

Report ID: MGT_RMROLL3
 Property: BRIARW

RM Rent Roll
 HARNEY LUMBER COMPANY
 Report Period: 04/26

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 Date: 5/19/2026
 Time: 5:06 PM

Unit Id	Lease Id	Name	Status	Security Balance	Charge Code	Recurring Rents	Beginning Balance	Charges Amount Date	Payments Amount Date	Ending Balance
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Building: 409 - Studio/1 br units

A1	13 Swanson, Eli		Cur	DEP	735.00	RBR Residential Rent	735.00	735.00	04/01/26	735.00	CR	04/01/26	
	Occupy:	9/20/2024	Term:	6									
	Last Pymt:	4/1/2026											
	Expires:	9/30/2026											
Resident Totals					735.00		735.00	0.00		735.00		735.00	0.00
A2	14 Wold, Joshua		Cur	DEP	735.00	ADM Admin Fees	10.00	10.00	04/01/26	10.00	CR	04/18/26	
	Occupy:	7/1/2024	Term:	MTM		INS Renters Insurance	10.75	10.75	04/01/26	10.75	CR	04/18/26	
	Last Pymt:	4/18/2026				LTC Late Fee		50.00	04/07/26	50.00	CR	04/18/26	
	Expires:	12/31/2024				MTM Month-to-Month Fees	37.00	37.00	04/01/26	37.00	CR	04/18/26	
						RBR Residential Rent	735.00	735.00	04/01/26	735.00	CR	04/18/26	
Resident Totals					735.00		792.75	0.00		842.75		842.75	0.00
A3	17 Lawrence, Audrey		Cur	DEP	565.00	RBR Residential Rent	565.00	565.00	04/01/26	565.00	CR	04/02/26	
	Occupy:	10/18/2024	Term:	6									
	Last Pymt:	4/2/2026											
	Expires:	10/31/2026											
Resident Totals					565.00		565.00	0.00		565.00		565.00	0.00
A4	16 Munoz, Nohemi		Cur	DEP	735.00	RBR Residential Rent	735.00	735.00	04/01/26	735.00	CR	04/02/26	
	Occupy:	10/28/2022	Term:	6									
	Last Pymt:	4/2/2026											
	Expires:	10/31/2026											
Resident Totals					735.00		735.00	0.00		735.00		735.00	0.00
A5	Vacancy Adjustment					V Vacancy		735.00					
B1	12 DuBray, Hilary		Cur	DEP	735.00	ADM Admin Fees	10.00	10.00	04/01/26	10.00	CR	04/28/26	
	Occupy:	11/7/2025	Term:	6		INS Renters Insurance	10.75	10.75	04/01/26				10.75
	Last Pymt:	4/28/2026				LTC Late Fee		50.00	04/07/26	50.00	CR	04/28/26	
	Expires:	5/31/2026				RBR Residential Rent	735.00	4.61	04/01/26	735.00	CR	04/28/26	
						RBR Residential Rent					CR	04/28/26	615.86
Resident Totals					735.00		755.75	4.61		805.75		183.75	626.61
B2	10 Wood, Michael		Cur	DEP	735.00	RBR Residential Rent	735.00	735.00	04/01/26	735.00	CR	04/01/26	
	Occupy:	12/31/2024	Term:	6									
	Last Pymt:	4/1/2026											
	Expires:	6/30/2026											
Resident Totals					735.00		735.00	0.00		735.00		735.00	0.00
B3	11 Foesch, Eric		Cur	DEP	735.00	1PP NWE Prepays		-735.00		-735.00	PR	04/01/26	
	Occupy:	4/7/2023	Term:	12		1PP NWE Prepays				735.00	CR	04/25/26	-735.00
	Last Pymt:	4/1/2026				RBR Residential Rent	735.00	735.00	04/01/26	735.00	CR	04/01/26	
	Expires:	4/30/2027											
Resident Totals					735.00		735.00	-735.00		735.00		735.00	-735.00
B4	10 Murray, John		Cur	DEP	735.00	ADM Admin Fees	10.00	10.00	04/01/26	10.00	CR	04/02/26	
	Occupy:	10/27/2022	Term:	12		INS Renters Insurance	10.75	10.75	04/01/26	10.75	CR	04/02/26	
	Last Pymt:	4/2/2026				RBR Residential Rent	735.00	735.00	04/01/26	735.00	CR	04/02/26	
	Expires:	4/30/2027											
Resident Totals					735.00		755.75	0.00		755.75		755.75	0.00
B5	14 Knisley, Michael		Cur	DEP	735.00	1PP NWE Prepays		-735.50		-0.50	PR	04/01/26	
	Occupy:	9/18/2025	Term:	6		1PP NWE Prepays				-734.50	PR	04/01/26	
	Last Pymt:	4/1/2026				1PP NWE Prepays				735.00	CR	04/29/26	-735.50
	Expires:	9/30/2026				RBR Residential Rent	735.00	735.00	04/01/26	0.50	CR	04/01/26	
						RBR Residential Rent				734.50	CR	04/01/26	
Resident Totals					735.00		735.00	-735.50		735.00		735.00	-735.50
C1	14 Muller, Joshua		New	DEP	735.00	APP Application Fee		45.00	04/23/26	45.00	CR	04/21/26	
	Occupy:	6/15/2026	Term:	6									
	Last Pymt:	4/21/2026											
	Expires:	12/31/2026											
Resident Totals					735.00		0.00	0.00		45.00		45.00	0.00
C1	Vacancy Adjustment					V Vacancy		735.00					

