00	100.00	200.00	0.00	206.67	103.23	(190.00)	116.13	(116.13)	100.00	106.45	350.00	976.35	976.35
5150-0000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	190.32	0.00	0.00	190.32	(1,309.68)
5155-0000 Pet Rent / Pet Screening Fee	115.00	115.00	140.00	140.00	390.00	415.81	165.00	415.00	165.00	165.00	415.00	215.00	2,855.81	1,455.81
5158-0000 Renters Insurance Premium	0.00	0.00	0.00	0.00	0.00	3.10	12.00	0.00	12.00	12.00	0.00	0.00	39.10	39.10
5166-0000 Transfer Fee	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	500.00	500.00
5167-0000 Trash Removal Fees	0.00	0.00	144.04	592.74	538.00	570.00	310.00	(40.00)	420.00	275.00	0.00	0.00	2,809.78	2,809.78
5175-0000 Owner Billed Repairs & Maint.	0.00	42.00	25.00	0.00	475.00	0.00	222.12	0.00	0.00	864.92	0.00	0.00	1,629.04	1,629.04
5177-0000 RUBS - Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	230.76	230.76	230.76
5178-0000 RUBS - Gas	1,015.42	1,078.30	1,005.57	865.84	869.08	1,127.31	913.92	1,131.55	1,080.45	1,025.04	1,066.27	1,063.16	12,241.91	1,513.91
5179-0000 RUBS - Water	7,096.06	7,960.62	4,845.83	6,300.20	6,038.45	8,822.14	6,037.68	6,249.45	5,620.91	6,377.20	6,901.51	6,402.48	78,652.53	15,052.53
5180-0000 RUBS - Trash	1,562.59	1,555.00	1,340.00	782.89	1,048.38	1,503.22	1,625.50	2,289.03	1,813.39	1,887.64	2,245.97	2,289.67	19,943.28	303.28
5181-0000 RUBS - Pest Control	504.18	530.50	456.13	457.26	444.51	607.56	516.50	613.71	591.29	591.28	580.32	598.67	6,491.91	411.91
5182-0000 RUBS - Monthly Billing Fees	(310.75)	(299.69)	0.00	47.97	0.00	0.00	0.00	0.00	132.11	0.00	(132.11)	0.00	(562.47)	(1,062.47)
5183-0000 Electric Reimbursement	214.58	0.00	(380.66)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(166.08)	(166.08)
5188-0000 Risk Fee	1,686.00	3,076.00	1,653.00	2,497.00	5,122.00	5,132.00	3,637.00	3,475.50	5,776.20	4,689.30	1,622.50	2,768.80	41,135.30	41,135.30
Total Other Income	16,036.02	19,805.41	13,022.98	17,367.21	19,534.84	25,240.91	16,945.94	21,388.55	23,351.07	19,514.73	20,172.18	21,380.35	233,760.19	73,478.67
TOTAL INCOME	109,324.57	125,847.44	113,405.60	111,938.47	106,867.41	133,797.10	119,578.76	136,771.97	138,069.78	135,005.14	133,336.68	131,771.81	1,495,714.73	64,462.09
EXPENSE														
Renting Expenses														
6005-0400 Advertising - Brochures/Flyers	42.67	0.00	0.00	0.00	36.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79.48	320.52
6005-0500 Advertising - Banners/Flags/Balloons	361.54	0.00	0.00	0.00	0.00	1,010.44	0.00	0.00	0.00	19.04	0.00	0.00	1,391.02	858.98
6005-1000 Tenant Appreciation Events	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00
6005-1100 Welcome Gifts	0.00	11.47	0.00	0.00	21.43	0.00	0.00	0.00	0.00	16.23	0.00	0.00	49.13	1,825.87
6005-1200 Beverages Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
6010-0000 Advertising - Digital Marketing	993.95	993.95	1,055.95	1,055.95	1,130.24	1,244.88	1,523.46	1,318.35	1,682.00	1,097.18	451.14	1,055.95	13,603.00	(671.40)
6015-0000 Advertising - Social Media	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.82	50.82	(50.82)
6027-0000 Credit Reports	287.56	342.35	270.88	179.77	377.17	442.94	318.42	352.40	256.25	261.03	219.71	362.50	3,670.98	1,054.02
