

Trailing 12 Income Statement
Springcreek (new)
Accrual Basis
Sep 2025 - Aug 2026

Account	Account Name	Total	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026
Income														
5120	Gross Rent Potential	566,700.00	46,552.00	46,552.00	46,552.00	46,552.00	46,552.00	46,552.00	46,552.00	46,552.00	46,552.00	49,244.00	49,244.00	49,244.00
5126	Loss On Lease	(5,905.83)	(140.42)	(64.00)	(298.00)	(48.00)	(681.60)	(25.00)	(172.00)	0.00	(1.00)	(1,587.00)	(1,360.00)	(1,528.81)
5127	Gain On Lease	14,643.84	944.00	1,458.00	1,062.73	2,381.00	1,198.55	1,512.32	1,348.00	1,907.24	1,434.00	429.00	481.00	488.00
Total Potential		575,438.01	47,355.58	47,946.00	47,316.73	48,885.00	47,068.95	48,039.32	47,728.00	48,459.24	47,985.00	48,086.00	48,365.00	48,203.19
Loss														
5220	Vacancy	(10,209.61)	(1,463.58)	(2,149.00)	(1,789.73)	(1,515.00)	(1,306.55)	(142.32)	(907.00)	(66.24)	0.00	0.00	0.00	(870.19)
6370	Bad Debt	(1,555.28)	0.00	0.00	(283.70)	(645.56)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(626.02)
Total Loss		(11,764.89)	(1,463.58)	(2,149.00)	(2,073.43)	(2,160.56)	(1,306.55)	(142.32)	(907.00)	(66.24)	0.00	0.00	0.00	(1,496.21)
Net Rental Income		563,673.12	45,892.00	45,797.00	45,243.30	46,724.44	45,762.40	47,897.00	46,821.00	48,393.00	47,985.00	48,086.00	48,365.00	46,706.98
Financial Income														
5410	Interest Income	1,190.44	132.29	130.71	111.73	115.00	96.98	85.23	79.73	94.21	82.98	86.04	91.98	83.56
Financial Income		1,190.44	132.29	130.71	111.73	115.00	96.98	85.23	79.73	94.21	82.98	86.04	91.98	83.56
Other Income														
5920	Late & NSF Fees	5,005.00	100.00	400.00	735.00	535.00	800.00	200.00	300.00	200.00	400.00	700.00	400.00	235.00
5927	Break Lease Fee	50.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5930	Damage And Cleaning Fee	1,560.00	0.00	200.00	100.00	0.00	100.00	0.00	0.00	370.00	0.00	0.00	0.00	790.00
5989	Legal Fee Reimbursement	1,353.80	0.00	152.00	168.00	18.75	242.50	0.00	73.00	0.00	138.24	244.08	140.28	176.95
5990	Other Revenue	855.00	0.00	0.00	255.00	25.00	75.00	75.00	125.00	50.00	0.00	0.00	225.00	25.00
Total Other Income		8,823.80	100.00	752.00	1,308.00	578.75	1,217.50	275.00	498.00	620.00	538.24	944.08	765.28	1,226.95
Total Income		573,687.36	46,124.29	46,679.71	46,663.03	47,418.19	47,076.88	48,257.23	47,398.73	49,107.21	48,606.22	49,116.12	49,222.26	48,017.49
General and Admin Expenses														
6210	Advertising	931.01	0.00	0.00	0.00	0.00	0.00	0.00	362.90	127.31	110.20	110.20	110.20	110.20
6311	Office Supplies	765.46	35.33	152.36	63.31	0.00	26.60	(26.60)	222.85	291.61	0.00	0.00	0.00	0.00
6360	Telephone & Internet	2,816.81	235.94	232.14	235.94	239.74	200.79	200.79	248.88	248.88	243.28	243.28	243.28	243.87
6390	Misc Admin Expense	277.21	26.00	0.00	26.00	0.00	26.00	26.00	5.00	31.00	31.00	31.00	44.21	31.00
6250	Other Renting Expense	1,637.15	59.00	44.51	251.63	31.10	0.00	2.00	516.67	350.40	114.63	0.00	195.87	71.34
