

**Long Lofts**  
**Twelve Month Trailing Income Statement**  
 May 31, 2026

	06/30/2025	07/31/2025	08/31/2025	09/30/2025	10/31/2025	11/30/2025	12/31/2025	01/31/2026	02/28/2026	03/31/2026	04/30/2026	05/31/2026	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	
<b>Income</b>													
<b>Rental Income</b>													
4005 - Base Rent	64,582.00	64,664.55	64,543.45	66,777.00	64,714.12	65,445.17	65,225.95	65,458.61	65,656.50	65,761.46	65,986.40	66,080.09	784,895
4015 - Pet Income	275.00	275.00	275.00	275.00	225.00	284.17	510.48	548.38	325.00	250.00	275.00	283.06	3,801
<b>Total Rental Income</b>	<b>64,857.00</b>	<b>64,939.55</b>	<b>64,818.45</b>	<b>67,052.00</b>	<b>64,939.12</b>	<b>65,729.34</b>	<b>65,736.43</b>	<b>66,006.99</b>	<b>65,981.50</b>	<b>66,011.46</b>	<b>66,261.40</b>	<b>66,363.15</b>	<b>788,696</b>
<b>Vacancy, Losses &amp; Concessions</b>													
4025 - Rent Adjustments	(1,046.90)	(1,371.16)	(401.00)	(151.00)	(276.00)	(75.00)	(550.00)	(50.00)	(50.00)	(50.00)	(393.19)	(700.00)	(5,114)
4040 - Vacancy	(1,257.20)	(806.36)	(2,994.49)	(4,349.03)	(964.83)	(2,239.50)	(2,263.56)	(2,055.65)	(1,542.14)	(225.81)	(1,697.67)	(2,863.67)	(23,260)
<b>Total Vacancy, Losses &amp; Concessions</b>	<b>(2,304.10)</b>	<b>(2,177.52)</b>	<b>(3,395.49)</b>	<b>(4,500.03)</b>	<b>(1,240.83)</b>	<b>(2,314.50)</b>	<b>(2,813.56)</b>	<b>(2,105.65)</b>	<b>(1,592.14)</b>	<b>(275.81)</b>	<b>(2,090.86)</b>	<b>(3,563.67)</b>	<b>(28,374)</b>
<b>Total Net Rental Income</b>	<b>62,552.90</b>	<b>62,762.03</b>	<b>61,422.96</b>	<b>62,551.97</b>	<b>63,698.29</b>	<b>63,414.84</b>	<b>62,922.87</b>	<b>63,901.34</b>	<b>64,389.36</b>	<b>65,735.65</b>	<b>64,170.54</b>	<b>62,799.48</b>	<b>760,322</b>
<b>Other Income</b>													
4020 - Late Charge Income	579.40	601.90	517.10	928.20	845.30	953.70	255.90	530.00	1,067.40	621.10	862.45	1,201.08	8,964
4045 - Application Fee	150.00	450.00	375.00	300.00	0.00	225.00	225.00	450.00	75.00	150.00	375.00	150.00	2,925
4050 - Utility Reimbursemen	297.33	529.04	670.97	1,040.00	1,145.81	1,462.67	1,552.26	1,747.10	1,981.42	2,080.00	2,293.33	2,295.48	17,095
4055 - Damages	232.85	332.28	729.60	202.38	904.13	1,063.68	285.42	548.66	915.50	440.08	441.87	0.00	6,096
4060 - Court/Evict Recovery	127.00	62.00	222.00	162.62	372.38	260.00	(91.00)	130.00	660.00	271.00	256.00	230.00	2,662
4065 - Termination Fees	0.00	3,891.80	(42.00)	2,296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,146
4070 - Other Income	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150
4100 - Bad Check Fees	0.00	25.00	50.00	0.00	25.00	100.00	0.00	25.00	50.00	0.00	0.00	0.00	275
4300 - Prior Period Collect	0.00	159.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,019.60)	0.00	0.00	(860)
4320 - Interest Income	0.97	1.03	1.01	1.20	1.19	1.22	1.23	1.27	1.32	1.21	1.46	1.43	15