6036-0000 Mini-Model Expense	0.00	0.00	55.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.71	1,244.29

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6037-0000 Promotion - Resident Referrals	200.00	0.00	250.00	0.00	250.00	500.00	1,000.00	750.00	500.00	250.00	250.00	750.00	4,700.00	1,300.00
Total Renting Expenses	1,885.72	1,347.77	1,632.54	1,235.72	1,815.65	3,198.26	2,841.88	2,420.75	2,438.25	1,643.48	920.85	2,219.27	23,600.14	7,081.46
Administrative Expenses														
7000-1300 Leasing Center Security & Alarm	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00	0.00
7000-2600 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
7000-2700 Meals & Entertainment	226.62	0.00	161.10	17.13	18.27	0.00	18.04	47.27	0.00	78.42	0.00	0.00	566.85	(66.85)
7000-3400 Background Check	0.00	0.00	0.00	0.00	51.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51.42	(51.42)
7010-0000 Resident Retention Functions	67.37	29.00	77.87	158.57	207.63	101.41	239.30	391.54	67.93	202.90	60.81	133.62	1,737.95	262.05
7015-0000 Office Supplies	12.82	212.38	139.06	126.26	59.34	88.61	20.39	104.06	310.05	195.56	55.06	139.69	1,463.28	1,236.72
7020-0000 Data Services - Telephone/Internet	402.85	402.85	402.73	402.73	402.73	403.36	350.98	350.98	350.98	350.98	377.41	377.24	4,575.82	246.98
7025-0000 Answering Services	0.00	0.00	0.00	0.00	0.00	20.35	101.76	101.76	101.76	203.52	0.00	0.00	529.15	693.89
7030-0000 Computer Software Services	762.90	762.55	1,878.31	840.37	780.55	811.33	807.12	785.67	830.85	821.52	795.42	840.10	10,716.69	(1,196.69)
7035-0000 Licenses/Permits/Dues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74.25	0.00	0.00	830.28	0.00	904.53	(101.53)
7040-0000 Bank Charges	180.74	197.35	209.32	218.08	253.82	226.52	218.21	214.86	211.57	219.90	244.51	202.28	2,597.16	(217.16)
7045-0000 Management Fee	4,284.63	5,034.75	4,560.39	4,551.62	5,002.32	5,058.29	4,792.25	5,077.38	6,064.67	5,747.25	5,427.23	5,174.48	60,775.26	(14,775.26)
7055-0000 Evictions Fees & Legal	616.00	1,123.00	2,528.13	3,370.59	634.17	1,420.72	1,629.70	633.15	1,265.26	1,420.71	3,418.65	1,262.17	19,322.25	(9,394.25)
7070-0000 Copying & Printing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
7075-0000 Postage & Delivery	73.30	78.88	78.14	69.59	68.02	65.83	67.27	69.14	87.51	63.04	64.92	90.66	876.30	43.70
7080-0000 Mileage/Auto/Travel	0.00	0.00	95.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.51	100.28	699.72
7085-0000 Payment Processing Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.95	0.00	0.00	7.95	15.90	(15.90)
7095-0000 Uniforms	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	73.20	0.00	73.20	1,576.80
7100-0000 Professional Development	0.00	217.09	(52.96)	8.77	0.00	10.00	240.45	5.00	14.66	6.66	29.19	0.00	478.86	761.14
Total Administrative Expenses	6,667.23	8,097.85	10,117.86	9,803.71	7,518.27	8,246.42	8,525.47	7,895.06	9,353.19	9,350.46	11,416.68	8,272.70	105,264.90	(19,978.06)
Personnel Cost														
7160-0000 Salary- Manager	4,615.38	6,923.07	4,615.38	4,615.38	4,615.38	4,615.38	4,615.38	6,923.07	4,615.38	4,615.38	4,615.38	4,615.38	59,999.94	(2,307.69)
