

## Income Statement (Date Range)

### NWP Management & Brokerage

**Properties:** McClenny Park - - 1011 McClenny 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
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
<b>INCOME</b>	
Base Rent	501,365.15
Other Income - Prepays	-1,485.01
Rent Concession	-7,619.36
Courtesy Officer Allowance	-5,500.00
<b>Total INCOME</b>	<b>486,760.78</b>
<b>INCOME - OTHER</b>	
Court Costs/Eviction Fees	1,037.12
Cleaning Charges/Fees	1,600.00
Damages	1,620.00
Month to Month Fees	500.00
<b>Total INCOME - OTHER</b>	<b>4,757.12</b>
<b>Total Operating Income</b>	<b>491,517.90</b>
<b>Expense</b>	
<b>ADMINISTRATIVE</b>	
Legal & Eviction Expenses	1,037.12
Management Fees	21,375.00
Postage	22.12
<b>Total ADMINISTRATIVE</b>	<b>22,434.24</b>
<b>UTILITIES</b>	
Electricity	562.00
Water Service	1,350.41
Telephone-Gate	828.12
<b>Total UTILITIES</b>	<b>2,740.53</b>
<b>CONTRACT SERVICES</b>	
Pest Extermination	162.38
Lawn Maintenance	9,840.02
<b>Total CONTRACT SERVICES</b>	<b>10,002.40</b>
<b>PROPERTY REPAIRS</b>	
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
<b>Total PROPERTY REPAIRS</b>	<b>11,878.96</b>

Income Statement (Date Range)

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	
Total Income	491,517.90
Total Expense	74,639.93
Net Income	416,877.97