

# Income Statement - 12 Month

## The Stepping Stone Group

Properties: 3018 30th Ave South - 3018 30th Avenue South Minneapolis, MN 55406

Fund Type: All

Period Range: May 2025 to Apr 2026

Accounting Basis: Modified Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name                          | May 2025         | Jun 2025         | Jul 2025         | Aug 2025         | Sep 2025         | Oct 2025         | Nov 2025         | Dec 2025         | Jan 2026         | Feb 2026         | Mar 2026         | Apr 2026         | Total             |
|---------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| <b>Operating Income &amp; Expense</b> |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| <b>Income</b>                         |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| <b>RENTS</b>                          |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| Rent Income                           | 11,624.08        | 10,690.25        | 10,761.25        | 11,586.25        | 11,586.25        | 11,586.25        | 11,586.25        | 11,586.25        | 11,586.25        | 10,582.00        | 12,590.50        | 11,643.25        | 137,408.83        |
| Pet Rent                              | 30.00            | 30.00            | 60.00            | 60.00            | 60.00            | 60.00            | 60.00            | 60.00            | 60.00            | 60.00            | 60.00            | 60.00            | 660.00            |
| Repair Income                         | 0.00             | 1,243.02         | 617.50           | 1,945.90         | 0.00             | 220.91           | 220.91           | 0.00             | 441.79           | 341.20           | 783.60           | 0.00             | 5,814.83          |
| Pet Fee-Non Refundable                | 0.00             | 0.00             | 350.00           | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 350.00            |
| Late Fee                              | 0.00             | 0.00             | 0.00             | 79.92            | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 79.20            | 155.14           | 79.20            | 393.46            |
| Utility Reimbursement Fee             | 1,160.00         | 1,175.00         | 1,205.33         | 1,365.00         | 1,380.00         | 1,380.00         | 1,315.00         | 1,445.00         | 1,380.00         | 1,265.00         | 1,495.00         | 1,380.00         | 15,945.33         |
| Laundry Income                        | 259.50           | 203.50           | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 211.25           | 0.00             | 0.00             | 674.25            |
| <b>Total RENTS</b>                    | <b>13,073.58</b> | <b>13,341.77</b> | <b>12,994.08</b> | <b>15,037.07</b> | <b>13,026.25</b> | <b>13,247.16</b> | <b>13,182.16</b> | <b>13,091.25</b> | <b>13,468.04</b> | <b>12,538.65</b> | <b>15,084.24</b> | <b>13,162.45</b> | <b>161,246.70</b> |
| <b>FEES</b>                           |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| Application Fee Income                | -210.00          | 140.00           | -140.00          | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | -210.00           |
| Insurance Services                    | -10.50           | 0.00             | -21.00           | 21.00            | 0.00             | -31.50           | 0.00             | 42.00            | -10.50           | 0.00             | 0.00             | 0.00             | -10.50            |
| Insurance Services Admin Fee          | 0.00             | 0.00             | -9.00            | 9.00             | 0.00             | -13.50           | 0.00             | 18.00            | -4.50            | 0.00             | 0.00             | 0.00             | 0.00              |
| Smoking Violation Fee                 | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 250.00           | 0.00             | 0.00             | 250.00            |
| <b>Total FEES</b>                     | <b>-220.50</b>   | <b>140.00</b>    | <b>-170.00</b>   | <b>30.00</b>     | <b>0.00</b>      | <b>-45.00</b>    | <b>0.00</b>      | <b>60.00</b>     | <b>-15.00</b>    | <b>250.00</b>    | <b>0.00</b>      | <b>0.00</b>      | <b>29.50</b>      |
| Interest Income                       | 29.00            | 33.97            | 37.72            | 35.18            | 38.04            | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 173.91            |
| <b>Total Operating Income</b>         | <b>12,882.08</b> | <b>13,515.74</b> | <b>12,861.80</b> | <b>15,102.25</b> | <b>13,064.29</b> | <b>13,202.16</b> | <b>13,182.16</b> | <b>13,151.25</b> | <b>13,453.04</b> | <b>12,788.65</b> | <b>15,084.24</b> | <b>13,162.45</b> | <b>161,450.11</b> |
| <b>Expense</b>                        |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| Move Out -                            | 7.83             | 28.50            | 9.96             | 9.02             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 55.31             |