7170-0000 Salary- Leasing Agent	2,954.35	4,545.42	2,794.02	2,968.30	3,196.10	3,620.80	3,418.22	4,909.45	3,349.04	2,790.93	2,912.54	2,872.43	40,331.60	(4,571.60)
7175-0000 Salary- Maintenance Lead	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,000.00
7176-0000 Salary - Assistant Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	738.00	0.00	0.00	738.00	25,102.00
7185-0000 Salary- Make Ready	2,623.06	3,869.74	238.93	0.00	0.00	0.00	3,510.50	4,148.00	3,036.67	1,377.00	2,924.00	1,632.00	23,359.90	(23,359.90)

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7196-0000 Bonuses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	400.00	(400.00)
7200-1600 Temp Office Staff	0.00	0.00	138.32	0.00	0.00	121.03	0.00	0.00	0.00	0.00	0.00	138.32	397.67	(397.67)
7202-0000 Contract/ Temp Labor	9,631.00	7,834.00	8,806.20	15,027.25	11,226.40	13,681.71	6,393.00	7,003.00	6,070.75	4,853.00	4,317.50	5,536.00	100,379.81	(74,139.81)
7205-0000 Commissions	940.00	1,725.00	1,300.00	1,100.00	1,100.00	1,900.00	2,000.00	2,750.06	800.00	800.00	1,100.00	800.00	16,315.06	(2,565.06)
7210-0000 Employee Benefits Taxes & Servicing	3,656.29	5,527.51	3,135.77	3,044.71	3,094.08	3,333.17	3,840.37	5,704.07	3,929.76	2,692.21	2,529.73	2,379.28	42,866.95	2,133.05
Total Personnel Cost	24,420.08	30,424.74	21,028.62	26,755.64	23,231.96	27,272.09	23,777.47	31,837.65	21,801.60	17,866.52	18,399.15	17,973.41	284,788.93	(34,506.68)
Operating Expenses														
7280-0000 Contract Landscaping	1,190.75	1,504.99	1,190.75	1,190.75	1,190.75	1,190.75	1,190.75	1,190.75	1,190.75	1,190.75	1,190.75	1,190.75	14,603.24	(314.24)
7290-0000 Trash Removal	3,624.90	2,594.34	2,594.34	3,625.45	3,642.92	2,964.34	4,998.30	7,605.03	3,103.48	3,684.15	4,674.04	3,731.17	46,842.46	(13,287.74)
7295-0000 Pest Control	0.00	0.00	575.89	575.89	517.44	431.92	1,296.84	431.92	431.92	431.92	3,176.06	439.70	8,309.50	(3,054.14)
7296-0000 Courtesy Patrol	0.00	0.00	0.00	8,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00	(8,000.00)
Total Operating Expenses	4,815.65	4,099.33	4,360.98	13,392.09	5,351.11	4,587.01	7,485.89	9,227.70	4,726.15	5,306.82	9,040.85	5,361.62	77,755.20	(24,656.12)
Total Utility Expenses														
7350-0000 Electricity- Common Area	872.35	895.23	873.03	920.19	1,006.83	985.61	973.61	960.11	1,029.71	1,010.30	883.39	882.38	11,292.74	1,707.26
7355-0000 Electricity- Vacant Units	961.15	523.27	564.94	984.00	1,158.46	1,258.97	1,225.96	763.94	813.04	561.53	554.69	1,086.94	10,456.89	1,023.11
7360-0000 Water & Sewer	11,219.12	14,939.17	13,398.09	11,834.42	16,339.13	16,339.00	7,047.53	12,815.69	12,803.95	13,167.89	14,834.97	10,074.40	154,813.36	29,386.64
7365-0000 Gas- Common Area	1,299.82	1,174.54	1,240.51	942.65	1,132.91	1,366.12	1,303.70	1,646.00	1,976.90	2,241.07	1,882.34	1,930.32	18,136.88	(256.88)
7372-0000 Resident Utility Billing Services	456.00	456.00	456.00	456.00	456.00	456.00	423.00	435.00	435.00	438.00	438.00	438.00	5,343.00	105.00
Total Total Utility Expenses	14,808.44	17,988.21	16,532.57	15,137.26	20,093.33	20,405.70	10,973.80	16,620.74	17,058.60	17,418.79	18,593.39	14,412.04	200,042.87	31,965.13