<b>Total Other Income</b>	<b>1,387.55</b>	<b>6,202.66</b>	<b>2,523.68</b>	<b>4,930.40</b>	<b>3,293.81</b>	<b>4,066.27</b>	<b>2,228.81</b>	<b>3,432.03</b>	<b>4,750.64</b>	<b>2,543.79</b>	<b>4,230.11</b>	<b>3,877.99</b>	<b>43,468</b>
<b>Risk/Mitigation</b>													
4105 - Insurance/Risk Mitigation	617.00	629.00	610.00	600.00	620.00	610.00	620.00	620.00	630.00	620.00	610.00	610.00	7,396
5702 - Insurance/Risk Mitigation	(540.00)	0.00	(1,089.00)	(540.00)	(549.00)	(540.00)	(531.00)	(540.00)	(549.00)	(558.00)	(540.00)	(540.00)	(6,516)
<b>Risk/Mitigation</b>	<b>77.00</b>	<b>629.00</b>	<b>(479.00)</b>	<b>60.00</b>	<b>71.00</b>	<b>70.00</b>	<b>89.00</b>	<b>80.00</b>	<b>81.00</b>	<b>62.00</b>	<b>70.00</b>	<b>70.00</b>	<b>880</b>
<b>Total Income</b>	<b>64,017.45</b>	<b>69,593.69</b>	<b>63,467.64</b>	<b>67,542.37</b>	<b>67,063.10</b>	<b>67,551.11</b>	<b>65,240.68</b>	<b>67,413.37</b>	<b>69,221.00</b>	<b>68,341.44</b>	<b>68,470.65</b>	<b>66,747.47</b>	<b>804,670</b>
<b>Expenses</b>													
<b>Administrative Expenses</b>													
5004 - Credit Bureau	68.12	82.06	295.88	97.02	315.47	0.00	0.00	223.40	267.51	76.38	172.30	25.46	1,624
5005 - Dues	170.50	0.00	566.38	0.00	0.00	0.00	0.00	174.84	0.00	0.00	0.00	597.58	1,509
5006 - Auditing/Acctg	302.46	985.09	948.45	440.15	521.99	0.00	0.00	440.15	1,010.45	359.48	465.88	364.69	5,839
5010 - Education/Training	27.28	182.80	24.18	81.79	0.00	9.30	570.29	42.78	0.00	81.84	42.78	33.48	1,097
5025 - Legal Fees	130.00	62.00	403.00	127.00	195.00	260.00	195.00	130.00	260.00	130.00	378.43	260.00	2,530
5026 - Legal Fees Evictions	0.00	878.10	97.36	117.51	91.51	143.51	91.51	91.51	220.37	931.58	26.00	0.00	2,689
5035 - Office Supplies	47.05	83.36	19.50	0.00	0.00	0.00	164.33	179.39	92.02	86.98	0.00	310.47	983
5050 - Misc. Administrative	0.00	0.00	95.75	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	146
5065 - Equipment Leasing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	232.50	0.00	233
5065-001 - Washer/Dryer Rental	0.00	0.00	165.00	215.00	0.00	330.00	0.00	0.00	0.00	0.00	0.00	0.00	710
5070 - Auto/Mileage	26.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27
5090 - Entertainment/Meals	27.91	0.00	31.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60
5098 - Bad Debt	(150.00)	315.97	2,441.60	(169.69)	(111.93)	(277.31)	3,927.40	797.72	(1,245.34)	(3,251.91)	0.00	(12.94)	2,264
6101 - Bank Charges	181.08	483.04	137.01	177.14	172.32	139.03	376.71	0.00	267.31	198.94	256.85	163.59	2,553
<b>Total Administrative Expenses</b>	<b>830.92</b>	<b>3,072.42</b>	<b>5,225.88</b>	<b>1,085.92</b>	<b>1,184.36</b>	<b>604.53</b>	<b>5,325.24</b>	<b>2,079.79</b>	<b>922.32</b>	<b>(1,386.71)</b>	<b>1,574.74</b>	<b>1,742.33</b>	<b>22,262</b>
<b>Management Fees</b>													
5020 - Management Fees	2,443.36	2,781.30	2,619.51	2,481.81	2,628.21	2,613.63	3,153.67	2,742.33	2,755.87	2,820.62	2,640.61	2,749.44	32,430