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| Account Name                           | May 2025        | Jun 2025        | Jul 2025        | Aug 2025        | Sep 2025      | Oct 2025        | Nov 2025        | Dec 2025        | Jan 2026        | Feb 2026        | Mar 2026        | Apr 2026      | Total            |
|--|-----------------|-----------------|-----------------|-----------------|---------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|---------------|------------------|
| Security Deposit Interest Earned       |                 |                 |                 |                 |               |                 |                 |                 |                 |                 |                 |               |                  |
| Commissions                            | 0.00            | 0.00            | 205.00          | 80.00           | 0.00          | 78.74           | 72.90           | 0.00            | 145.79          | 0.00            | 0.00            | 0.00          | 582.43           |
| Rental License Fee                     | 0.00            | 0.00            | 0.00            | 0.00            | 0.00          | 0.00            | 0.00            | 0.00            | 311.00          | 0.00            | 0.00            | 0.00          | 311.00           |
| Dues & Subscriptions                   | 120.00          | 0.00            | 60.00           | 60.00           | 60.00         | 60.00           | 60.00           | 60.00           | 60.00           | 60.00           | 60.00           | 60.00         | 720.00           |
| Marketing & Advertising                | 94.80           | 81.60           | 75.60           | 12.00           | 0.00          | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 1.20          | 265.20           |
| Monthly Management Fees                | 595.68          | 546.19          | 558.56          | 586.31          | 582.31        | 582.31          | 582.31          | 582.31          | 582.31          | 559.12          | 640.28          | 589.12        | 6,986.81         |
| Tenant Placement Fee                   | 475.00          | 499.50          | 925.00          | 475.00          | 0.00          | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00          | 2,374.50         |
| <b>REPAIRS &amp; MAINTENANCE</b>       |                 |                 |                 |                 |               |                 |                 |                 |                 |                 |                 |               |                  |
| General Labor & Repairs                | 1,076.89        | 834.70          | 84.87           | 499.73          | 178.67        | 477.06          | 0.00            | 334.23          | 227.80          | 343.27          | 450.10          | 0.00          | 4,507.32         |
| Pest Control                           | 0.00            | 93.87           | 187.74          | 93.87           | 0.00          | 187.74          | 93.87           | 93.87           | 0.00            | 98.56           | 98.56           | 197.12        | 1,145.20         |
| Fire & Life Safety                     | 0.00            | 0.00            | 0.00            | 0.00            | 0.00          | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 205.46          | 0.00          | 205.46           |
| Appliances Parts & Repair              | 93.87           | 0.00            | 0.00            | 0.00            | 0.00          | 0.00            | 288.22          | 0.00            | 0.00            | 549.72          | 241.89          | 0.00          | 1,173.70         |
| Cleaning - Janitorial                  | 250.00          | 375.00          | 350.00          | 250.00          | 375.00        | 250.00          | 250.00          | 375.00          | 250.00          | 250.00          | 375.00          | 250.00        | 3,600.00         |
| Maintenance - Turn                     | 0.00            | 5,515.51        | 556.67          | 550.29          | 0.00          | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00          | 6,622.47         |
| Snow Removal                           | 0.00            | 0.00            | 0.00            | 0.00            | 0.00          | 0.00            | 377.20          | 377.20          | 377.20          | 377.20          | 377.20          | 0.00          | 1,886.00         |
| Lawn & Landscaping                     | 100.00          | 150.00          | 100.00          | 100.00          | 150.00        | 100.00          | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00          | 700.00           |
| Painting                               | 295.00          | 0.00            | 0.00            | 0.00            | 0.00          | 99.75           | 0.00            | 0.00            | 0.00            | 0.00            | 401.44          | 0.00          | 796.19           |
| Plumbing                               | 0.00            | 0.00            | 358.80          | 313.50          | 0.00          | 0.00            | 0.00            | 0.00            | 0.00            | 1,041.20        | 563.40          | 0.00          | 2,276.90         |
| Key/Lock Replacement                   | 0.00            | 0.00            | 0.00            | 0.00            | 0.00          | 0.00            | 0.00            | 0.00            | 1,261.88        | 0.00            | 0.00            | 0.00          | 1,261.88         |
| Exterior                               | 118.93          | 561.18          | 0.00            | 0.00            | 0.00          | 0.00            | 0.00            | 40.00           | 0.00            | 0.00            | 0.00            | 0.00          | 720.11           |
| <b>Total REPAIRS &amp; MAINTENANCE</b> | <b>1,934.69</b> | <b>7,530.26</b> | <b>1,638.08</b> | <b>1,807.39</b> | <b>703.67</b> | <b>1,114.55</b> | <b>1,009.29</b> | <b>1,220.30</b> | <b>2,116.88</b> | <b>2,659.95</b> | <b>2,713.05</b> | <b>447.12</b> | <b>24,895.23</b> |
| <b>UTILITIES</b>                       |                 |                 |                 |                 |               |                 |                 |                 |                 |                 |                 |               |                  |
| Gas - Building                         | 0.00            | 859.95          | 186.92          | 167.33          | 100.95        | 166.45          | 435.04          | 841.00          | 1,059.55        | 1,245.33        | 1,065.15        | 790.66        | 6,918.33         |