R&M														
7389-0000 Cleaning Supplies/Services	1,115.00	1,360.00	1,070.00	148.65	0.00	97.82	75.49	0.00	0.00	230.00	0.00	0.00	4,096.96	3,803.04
7391-0100 R&M - Appliance Parts	0.00	0.00	0.00	166.59	54.62	96.17	188.36	0.00	0.00	105.53	69.23	515.83	1,196.33	403.67
7392-0000 R&M - Blinds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
7396-0000 R&M - Building - Exterior	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
7399-0000 R&M - Carpet/Vinyl/Tile	125.00	0.00	0.00	600.00	0.00	0.00	0.00	505.00	0.00	2,135.00	330.00	430.00	4,125.00	(2,125.00)
7403-0000 R&M - Electrical	0.00	0.00	0.00	350.25	0.00	203.13	60.19	0.00	0.00	0.00	157.47	0.00	771.04	228.96
7405-0000 R&M - Equipment/Hardware	0.00	0.00	0.00	58.68	0.00	0.00	0.00	16.55	0.00	0.00	0.00	0.00	75.23	1,164.77
7408-0000 R&M - Keys & Locks	0.00	0.00	30.12	94.76	0.00	95.37	82.71	41.96	0.00	86.60	0.00	0.00	431.52	68.48
7412-0000 R&M - Light Bulbs, Lights	0.00	0.00	0.00	124.57	37.87	234.57	40.49	140.08	0.00	113.40	0.00	116.64	807.62	432.38

Account	May 2025 Actual	Jun 2025 Actual	Jul 2025 Actual	Aug 2025 Actual	Sep 2025 Actual	Oct 2025 Actual	Nov 2025 Actual	Dec 2025 Actual	Jan 2026 Actual	Feb 2026 Actual	Mar 2026 Actual	Apr 2026 Actual	Adjusted Total	Variance
7416-0000 R&M - Plumbing	0.00	0.00	3.27	235.54	0.00	426.21	200.42	0.00	0.00	31.84	0.00	0.00	897.28	422.72
7417-0000 R&M - Pools	0.00	0.00	692.34	847.42	208.93	528.87	138.00	0.00	815.64	(152.50)	499.95	413.01	3,991.66	683.34
7422-0000 R&M - Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,400.00
7426-0000 R&M - HVAC	60.88	690.98	842.09	2,096.92	574.07	(21.33)	609.55	553.35	0.00	158.88	1,913.82	777.48	8,256.69	(2,856.69)
Total R&M	1,300.88	2,050.98	2,637.82	4,723.38	875.49	1,660.81	1,395.21	1,256.94	815.64	2,708.75	2,970.47	2,252.96	24,649.33	6,025.67
Make-ready Expenses														
7414-0000 Make-ready Expenses - Other	0.00	0.00	47.63	807.99	139.64	588.44	73.62	153.73	0.00	369.76	88.56	1,532.68	3,802.05	797.95
7414-0100 Make-ready Paint / Resurface	10,113.37	7,420.00	5,425.00	1,237.00	100.00	165.16	124.57	730.69	1,425.66	2,030.71	780.00	4,625.00	34,177.16	(15,977.16)
7414-0200 Make-ready Carpet Cleaning	175.00	0.00	200.00	1,067.50	770.00	1,112.50	846.25	1,222.50	581.25	372.50	790.31	1,144.73	8,282.54	(4,882.54)
7414-0250 Make-ready Cleaning	0.00	0.00	0.00	1,220.00	1,680.00	1,650.00	1,475.00	1,250.00	1,170.00	515.00	910.00	2,095.00	11,965.00	2,335.00
Total Make-ready Expenses	10,288.37	7,420.00	5,672.63	4,332.49	2,689.64	3,516.10	2,519.44	3,356.92	3,176.91	3,287.97	2,568.87	9,397.41	58,226.75	(17,726.75)
Taxes & Insurance														
7460-0000 Property Taxes	14,182.94	14,182.94	14,182.94	14,182.94	14,182.94	10,695.78	10,695.78	10,695.78	13,311.15	13,311.15	13,311.15	13,311.15	156,246.64	10,461.48
Insurance														
7470-0000 Insurance - Other	7,177.59	7,177.59	7,177.59	7,177.59	7,177.59	7,177.58	7,177.58	7,177.58	7,177.58	7,177.58	7,177.58	7,177.58	86,131.01	(0.05)
7480-0000 Resident Liability Insurance	0.00	0.00	0.00	384.85	249.43	259.26	250.00	668.05	918.05	918.05	918.05	918.05	5,483.79	7,796.21
