

## 2025 Income Statement - 12 Month

Exported On: 03/30/2026

Properties: Signature 18 Apartments - 2014 W Berridge Lane, Phoenix, AZ 85015 I

Period Range: Feb 2025 - Jan 2026

Account Name	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Total
<b>Operating Income &amp; Expense</b>													
<b>Income</b>													
Rent	26,933.00	30,533.00	28,733.00	27,333.00	26,483.00	27,333.00	27,333.00	30,533.00	30,533.00	30,533.00	30,533.00	26,198.00	343,011.00
RUBS	2,185.00	2,485.00	2,365.00	2,215.00	2,125.00	2,265.00	2,265.00	2,485.00	2,485.00	2,485.00	2,485.00	2,175.00	28,020.00
Pet Rent / Pet Income	425.00	425.00	425.00	435.00	435.00	425.00	425.00	475.00	475.00	475.00	475.00	365.00	5,260.00
<b>Total Operating Income</b>	<b>29,543.00</b>	<b>33,443.00</b>	<b>31,523.00</b>	<b>29,983.00</b>	<b>29,043.00</b>	<b>30,023.00</b>	<b>30,023.00</b>	<b>33,493.00</b>	<b>33,493.00</b>	<b>33,493.00</b>	<b>33,493.00</b>	<b>28,738.00</b>	<b>376,291.00</b>
<b>Expense</b>													
Electric - Common Grounds	175.84	167.08	172.97	161.76	190.44	177.53	196.77	210.37	199.88	190.61	173.85	184.06	2,201.16
Electric - Landlord Agreement	23.00	16.00	16.00	16.00	16.00	19.00	21.00	15.00	7.00	12.00	14.00	16.00	191.00
Water Service	1,120.38	1,020.05	1,211.10	1,506.20	1,558.39	2,873.14	1,584.74	3,371.63	1,871.88	1,948.78	2,106.07	1,216.98	21,389.34
Trash Collection	345.21	688.58	331.41	592.56	298.01	640.28	300.35	300.81	676.38	767.72	118.40	374.62	5,434.33
Natural Gas - Boiler	469.90	352.29	376.94	455.65	456.82	279.47	625.14	878.13	506.77	628.63	963.33	269.42	6,262.49
Landscape Expenses	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Pool Service	160.00	160.00	160.00	160.00	160.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	2,060.00
Pool Maintenance / Chlorine	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	1,152.00
Annual City Pool Permit	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	324.00
Pest Control	0.00	60.00	0.00	0.00	60.00	0.00	0.00	60.00	0.00	0.00	60.00	0.00	240.00
General Maintenance & Repair	233.00	233.00	233.00	233.00	233.00	233.00	233.00	233.00	233.00	2,333.00	233.00	233.00	4,896.00
Appliance Repair	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	432.00
Appliance Replacement	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
AC Unit Repair	53.00	53.00	53.00	53.00	53.00	53.00	53.00	53.00	53.00	53.00	53.00	53.00	636.00
Maid Cleaning Service	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	1,620.00
Property Insurance	583.00	583.00	583.00	583.00	583.00	583.00	633.00	633.00	633.00	633.00	633.00	633.00	7,296.00
Professional Services - Zillow, Eviction Filings	106.00	106.00	106.00	106.00	106.00	106.00	106.00	106.00	106.00	106.00	106.00	106.00	1,272.00
<b>Total Operating Expense</b>	<b>3,913.33</b>	<b>4,083.00</b>	<b>3,887.42</b>	<b>4,511.17</b>	<b>4,358.66</b>	<b>5,788.42</b>	<b>4,577.00</b>	<b>6,684.94</b>	<b>5,110.91</b>	<b>7,496.74</b>	<b>5,284.65</b>	<b>3,910.08</b>	<b>59,606.32</b>
<b>NOI - Net Operating Income</b>	<b>25,629.67</b>	<b>29,360.00</b>	<b>27,635.58</b>	<b>25,471.83</b>	<b>24,684.34</b>	<b>24,234.58</b>	<b>25,446.00</b>	<b>26,808.06</b>	<b>28,382.09</b>	<b>25,996.26</b>	<b>28,208.35</b>	<b>24,827.92</b>	<b>316,684.68</b>
Total Income	29,543.00	33,443.00	31,523.00	29,983.00	29,043.00	30,023.00	30,023.00	33,493.00	33,493.00	33,493.00	33,493.00	28,738.00	376,291.00
Total Expense	3,913.33	4,083.00	3,887.42	4,511.17	4,358.66	5,788.42	4,577.00	6,684.94	5,110.91	7,496.74	5,284.65	3,910.08	59,606.32
<b>Net Income</b>	<b>25,629.67</b>	<b>29,360.00</b>	<b>27,635.58</b>	<b>25,471.83</b>	<b>24,684.34</b>	<b>24,234.58</b>	<b>25,446.00</b>	<b>26,808.06</b>	<b>28,382.09</b>	<b>25,996.26</b>	<b>28,208.35</b>	<b>24,827.92</b>	<b>316,684.68</b>