

**1638-1650 S Street Townhomes  
Springfield Oregon 97478**

Q4 2024 - Q3 2025 Income Statement		Current Rent Roll	
<b>Rents</b>	139,717.90	1638 S St	\$1,711.00
<b>Admin Fees &amp; Memberships</b>	-300.94	1640 S St	\$1,671.00
<b>Landscaping</b>	-2,260.00	1642 S St	\$1,751.00
<b>Maintenance</b>	-552.83	1644 S St	\$1,741.00
<b>Mgmt Fees</b>	-402.80	1646 S St	\$1,511.00
<b>Property Taxes</b>	-6,916.97	1648 S St	Vacated 12/15/25
<b>Repairs</b>	-1,646.87	1650 S St	\$1,541.00
<b>Tools</b>	-300.97		
<b>Utilities</b>	-3,498.86		
	123,837.66		

**1638-1650 S St. Rent and Expense Records Q4 2024 - Q3 2025**

Payee	Subject	Month	Year	Inv Date	Amount	Notes:	Type
City of Springfield	Storm Water	Oct	2024	10/1/24	-30.97	1638-1650	Utilities
Sanipac	Garbage	Oct	2024	10/3/24	-151.21	1638-1650	Utilities
Rents	Tenants	Oct	2024	10/5/24	11817	1638-1650	Rents
Jerry's	Clogged Drain 1638	Oct	2024	10/6/24	-44.07	Draino & Plunger	Maintenance
Fred Meyer	New Key Copies	Oct	2024	10/11/24	-8.76	1642 New Keys for Tenant	Maintenance
Leon's Yard Care	Landscaping	Oct	2024	10/25/24	-160.00	1638-1650	Landscaping
SUB	Irrigation	Oct	2024	10/30/24	-73.58	1638-1650	Utilities
SUB	1642 S St	Oct	2024	10/30/24	-69.13	1642	Utilities
City of Springfield	Storm Water	Nov	2024	11/1/24	-30.08	1638-1650	Utilities
Sanipac	Garbage	Nov	2024	11/3/24	-186.24	1638-1650	Utilities
Rents	Tenants	Nov	2024	11/5/24	11742	1638-1650	Rents
Lane County	Property Taxes	Nov	2024	11/15/24	-6916.97	1638-1650	Property Taxes
SUB	1642 S St	Nov	2024	11/18/24	-51.94	1642	Utilities
SUB	Irrigation	Nov	2024	11/27/24	-23.65	1638-1650	Utilities
City of Springfield	Storm Water	Dec	2024	12/1/24	-30.97	1638-1650	Utilities
Leon's Yard Care	Landscaping	Nov	2024	12/1/24	-240.00	1638-1650	Landscaping
Sanipac	Garbage	Dec	2024	12/4/24	-281.00	1638-1650	Utilities
Rents	Tenants	Dec	2024	12/5/24	11820	1638-1650	Rents
Infinity Pest Solutions	Pest Control	Dec	2024	12/9/24	-125.00	1638-1650	Maintenance
Home Depot	Bath Fixtures	Dec	2024	12/12/24	-141.87	Bathroom Faucet Replacement	Repairs
Tools	Jerry's	Dec	2024	12/23/24	-249.99	Screw Guns	Tools
Leon's Yard Care	Landscaping	Dec	2024	12/27/24	-160.00	1638-1650	Landscaping
Tools	Online Purchase	Dec	2024	12/29/24	-50.98	Socket Set	Tools
ORHA	10 day pay notice	Dec	2024	12/30/24	-3.99	1646	Admin Fees & Memberships
SUB	Irrigation	Dec	2024	12/30/24	-23.65	1638-1650	Utilities
City of Springfield	Storm Water	Jan	2025	1/1/25	-30.97	1638-1650	Utilities
Sanipac	Garbage	Jan	2025	1/1/25	-218.05	1638-1650	Utilities
Rents	Tenants	Jan	2025	1/5/25	11852	1638-1650	Rents
Precision Plumbinb	Bath Fixture Install	Jan	2025	1/9/25	-575.00	Bathroom Faucet Replacement	Repairs
Leon's Yard Care	Landscaping	Jan	2025	1/10/25	-160.00	1638-1650	Landscaping
Mitus Customs	Bath Fixture Install	Jan	2025	1/19/25	-930.00	Bathroom Faucet Replacement	Repairs
SUB	Irrigation	Jan	2025	1/30/25	-23.65	1638-1650	Utilities
City of Springfield	Storm Water	Feb	2025	2/1/25	-30.97	1638-1650	Utilities
Sanipac	Garbage	Feb	2025	2/1/25	-218.05	1638-1650	Utilities
Rents	Tenants	Feb	2025	2/5/25	11456	1638-1650	Rents
Leon's Yard Care	Landscaping	Jan	2025	2/7/25	-200.00	1638-1650	Landscaping
SUB	Irrigation	Feb	2025	2/27/25	-26.05	1638-1650	Utilities
ORHA	10 day pay notice	Feb	2025	2/28/25	-3.99	1646	Admin Fees & Memberships
City of Springfield	Storm Water	Mar	2025	3/1/25	-30.97	1638-1650	Utilities
Sanipac	Garbage	Mar	2025	3/1/25	-186.24	1638-1650	Utilities
Leon's Yard Care	Landscaping	Feb	2025	3/3/25	-200.00	1638-1650	Landscaping
Rents	Tenants	Mar	2025	3/5/25	12214	1638-1650	Rents
Infinity Pest Solutions	Pest Control	Mar	2025	3/16/25	-125.00	1638-1650	Maintenance

