Income Statement - 12 Month
Exported On: 01/30/2026

Century 21 Wilbur Property Management
Property Groups: Shaker Heights (Ludlow & Woodland)
Period Range: Jan 2025 to Dec 2025 (Trailing 12 Months)

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Operating Income & Expense													
Income													
Rent/Lease Income	14,751.20	12,294.50	14,635.33	11,833.00	10,185.00	11,510.51	12,112.58	13,302.61	10,954.50	12,443.00	14,806.94	11,459.00	150,288.17
Section 8 Rent	4,981.00	4,981.00	164.17	0.00	0.00	15,165.83	5,694.00	5,694.00	11,630.00	5,606.00	5,395.00	5,395.00	64,706.00
Garage & Storage	370.00	355.00	275.00	290.00	160.00	130.00	370.00	250.00	160.00	250.00	280.00	200.00	3,090.00
Pet Charge	0.00	35.00	70.00	35.00	0.00	35.00	35.00	70.00	0.00	35.00	320.00	35.00	670.00
Late Charge Income	150.00	50.00	200.00	50.00	50.00	50.00	100.00	145.00	55.00	150.00	200.00	81.00	1,281.00
Application Fee	0.00	0.00	0.00	135.00	180.00	45.00	45.00	0.00	0.00	0.00	0.00	0.00	405.00
Other Income	0.00	108.50	35.00	67.38	0.00	0.00	0.00	0.00	0.00	70.12	99.06	0.00	380.06
Total Operating Income	**20,252.20**	**17,824.00**	**15,379.50**	**12,410.38**	**10,575.00**	**26,936.34**	**18,356.58**	**19,461.61**	**22,799.50**	**18,554.12**	**21,101.00**	**17,170.00**	**220,820.23**
Expense													
Leasing Fees	0.00	0.00	0.00	0.00	0.00	0.00	962.50	0.00	0.00	0.00	0.00	0.00	962.50
Telephone	100.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.25
Maintenance & Repair	1,100.00	68.25	1,200.00	0.00	440.85	0.00	2,008.79	0.00	2,102.27	0.00	0.00	0.00	6,920.16
Parts & Supplies Reimbursement	0.00	0.00	1,022.27	656.82	0.00	0.00	0.00	13.68	0.00	0.00	0.00	0.00	1,692.77
Painting & Decorating	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	6,550.00	0.00	1,700.00	10,250.00
Flooring	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,011.22	0.00	0.00	1,011.22
Grounds Maintenance	273.00	0.00	0.00	162.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,990.00	3,425.50
Snowplow	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	250.00
Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	356.53	180.00	0.00	0.00	0.00	0.00	536.53
Pest Control	421.20	378.00	399.60	1,047.60	0.00	0.00	782.40	0.00	2,224.80	0.00	864.00	0.00	6,117.60
Electricity	628.89	702.77	629.31	155.11	497.60	327.13	363.81	0.00	338.67	0.00	1,164.11	317.47	5,124.87
Water & Sewer	4,365.12	4,870.95	2,658.79	1,730.75	6,716.47	2,617.84	1,190.65	1,855.95	4,199.88	2,977.42	3,271.42	3,584.13	40,039.37
Trash Collection	349.60	349.60	349.60	349.60	349.60	349.60	349.60	349.60	349.60	349.60	349.60	349.60	4,195.20
Natural Gas	1,278.03	1,565.05	1,551.64	4,356.81	2,262.73	942.73	328.21	286.87	390.71	431.50	527.28	541.88	14,463.44
Lead Certification	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-700.00	1,900.00	150.00	1,350.00
Real Estate Taxes	0.00	12,246.34	0.00	0.00	0.00	0.00	12,246.34	0.00	0.00	0.00	0.00	0.00	24,492.68
Total Operating Expense	**8,516.09**	**20,180.96**	**7,811.21**	**8,459.19**	**10,267.25**	**6,237.30**	**18,588.83**	**2,686.10**	**9,605.93**	**10,619.74**	**8,076.41**	**9,883.08**	**120,932.09**
NOI - Net Operating Income	**11,736.11**	**-2,356.96**	**7,568.29**	**3,951.19**	**307.75**	**20,699.04**	**-232.25**	**16,775.51**	**13,193.57**	**7,934.38**	**13,024.59**	**7,286.92**	**99,888.14**
Cap-Ex	**0.00**	**0.00**	**0.00**	**0.00**	**2,650.00**	**0.00**	**0.00**	**0.00**	**8,950.00**	**11,950.00**	**8,950.00**	**18,437.34**	**50,937.34**