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Building: 409 - Studio/1 br units										
C2	13	Brylski, Gregory	Cur	DEP	665.00	1PP NWE Prepays	-735.00		-735.00 ^{PR}	04/01/26
	Occupy:	8/10/2021	Term:	12		1PP NWE Prepays			735.00 ^{CR}	04/27/26
	Last Pymt:	4/1/2026				RBR Residential Rent	735.00	735.00	735.00 ^{CR}	04/01/26
	Expires:	8/31/2026								
Resident Totals					665.00		735.00	-735.00	735.00	735.00
C3	12	Reister, Evan	Cur	DEP	735.00	LTC Late Fee	50.00	50.00	50.00 ^{CR}	04/01/26
	Occupy:	1/1/2026	Term:	12		RBR Residential Rent	735.00	190.00	190.00 ^{CR}	04/01/26
	Last Pymt:	4/1/2026				RBR Residential Rent			495.00 ^{CR}	04/01/26
	Expires:	12/31/2026								
Resident Totals					735.00		735.00	240.00	785.00	735.00
C4	15	Skeen, Zachariah	Cur	DEP	735.00	ADM Admin Fees	10.00	10.00	10.00 ^{CR}	04/03/26
	Occupy:	11/12/2024	Term:	12		ADM Admin Fees			10.00 ^{CR}	04/03/26
	Last Pymt:	4/3/2026				INS Renters Insurance	10.75	10.75	10.75 ^{CR}	04/01/26
	Expires:	11/30/2026				INS Renters Insurance			10.75 ^{CR}	04/01/26
						LTC Late Fee		100.00	50.00 ^{CR}	04/01/26
						LTC Late Fee			50.00 ^{CR}	04/01/26
						RBR Residential Rent	735.00	794.75	59.75 ^{CR}	04/01/26
						RBR Residential Rent			684.25 ^{CR}	04/01/26
						RBR Residential Rent			50.75 ^{CR}	04/03/26
						RBR Residential Rent			664.25 ^{CR}	04/03/26
Resident Totals					735.00		755.75	915.50	805.75	1,600.50
C5	15	Blatnick, Robert	Cur	DEP	735.00	RBR Residential Rent	735.00	735.00	735.00 ^{CR}	04/01/26
	Occupy:	3/10/2025	Term:	6						
	Last Pymt:	4/1/2026								
	Expires:	9/30/2026								
Resident Totals					735.00		735.00	0.00	735.00	735.00

Beginning Balance Charges Adjustments Cash NSF/PR/RF Security Applied Ending Balance

Property Totals BRIARW Briarwood Apartments

RBR Residential Rent	989.36	9,385.00	0.00	9,447.75	0.00	0.00	926.61	86.46%
	989.36 DLQ						926.61 DLQ	
M V Vacancy	0.00	1,470.00	0.00	0.00	0.00	0.00	0.00	13.54%
Total Potential	989.36	10,855.00	0.00	9,447.75	0.00	0.00	926.61	100.00%
M Total Lost Rent		1,470.00						13.54%
1PP NWE Prepays	-2,205.50	0.00	0.00	2,205.00	-2,205.00	0.00	-2,205.50	
	-2,205.50 PPD						-2,205.50 PPD	
MTM Month-to-Month Fees	0.00	37.00	0.00	37.00	0.00	0.00	0.00	
APP Application Fee	0.00	45.00	0.00	45.00	0.00	0.00	0.00	
o ADM Admin Fees	10.00	40.00	0.00	50.00	0.00	0.00	0.00	
	10.00 DLQ							
o INS Renters Insurance	10.75	43.00	0.00	43.00	0.00	0.00	10.75	
	10.75 DLQ						10.75 DLQ	
o LTC Late Fee	150.00	200.00	0.00	250.00	0.00	0.00	100.00	
	150.00 DLQ						100.00 DLQ	
Total Non Potential	-2,034.75	365.00	0.00	2,630.00	-2,205.00	0.00	-2,094.75	
Totals	-1,045.39	11,220.00	0.00	12,077.75	-2,205.00	0.00	-1,168.14	
DEP Security Deposit	9,315.00		0.00	735.00	0.00	0.00	10,050.00	
Security Totals	9,315.00		0.00	735.00	0.00	0.00	10,050.00	

Print Date Occupancy Figures

Report Period Occupancy Figures

Description	Units	Percent
Occupied @ Print Date	13	86.67%
Vacant Future Rented	1	6.67%
Vacant Available EOM	1	6.67%
Model, Employee	0	0.00%
Office, Storage	0	0.00%
New Construction	0	0.00%
Unrentable/Inactive	0	0.00%
Total Units	15	100.00%
Leases Pending	1	6.67%

Description	Units	Percent
Leased thru Next Month	12	80.00%
Not Leased past Next Month	3	20.00%
Report Month Move Outs	0	0.00%
Future Move Outs	0	0.00%
Report Month Leases Expiring	0	0.00%
Month To Month	1	6.67%

Rent	12,077.75
Security	735.00
Rent-NSF/PR	-2,205.00
Security-NSF/PR	0.00
Misc. Income	117.00
Total Receipts:	10,724.75
Total Prepays:	-2,205.50
Total Receivables:	1,037.36
PROP Net A/R:	-1,168.14

Total Security Deposits: 10,050.00