6314	Office Equipment And Repairs	687.68	34.64	69.13	40.63	40.63	40.63	0.00	0.00	81.26	43.48	0.00	293.80	43.48
6255	Resident Relations	22.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.05	0.00	0.00	0.00
6318	Computer Software	7,882.81	329.72	410.46	377.12	339.39	2,053.37	557.40	335.78	490.68	269.83	279.52	2,004.48	435.06
6320	Management Fee	17,203.74	1,428.96	1,415.05	1,373.11	1,386.47	1,365.69	1,660.28	1,369.20	1,427.97	1,436.73	1,471.71	1,432.14	1,436.43
6385	Mileage Expense	352.76	0.00	0.00	55.94	0.00	0.00	0.00	0.00	168.76	78.07	0.00	49.99	0.00
6335	Manager Training	479.08	227.28	0.00	9.12	0.00	0.00	16.09	0.00	0.00	155.43	0.00	0.00	71.16
6340	Legal Expense	1,294.66	0.00	41.68	271.40	32.11	240.88	0.00	55.83	0.00	0.00	60.00	380.26	212.50
Total General and Admin Expenses		34,350.42	2,376.87	2,365.33	2,704.20	2,069.44	3,953.96	2,435.96	3,117.11	3,217.87	2,504.70	2,195.71	4,754.23	2,655.04
Utility Expenses														
6440	Electricity-Vacant Units	1,591.65	99.97	171.06	253.17	668.77	0.00	93.82	262.48	21.19	21.19	0.00	0.00	0.00
6450	Electricity	6,440.60	556.95	505.07	483.97	439.37	496.07	517.77	603.20	533.95	474.54	573.94	592.15	663.62
6451	Water	1,128.93	78.10	272.40	79.80	123.82	29.35	79.80	107.00	97.80	81.50	15.10	16.80	147.46
6453	Sewer	628.55	20.60	168.12	23.92	65.12	111.47	23.92	67.12	51.16	27.24	20.60	23.92	25.36
6525	Garbage And Trash Removal	10,866.18	687.40	837.40	837.40	1,165.37	837.40	0.00	837.40	1,004.27	1,896.73	1,004.27	879.27	879.27
Total Utility Expenses		20,655.91	1,443.02	1,954.05	1,678.26	2,462.45	1,474.29	715.31	1,877.20	1,708.37	2,501.20	1,613.91	1,512.14	1,715.71
Operating and Maintenance														
6515	Janitor & Cleaning Supplies	334.94	38.92	0.00	96.63	0.00	0.00	26.54	150.30	0.00	0.00	0.00	22.55	0.00
6251	Janitor & Cleaning Contract	1,846.57	19.29	169.29	169.29	19.29	194.29	150.00	70.04	395.00	290.04	0.00	50.75	319.29
6520	Exterminating Expense	1,204.05	23.25	288.00	0.00	0.00	288.00	0.00	302.40	0.00	0.00	302.40	0.00	0.00
6522	Termite Bond	1,900.00	0.00	0.00	0.00	0.00	0.00	1,900.00	0.00	0.00	0.00	0.00	0.00	0.00
6528	Security & Fire Contract	1,375.88	37.99	75.98	37.99	37.99	37.99	0.00	75.98	322.99	37.99	0.00	37.99	672.99
6530	Landscaping Contract	16,900.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	0.00	3,900.00	1,300.00	1,300.00	0.00	2,600.00	1,300.00
6545	General Repairs Maintenance	1,973.71	115.26	0.00	700.50	119.15	280.70	59.29	375.53	55.17	0.00	0.00	15.35	252.76
6550	General Repairs/Contract	142.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	142.83
6555	HVAC - Contractors	4,088.91	366.22	65.00	65.00	65.00	0.00	0.00	65.00	576.97	629.31	65.00	1,532.39	659.02
6560	HVAC Supplies	1,911.50	230.23	52.66	580.58	451.05	0.00	0.00	197.45	125.24	0.00	0.00	72.08	202.21
6570	Painting Payroll/Contract	4,955.00	1,075.00	0.00	1,090.00	550.00	0.00	0.00	120.00	0.00	0.00	0.00	420.00	1,700.00