<b>Total Management Fees</b>	<b>2,443.36</b>	<b>2,781.30</b>	<b>2,619.51</b>	<b>2,481.81</b>	<b>2,628.21</b>	<b>2,613.63</b>	<b>3,153.67</b>	<b>2,742.33</b>	<b>2,755.87</b>	<b>2,820.62</b>	<b>2,640.61</b>	<b>2,749.44</b>	<b>32,430</b>
<b>Marketing Expenses</b>													
5001 - Advertising	187.24	172.36	531.34	172.36	172.36	430.50	0.00	172.36	517.08	857.42	1,137.73	8.68	4,359
5002 - Web/Internet Maint	0.00	593.25	954.00	378.00	1,137.00	150.00	116.77	123.00	1,384.50	93.00	1,218.00	811.38	6,959
5007 - Marketing/Leasing	263.40	298.87	109.37	298.87	217.03	0.00	0.00	298.87	896.61	300.08	1,073.06	291.40	4,048
5081 - Revenue Mgmt/Leasing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	248.00	248
<b>Total Marketing Expenses</b>	<b>450.64</b>	<b>1,064.48</b>	<b>1,594.71</b>	<b>849.23</b>	<b>1,526.39</b>	<b>580.50</b>	<b>116.77</b>	<b>594.23</b>	<b>2,798.19</b>	<b>1,250.50</b>	<b>3,428.79</b>	<b>1,359.46</b>	<b>15,614</b>
<b>Payroll &amp; Related</b>													
5100 - Resident Manager	4,473.78	4,582.87	3,516.45	1,605.45	2,763.25	3,348.45	3,209.50	2,765.18	2,884.34	3,134.77	3,159.88	3,057.60	38,502
5110 - Maint. Staff	677.13	690.01	206.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,574
5126 - Incentive Bonus	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	411.95	0.00	0.00	200.00	662
5130 - Employee Medical	737.03	737.03	478.92	478.92	478.92	478.92	478.92	478.92	478.92	478.92	491.26	485.09	6,282

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	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	
5135 - Payroll Taxes	392.00	387.53	321.02	223.84	213.71	259.97	245.53	248.87	296.67	259.98	241.72	249.21	3,340
5140 - W/C Insurance	38.30	35.54	25.44	16.47	17.43	21.44	20.25	17.44	20.79	19.78	19.93	20.55	273
5150 - Life Insurance	12.36	12.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25
5160 - Payroll Processing W2/401K	32.50	48.84	109.94	14.87	25.54	20.14	47.43	50.09	31.94	41.62	71.09	59.01	553
5165 - 401K	141.73	131.08	7.52	7.52	7.52	7.52	7.52	7.47	7.56	7.56	8.51	7.11	349
<b>Total Payroll &amp; Related</b>	<b>6,504.83</b>	<b>6,625.26</b>	<b>4,665.67</b>	<b>2,347.07</b>	<b>3,506.37</b>	<b>4,186.44</b>	<b>4,009.15</b>	<b>3,567.97</b>	<b>4,132.17</b>	<b>3,942.63</b>	<b>3,992.39</b>	<b>4,078.57</b>	<b>51,559</b>
<b>Utilities</b>													
5200 - Water	668.10	668.72	1,523.96	16.12	1,491.72	737.80	737.80	16.12	786.16	823.98	1,631.84	823.98	9,926
5205 - Sewer	1,480.20	1,480.20	2,790.00	0.00	2,790.00	1,395.00	1,395.00	0.00	1,395.00	1,527.68	3,055.36	1,527.68	18,836
5210 - Electricity	515.22	589.34	1,638.82	802.92	1,415.10	587.69	2,238.39	548.66	1,231.05	649.31	1,688.74	563.71	12,469
5215 - Electricity T/T	280.10	442.00	95.99	117.74	622.58	18.03	277.64	112.79	167.59	0.00	80.87	0.00	2,215