Total Insurance	7,177.59	7,177.59	7,177.59	7,562.44	7,427.02	7,436.84	7,427.58	7,845.63	8,095.63	8,095.63	8,095.63	8,095.63	91,614.80	7,796.16
Total Taxes & Insurance	21,360.53	21,360.53	21,360.53	21,745.38	21,609.96	18,132.62	18,123.36	18,541.41	21,406.78	21,406.78	21,406.78	21,406.78	247,861.44	18,257.64
Total Other Expenses														
Other Financial Costs														
7502-0000 Interest Expense	88.08	88.08	88.08	88.08	88.08	88.08	88.08	88.08	88.08	88.08	88.04	88.08	1,056.92	(704.60)
Total Other Financial Costs	88.08	88.08	88.08	88.08	88.08	88.08	88.08	88.08	88.08	88.08	88.04	88.08	1,056.92	(704.60)
Total Total Other Expenses	88.08	88.08	88.08	88.08	88.08	88.08	88.08	88.08	88.08	88.08	88.04	88.08	1,056.92	(704.60)
TOTAL EXPENSE	85,634.98	92,877.49	83,431.63	97,213.75	83,273.49	87,107.09	75,730.60	91,245.25	80,865.20	79,077.65	85,405.08	81,384.27	1,023,246.48	(34,242.31)
NET OPERATING INCOME	23,689.59	32,969.95	29,973.97	14,724.72	23,593.92	46,690.01	43,848.16	45,526.72	57,204.58	55,927.49	47,931.60	50,387.54	472,468.25	30,219.78
NON-OPERATING EXPENSE														

Account	May 2025 Actual	Jun 2025 Actual	Jul 2025 Actual	Aug 2025 Actual	Sep 2025 Actual	Oct 2025 Actual	Nov 2025 Actual	Dec 2025 Actual	Jan 2026 Actual	Feb 2026 Actual	Mar 2026 Actual	Apr 2026 Actual	Adjusted Total	Variance
Total Capital Expenditures														
7108-0000 Carpentry/Sheetrock	6,650.00	1,300.00	1,050.00	801.00	0.00	63.43	0.00	0.00	0.00	0.00	0.00	0.00	9,864.43	15,735.57
7115-0000 Office/Clubhouse Remodel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
7505-0100 CapEx - Blinds & Windows	0.00	0.00	159.40	3,495.59	760.93	0.00	867.73	1,206.99	0.00	3,231.59	229.02	0.00	9,951.25	(1,551.25)
7505-0200 CapEx Appliances	0.00	500.00	0.00	577.18	0.00	2,510.92	0.00	338.99	2,729.96	372.38	1,242.76	864.98	9,137.17	15,662.83
7505-0300 CapEx - HVAC	0.00	3,254.49	0.00	6,370.88	1,096.19	5,489.59	0.00	340.01	0.00	1,163.41	3,676.18	0.00	21,390.75	(6,870.75)
7505-0400 CapEx - Cabinets/Counters-Kitchen	0.00	750.00	535.00	233.32	0.00	331.11	96.75	(371.99)	0.00	0.00	0.00	0.00	1,574.19	2,775.81
7505-0500 CapEx - Flooring -Vinyl/Tile	5,399.19	0.00	6,295.59	1,561.11	520.69	640.90	0.00	1,628.16	1,435.74	0.00	0.00	1,935.20	19,416.58	15,343.42
7505-0600 CapEx - Flooring -Carpet	9,913.56	0.00	15,080.82	2,313.87	812.71	7,712.77	376.22	1,360.64	3,303.94	3,699.26	2,008.10	2,056.97	48,638.86	7,961.14
7505-0700 CapEx - Electrical & Electrical Fixtures	0.00	0.00	0.00	447.39	0.00	366.83	0.00	471.97	0.00	0.00	154.55	359.01	1,799.75	1,600.25
7505-0800 CapEx-Plumbing-Fixtures	0.00	0.00	0.00	475.31	162.38	0.00	113.75	254.28	0.00	0.00	38.97	247.84	1,292.53	2,907.47
7505-0900 CapEx - Plumbing - Major Parts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
7505-1100 CapEx - Pool	0.00	0.00	0.00	9,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,800.00	10,200.00
7505-1300 CapEx - Building Exterior	575.00	0.00	0.00	0.00	0.00	0.00	0.00	10,272.55	0.00	0.00	0.00	0.00	10,847.55	(10,847.55)
7505-1400 CapEx - Landscaping & Land Improvem	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	(1,500.00)