6575	Painting Supplies	800.25	228.79	53.88	93.55	0.00	0.00	0.00	(168.49)	515.38	0.00	77.14	0.00	0.00
6580	Plumbing Supplies	1,112.50	103.19	(53.78)	105.87	243.68	96.13	0.00	144.61	96.14	0.00	0.00	208.20	168.46
6585	Plumbing Contractors	484.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	873.00	(389.00)	0.00	0.00
6589	Electrical Supplies	1,902.50	345.18	0.00	464.02	165.01	345.98	0.00	323.41	242.12	0.00	0.00	16.78	0.00
Total Operating and Maintenance		40,932.64	3,883.32	1,951.03	4,703.43	2,951.17	2,543.09	2,135.83	5,556.23	3,629.01	3,130.34	55.54	4,976.09	5,417.56
Payroll and Benefits														
6310	Office Salaries	14,383.66	1,040.94	1,563.48	1,094.40	1,368.36	1,093.86	1,096.38	1,090.08	1,098.72	1,611.36	1,101.06	1,096.02	1,129.00
6711	Payroll Taxes	5,249.17	312.97	518.25	444.43	527.40	503.93	414.05	430.62	477.84	525.06	319.95	400.02	374.65

Account	Account Name	Total	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026
6722	Workers Compensation	1,463.08	85.98	139.65	141.62	154.96	164.11	102.53	131.23	126.29	126.84	74.53	113.41	101.93
6723	Health Insurance & Benefits	3,830.79	381.20	373.92	386.78	386.51	386.55	368.55	387.90	390.70	139.12	192.48	193.85	243.23
6510	Grounds/House Keeper	2,754.24	0.00	0.00	693.12	597.84	833.52	629.76	0.00	0.00	0.00	0.00	0.00	0.00
6330	Manager Salaries	16,899.16	1,328.42	2,047.10	1,403.08	1,471.75	1,393.62	891.93	696.90	1,394.03	2,090.70	1,393.80	1,394.03	1,393.80
6540	Maintenance Supervisor	17,791.51	852.50	1,611.57	1,075.09	3,561.84	0.00	412.50	2,181.56	1,738.23	1,316.43	1,302.17	2,999.98	739.64
6543	Maintenance Assistant	11,654.26	910.35	1,274.85	1,238.85	1,035.00	835.50	671.40	652.05	527.25	769.20	663.57	1,468.35	1,607.89
Total Payroll and Benefits		74,025.87	4,912.36	7,528.82	6,477.37	9,103.66	5,211.09	4,587.10	5,570.34	5,753.06	6,578.71	5,047.56	7,665.66	5,590.14
Total Expenses Before Taxes		169,964.84	12,615.57	13,799.23	15,563.26	16,586.72	13,182.43	9,874.20	16,120.88	14,308.31	14,714.95	8,912.72	18,908.12	15,378.45
Taxes and Insurance														
6710	Real Estate Taxes	11,978.66	952.75	952.75	952.75	1,398.65	952.75	979.19	979.19	979.19	979.19	950.75	950.75	950.75
6719	Misc Taxes, Licenses & Permits	3,806.59	0.00	0.00	0.00	2,376.59	0.00	0.00	1,430.00	0.00	0.00	0.00	0.00	0.00
6720	Prop & Liab Insurance	41,968.12	3,398.25	3,398.25	3,398.25	7,345.02	2,747.75	2,747.75	2,747.75	2,747.75	2,747.75	3,563.20	3,563.20	3,563.20
Total Taxes and Insurance		57,753.37	4,351.00	4,351.00	4,351.00	11,120.26	3,700.50	3,726.94	5,156.94	3,726.94	3,726.94	4,513.95	4,513.95	4,513.95
Total Expenses After Taxes		227,718.21	16,966.57	18,150.23	19,914.26	27,706.98	16,882.93	13,601.14	21,277.82	18,035.25	18,441.89	13,426.67	23,422.07	19,892.40
Net Operating Income After Taxes		345,969.15	29,157.72	28,529.48	26,748.77	19,711.21	30,193.95	34,656.09	26,120.91	31,071.96	30,164.33	35,689.45	25,800.19	28,125.09