

Income Statement (Date Range)

NWP Management & Brokerage

Properties: McClenney Park - - 1011 McClenney Tyler, TX 75703

Date Range: 01/01/2025 to 11/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period
Operating Income & Expense	
Income	
INCOME	
Base Rent	501,365.15
Other Income - Prepays	-1,485.01
Rent Concession	-7,619.36
Courtesy Officer Allowance	-5,500.00
Total INCOME	486,760.78
INCOME - OTHER	
Court Costs/Eviction Fees	1,037.12
Cleaning Charges/Fees	1,600.00
Damages	1,620.00
Month to Month Fees	500.00
Total INCOME - OTHER	4,757.12
Total Operating Income	491,517.90
Expense	
ADMINISTRATIVE	
Legal & Eviction Expenses	1,037.12
Management Fees	21,375.00
Postage	22.12
Total ADMINISTRATIVE	22,434.24
UTILITIES	
Electricity	562.00
Water Service	1,350.41
Telephone-Gate	828.12
Total UTILITIES	2,740.53
CONTRACT SERVICES	
Pest Extermination	162.38
Lawn Maintenance	9,840.02
Total CONTRACT SERVICES	10,002.40
PROPERTY REPAIRS	
HVAC	3,753.92
Appliance	220.23
Filter Change & Inspection	3,378.96
Materials & Maintenance	3,271.26
Gate/Fencing	740.43
Sprinkler System	369.16
Locks & Keys	-5.00
Plumbing	150.00
Total PROPERTY REPAIRS	11,878.96

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Account Name	Selected Period
TURNOVER	
Make Ready	5,526.30
Total TURNOVER	5,526.30
MARKETING	
Leasing Fees	16,612.50
Advertising	5,445.00
Total MARKETING	22,057.50
Total Operating Expense	74,639.93
 NOI - Net Operating Income	 416,877.97
 Total Income	 491,517.90
Total Expense	74,639.93
 Net Income	 416,877.97