SUB	Irrigation	Mar	2025	3/28/25	-26.05	1638-1650	Utilities
City of Springfield	Storm Water	Apr	2025	4/1/25	-30.97	1638-1650	Utilities
Sanipac	Garbage	Apr	2025	4/1/25	-186.24	1638-1650	Utilities
Rents	Tenants	Apr	2025	4/5/25	10391	1638-1650	Rents
Leon's Yard Care	Landscaping	Mar	2025	4/7/25	-200.00	1638-1650	Landscaping
SUB	Irrigation	Apr	2025	4/29/25	-26.05	1638-1650	Utilities
City of Springfield	Storm Water	May	2025	5/1/25	-30.97	1638-1650	Utilities
Sanipac	Garbage	May	2025	5/1/25	-186.24	1638-1650	Utilities
Rents	Tenants	May	2025	5/5/25	11691	1638-1650	Rents
SUB	Irrigation	May	2025	5/29/25	-26.05	1638-1650	Utilities
City of Springfield	Storm Water	Jun	2025	6/1/25	-30.97	1638-1650	Utilities
Sanipac	Garbage	Jun	2025	6/3/25	-186.24	1638-1650	Utilities
Leon's Yard Care	Landscaping	Apr	2025	6/5/25	-200.00	1638-1650	Landscaping
Leon's Yard Care	Landscaping	May	2025	6/5/25	-340.00	1638-1650	Landscaping
Zillow	Premium Listing	Jun	2025	6/5/25	-29.99	1648 S St	Admin Fees & Memberships
Rents	Tenants	Jun	2025	6/5/25	11193	1638-1650	Rents
Infinity Pest Solutions	Pest Control	Jun	2025	6/9/25	-125.00	1638-1650	Maintenance
Zillow	Premium Listing	Jun	2025	6/19/25	-29.99	1640 S St	Admin Fees & Memberships
SUB	Irrigation	Jun	2025	6/27/25	-37.71	1638-1650	Utilities
SUB	1640 S St	Jun	2025	6/27/25	-8.20	1638-1650	Utilities
City of Springfield	Storm Water	Jul	2025	7/1/25	-31.89	1638-1650	Utilities
Sanipac	Garbage	Jul	2025	7/1/25	-218.05	1638-1650	Utilities
Lane ROA	Annual Membership Fee	Jul	2025	7/2/25	-223.00	1638-1650	Admin Fees & Memberships
SUB	1640 S St	Jul	2025	7/3/25	-41.32	1638-1650	Utilities
Rents	Tenants	Jul	2025	7/5/25	12451	1638-1650	Rents
ORHA	10 day pay notice	Jun	2025	7/9/25	-4.99	1638-1650	Admin Fees & Memberships
ORHA	10 day pay notice	July	2025	7/14/25	-4.99	1638-1650	Admin Fees & Memberships
Leon's Yard Care	Landscaping	Jun	2025	7/21/25	-200.00	1638-1650	Landscaping
SUB	Irrigation	Jul	2025	7/30/25	-91.58	1638-1650	Utilities
City of Springfield	Storm Water	Aug	2025	8/1/25	-31.89	1638-1650	Utilities
Sanipac	Garbage	Aug	2025	8/1/25	-191.08	1638-1650	Utilities
Rents	Tenants	Aug	2025	8/5/25	11185	1638-1650	Rents
Leon's Yard Care	Landscaping	Jul	2025	8/21/25	-200.00	1638-1650	Landscaping
SUB	Irrigation	Aug	2025	8/28/25	-85.44	1638-1650	Utilities
City of Springfield	Storm Water	Sep	2025	9/1/25	-31.89	1638-1650	Utilities
Sanipac	Garbage	Sep	2025	9/1/25	-191.08	1638-1650	Utilities
Rents	Tenants	Sep	2025	9/5/25	11906	1638-1650	Rents
Infinity Pest Solutions	Pest Control	Sep	2025	9/8/25	-125.00	1638-1650	Maintenance
Trusted Prop Svc	Mgmt Fees	Sep	2025	9/9/25	-274.80	1638-1650	Mgmt Fees
Trusted Prop Svc	Mgmt Fees	Sep	2025	9/11/25	-128.00	1638-1650	Mgmt Fees
SUB	Irrigation	Sep	2025	9/29/25	-91.58	1638-1650	Utilities