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| Account Name                      | May 2025        | Jun 2025         | Jul 2025        | Aug 2025         | Sep 2025         | Oct 2025         | Nov 2025         | Dec 2025        | Jan 2026        | Feb 2026        | Mar 2026        | Apr 2026         | Total             |
|-----------------------------------|-----------------|------------------|-----------------|------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|-----------------|------------------|-------------------|
| Water & Sewer                     | 411.16          | 363.91           | 401.71          | 373.36           | 448.96           | 439.51           | 448.96           | 524.56          | 477.72          | 438.52          | 448.32          | 516.92           | 5,293.61          |
| Electric - Building               | 0.00            | 0.00             | 42.83           | 49.78            | 46.49            | 46.95            | 49.88            | 59.39           | 57.01           | 63.43           | 60.97           | 114.76           | 591.49            |
| Electricity                       | 59.41           | 50.39            | 0.00            | 0.00             | 0.00             | 0.00             | 0.00             | 0.00            | 0.00            | 0.00            | 0.00            | 0.00             | 109.80            |
| Garbage and Recycling             | 349.18          | 349.18           | 453.21          | 349.18           | 349.18           | 349.18           | 349.18           | 382.69          | 382.69          | 382.69          | 382.69          | 382.69           | 4,461.74          |
| <b>Total UTILITIES</b>            | <b>819.75</b>   | <b>1,623.43</b>  | <b>1,084.67</b> | <b>939.65</b>    | <b>945.58</b>    | <b>1,002.09</b>  | <b>1,283.06</b>  | <b>1,807.64</b> | <b>1,976.97</b> | <b>2,129.97</b> | <b>1,957.13</b> | <b>1,805.03</b>  | <b>17,374.97</b>  |
| <b>Total Operating Expense</b>    | <b>4,047.75</b> | <b>10,309.48</b> | <b>4,556.87</b> | <b>3,969.37</b>  | <b>2,291.56</b>  | <b>2,837.69</b>  | <b>3,007.56</b>  | <b>3,670.25</b> | <b>5,192.95</b> | <b>5,409.04</b> | <b>5,370.46</b> | <b>2,902.47</b>  | <b>53,565.45</b>  |
| <b>NOI - Net Operating Income</b> | <b>8,834.33</b> | <b>3,206.26</b>  | <b>8,304.93</b> | <b>11,132.88</b> | <b>10,772.73</b> | <b>10,364.47</b> | <b>10,174.60</b> | <b>9,481.00</b> | <b>8,260.09</b> | <b>7,379.61</b> | <b>9,713.78</b> | <b>10,259.98</b> | <b>107,884.66</b> |
| Total Income                      | 12,882.08       | 13,515.74        | 12,861.80       | 15,102.25        | 13,064.29        | 13,202.16        | 13,182.16        | 13,151.25       | 13,453.04       | 12,788.65       | 15,084.24       | 13,162.45        | 161,450.11        |
| Total Expense                     | 4,047.75        | 10,309.48        | 4,556.87        | 3,969.37         | 2,291.56         | 2,837.69         | 3,007.56         | 3,670.25        | 5,192.95        | 5,409.04        | 5,370.46        | 2,902.47         | 53,565.45         |
| <b>Net Income</b>                 | <b>8,834.33</b> | <b>3,206.26</b>  | <b>8,304.93</b> | <b>11,132.88</b> | <b>10,772.73</b> | <b>10,364.47</b> | <b>10,174.60</b> | <b>9,481.00</b> | <b>8,260.09</b> | <b>7,379.61</b> | <b>9,713.78</b> | <b>10,259.98</b> | <b>107,884.66</b> |