5220 - Gas	0.00	1,294.20	459.63	479.15	562.47	563.30	819.70	947.44	850.99	729.57	656.94	601.01	7,964
5225 - Telephone	2,949.90	48.96	104.76	48.96	48.96	7,532.24	2,928.50	2,956.40	106.30	1,503.45	50.50	1,503.45	19,782
<b>Total Utilities</b>	<b>5,893.52</b>	<b>4,523.42</b>	<b>6,613.16</b>	<b>1,464.89</b>	<b>6,930.83</b>	<b>10,834.06</b>	<b>8,397.03</b>	<b>4,581.41</b>	<b>4,537.09</b>	<b>5,233.99</b>	<b>7,164.25</b>	<b>5,019.83</b>	<b>71,193</b>
<b>Maintenance and Repairs</b>													
5515 - Heating & A/C	0.00	1,368.42	0.00	1,217.93	0.00	2,310.37	717.24	480.44	1,125.00	0.00	0.00	(2,212.32)	5,007
5520 - Materials - Gen Rprs	708.47	398.03	239.20	85.18	58.90	0.00	446.05	659.74	934.39	34.62	0.00	276.09	3,841
5529 - Social & Recreation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	162.32	0.00	90.77	0.00	0.00	253
5530 - Painting - Make Ready	1,110.00	1,570.00	230.00	230.00	460.00	0.00	690.00	230.00	0.00	1,375.00	0.00	230.00	6,125
5535 - Painting Supplies	2.89	0.00	175.04	0.00	167.45	0.00	0.00	0.00	93.17	327.06	101.93	0.00	868
5540 - Plumbing/Sewer	0.00	1,291.53	0.00	534.96	185.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,012
5560 - HVAC Contracted	0.00	0.00	0.00	1,301.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,302
5575 - Electrical Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	41.00	0.00	0.00	0.00	0.00	41
5580 - Plumbing Supplies	46.20	79.75	0.00	0.00	0.00	0.00	0.00	60.13	0.00	0.00	0.00	0.00	186
5595 - Window Covering	124.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125
5600 - New Equipment/Rpl	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,628.12	0.00	1,628
5525 - Contracted Repairs	1,065.00	2,483.91	775.75	1,469.27	2,422.33	1,684.89	2,495.33	2,127.67	1,222.43	3,042.89	7,497.06	2,600.07	28,887
5536 - Sheetrock Repairs - Make Ready	0.00	0.00	0.00	0.00	320.00	0.00	120.00	0.00	0.00	0.00	0.00	150.00	590
5570 - Electrical Repairs	0.00	260.00	0.00	1,445.66	625.00	0.00	416.58	394.68	0.00	0.00	0.00	0.00	3,142
5615 - Roof/Gutter Repairs	0.00	0.00	587.00	0.00	0.00	0.00	829.00	0.00	0.00	0.00	0.00	705.00	2,121
<b>Total Maintenance and Repairs</b>	<b>3,057.45</b>	<b>7,451.64</b>	<b>2,006.99</b>	<b>6,284.59</b>	<b>4,239.08</b>	<b>3,995.26</b>	<b>5,714.20</b>	<b>4,155.98</b>	<b>3,374.99</b>	<b>4,870.34</b>	<b>9,227.11</b>	<b>1,748.84</b>	<b>56,126</b>
<b>Service Related Expenses</b>													
5300 - Cleaning - Make Ready	480.00	980.00	125.00	310.00	900.00	0.00	390.00	80.00	0.00	830.00	0.00	125.00	4,220
5305 - Janitorial Supplies	142.42	0.00	0.00	0.00	0.00	0.00	130.00	0.00	0.00	0.00	0.00	0.00	272
5306 - Cleaning - Common Area	500.00	1,000.00	250.00	300.00	300.00	0.00	750.00	0.00	0.00	900.00	0.00	300.00	4,300
5405 - Trash Removal	936.27	961.64	327.00	0.00	654.00	0.00	686.79	327.00	343.66	0.00	376.05	376.05	4,988
5406 - Recycling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	376.05	0.00	0.00	376