7505-1800 CapEx - Cameras and Security Equipme	0.00	0.00	108.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	108.23	(108.23)
7505-1900 CapEx - Equipment	0.00	264.35	21.63	831.76	0.00	(333.37)	46.07	0.00	0.00	501.68	(39.19)	0.00	1,292.93	(1,292.93)
7505-2700 CapEx - Laundry Room	0.00	0.00	0.00	0.00	0.00	0.00	1,225.00	0.00	0.00	0.00	0.00	0.00	1,225.00	(1,225.00)
7507-0100 Garbage Disposals	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74.75	0.00	0.00	74.75	1,005.25
7515-0000 Contract Labor for Property Improveme	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	43,500.00
7540-0000 Major Plumbing/Electrical	0.00	0.00	1,517.96	5,770.09	1,325.00	825.00	773.61	0.00	0.00	2,618.56	2,000.00	990.00	15,820.22	(15,820.22)
7555-0000 Asphalt/Concrete/Parking Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,400.00	2,400.00	(2,400.00)
7560-0000 Stairs/Balconies/Hand Rails	0.00	0.00	245.00	275.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,625.00	2,145.00	855.00
7566-0000 CapEx - Gates/Fencing	1,475.00	0.00	16.02	0.00	0.00	0.00	0.00	0.00	0.00	625.00	0.00	0.00	2,116.02	(2,116.02)
7572-0000 Exterior Lighting	0.00	0.00	0.00	155.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	126.78	281.78	218.22
7573-1000 Computers & Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
7584-0000 Doors & Related Hardware	0.00	0.00	450.00	2,632.15	30.66	658.35	0.00	0.00	0.00	347.18	0.00	296.94	4,415.28	(3,715.28)
7585-0000 Unit Upgrade	9,207.50	4,363.50	5,197.50	8,468.50	5,069.00	2,110.00	1,850.00	885.00	0.00	0.00	0.00	0.00	37,151.00	(9,151.00)
7586-0000 Subfloor/Concrete Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
7589-0000 Fire/Safety Equipment	0.00	0.00	0.00	0.00	0.00	0.00	393.49	393.49	0.00	0.00	0.00	0.00	786.98	1,453.02

Account	May 2025 Actual	Jun 2025 Actual	Jul 2025 Actual	Aug 2025 Actual	Sep 2025 Actual	Oct 2025 Actual	Nov 2025 Actual	Dec 2025 Actual	Jan 2026 Actual	Feb 2026 Actual	Mar 2026 Actual	Apr 2026 Actual	Adjusted Total	Variance
Total Total Capital Expenditures	33,220.25	11,932.34	30,677.15	44,208.15	10,277.56	20,375.53	5,742.62	16,780.09	7,469.64	12,633.81	9,310.39	10,902.72	213,530.25	74,819.75
Total Ownership Expenses														
7603-0320 Prior Mgmt Company Income/Expense	0.00	(635.65)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(635.65)	635.65
7606-0000 Ownership- Legal/Accounting	0.00	0.00	0.00	9.44	0.00	0.00	0.00	0.00	120.95	24.28	0.00	0.00	154.67	(33.72)
7620-0000 Mortgage Interest	31,597.88	31,521.52	31,444.90	31,368.03	31,290.91	31,213.53	31,135.89	31,057.99	30,979.83	30,901.41	30,822.73	30,743.79	374,078.41	1,400.11
Total Total Ownership Expenses	31,597.88	30,885.87	31,444.90	31,377.47	31,290.91	31,213.53	31,135.89	31,057.99	31,100.78	30,925.69	30,822.73	30,743.79	373,597.43	2,002.04
TOTAL NON-OPERATING EXPENSE	64,818.13	42,818.21	62,122.05	75,585.62	41,568.47	51,589.06	36,878.51	47,838.08	38,570.42	43,559.50	40,133.12	41,646.51	587,127.68	76,821.79
NET INCOME	(41,128.54)	(9,848.26)	(32,148.08)	(60,860.90)	(17,974.55)	(4,899.05)	6,969.65	(2,311.36)	18,634.16	12,367.99	7,798.48	8,741.03	(114,659.43)	107,041.57