5410 - Security System	0.00	932.95	0.00	105.00	1,706.00	(224.21)	607.60	0.00	0.00	430.00	0.00	0.00	3,557
5425 - Grounds Maintenance	0.00	1,400.00	700.00	0.00	0.00	2,100.00	1,525.00	0.00	0.00	0.00	0.00	0.00	5,725
5500 - Exterminator	156.00	780.00	0.00	312.00	312.00	0.00	624.00	312.00	766.66	360.66	430.33	360.66	4,414
<b>Total Service Related Expenses</b>	<b>2,214.69</b>	<b>6,054.59</b>	<b>1,402.00</b>	<b>1,027.00</b>	<b>3,872.00</b>	<b>1,875.79</b>	<b>4,713.39</b>	<b>719.00</b>	<b>1,110.32</b>	<b>2,896.71</b>	<b>806.38</b>	<b>1,161.71</b>	<b>27,854</b>
<b>Tax/Insurance</b>													
5700 - Insurance Expense	0.00	170.65	0.00	89.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,689.00	23,949
5705 - Real Estate Tax	17,550.75	0.00	0.00	20,425.79	0.00	0.00	20,425.79	0.00	0.00	20,425.79	0.00	0.00	78,828
<b>Total Tax/Insurance</b>	<b>17,550.75</b>	<b>170.65</b>	<b>0.00</b>	<b>20,514.79</b>	<b>0.00</b>	<b>0.00</b>	<b>20,425.79</b>	<b>0.00</b>	<b>0.00</b>	<b>20,425.79</b>	<b>0.00</b>	<b>23,689.00</b>	<b>102,777</b>
<b>Total Expenses</b>	<b>38,946.16</b>	<b>31,743.76</b>	<b>24,127.92</b>	<b>36,055.30</b>	<b>23,887.24</b>	<b>24,690.21</b>	<b>51,855.24</b>	<b>18,440.71</b>	<b>19,630.95</b>	<b>40,053.87</b>	<b>28,834.27</b>	<b>41,549.18</b>	<b>379,815</b>
<b>Total Net Operating Income (Loss)</b>	<b>25,071.29</b>	<b>37,849.93</b>	<b>39,339.72</b>	<b>31,487.07</b>	<b>43,175.86</b>	<b>42,860.90</b>	<b>13,385.44</b>	<b>48,972.66</b>	<b>49,590.05</b>	<b>28,287.57</b>	<b>39,636.38</b>	<b>25,198.29</b>	<b>424,855</b>
<b>Capital Expenditures</b>													
6110 - HVAC	1,323.08	2,836.02	1,331.88	3,118.00	5,954.02	2,005.58	6,543.88	0.00	500.00	2,553.00	(4,543.88)	3,453.00	25,075
6111 - Appliances	1,195.68	381.95	0.00	0.00	0.00	1,470.17	1,341.00	1,323.30	2,350.30	537.81	1,560.27	277.88	10,438
6140 - Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,200.00	5,200
<b>Total Capital Expenditures</b>	<b>2,518.76</b>	<b>3,217.97</b>	<b>1,331.88</b>	<b>3,118.00</b>	<b>5,954.02</b>	<b>3,475.75</b>	<b>7,884.88</b>	<b>1,323.30</b>	<b>2,850.30</b>	<b>3,090.81</b>	<b>(2,983.61)</b>	<b>8,930.88</b>	<b>40,713</b>
<b>Debt Service</b>													
6005 - 1st Mortgage Int	21,060.40	20,350.24	20,993.68	20,961.58	20,254.20	20,894.02	20,188.53	20,825.88	20,793.04	18,751.03	20,718.21	20,017.65	245,808
<b>Total Debt Service</b>	<b>21,060.40</b>	<b>20,350.24</b>	<b>20,993.68</b>	<b>20,961.58</b>	<b>20,254.20</b>	<b>20,894.02</b>	<b>20,188.53</b>	<b>20,825.88</b>	<b>20,793.04</b>	<b>18,751.03</b>	<b>20,718.21</b>	<b>20,017.65</b>	<b>245,808</b>
<b>Total Current Net Income</b>	<b>1,492.13</b>	<b>14,281.72</b>	<b>17,014.16</b>	<b>7,407.49</b>	<b>16,967.64</b>	<b>18,491.13</b>	<b>(14,687.97)</b>	<b>26,823.48</b>	<b>25,946.71</b>	<b>6,445.73</b>	<b>21,901.78</b>	<b>(3,750.24)</b>	<b>138,334</b>