

Maple Grove Apartments

Trailing 12-Month P&L; — Period: Jun 1, 2025 to May 31, 2026 | Units: 80

| Account | Jun-25 | Jul-25 | Aug-25 | Sep-25 | Oct-25 | Nov-25 | Dec-25 | Jan-26 | Feb-26 | Mar-26 | Apr-26 | May-26 | Total |
|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|--------------------|
| INCOME | | | | | | | | | | | | | |
| Apartment Rent | \$97,338 | \$91,440 | \$93,840 | \$93,343 | \$98,270 | \$97,696 | \$99,765 | \$92,035 | \$95,250 | \$91,486 | \$93,299 | \$108,238 | \$1,152,000 |
| Vacancy & Credit Loss | \$(5,487) | \$(5,587) | \$(5,846) | \$(5,786) | \$(5,599) | \$(5,811) | \$(5,938) | \$(5,476) | \$(5,936) | \$(5,874) | \$(5,668) | \$(6,112) | \$(69,120) |
| Concessions / Discounts | \$(1,004) | \$(944) | \$(921) | \$(921) | \$(993) | \$(970) | \$(989) | \$(982) | \$(963) | \$(1,005) | \$(948) | \$(880) | \$(11,520) |
| Pet Rent | \$1,653 | \$1,619 | \$1,658 | \$1,612 | \$1,633 | \$1,527 | \$1,556 | \$1,566 | \$1,533 | \$1,557 | \$1,536 | \$1,750 | \$19,200 |
| Laundry & Vending | \$608 | \$592 | \$592 | \$583 | \$586 | \$626 | \$609 | \$607 | \$580 | \$614 | \$580 | \$623 | \$7,200 |
| Parking | \$1,678 | \$1,622 | \$1,609 | \$1,630 | \$1,655 | \$1,644 | \$1,557 | \$1,525 | \$1,570 | \$1,563 | \$1,554 | \$1,593 | \$19,200 |
| Late Charges | \$415 | \$393 | \$406 | \$396 | \$417 | \$398 | \$391 | \$390 | \$402 | \$391 | \$403 | \$398 | \$4,800 |
| Misc Income | \$198 | \$194 | \$210 | \$200 | \$192 | \$191 | \$192 | \$203 | \$206 | \$198 | \$191 | \$225 | \$2,400 |
| Total Income | | | | | | | | | | | | | \$1,124,160 |
| OPERATING EXPENSES | | | | | | | | | | | | | |
| Mgmt Fee | \$3,933 | \$3,758 | \$3,924 | \$3,882 | \$3,564 | \$3,830 | \$3,815 | \$3,761 | \$3,660 | \$3,800 | \$3,602 | \$3,437 | \$44,966 |
| Salaries & Wages | \$8,379 | \$8,800 | \$8,735 | \$8,219 | \$8,419 | \$8,148 | \$8,766 | \$8,730 | \$8,249 | \$8,535 | \$8,510 | \$7,530 | \$101,020 |
| R&M | \$5,400 | \$5,282 | \$5,408 | \$5,277 | \$4,999 | \$5,169 | \$5,009 | \$5,487 | \$5,461 | \$5,436 | \$5,160 | \$5,050 | \$63,138 |
| Turn / Make Ready | \$2,184 | \$2,199 | \$2,017 | \$2,102 | \$2,014 | \$2,159 | \$2,161 | \$2,026 | \$2,099 | \$2,115 | \$2,055 | \$2,124 | \$25,255 |
| Landscaping | \$1,044 | \$1,022 | \$1,056 | \$1,076 | \$1,021 | \$1,032 | \$1,104 | \$1,068 | \$1,046 | \$1,054 | \$1,012 | \$1,093 | \$12,628 |
| Pest Control | \$518 | \$531 | \$512 | \$511 | \$504 | \$533 | \$512 | \$547 | \$545 | \$504 | \$512 | \$585 | \$6,314 |
| Electric | \$2,556 | \$2,534 | \$2,745 | \$2,649 | \$2,624 | \$2,706 | \$2,712 | \$2,549 | \$2,525 | \$2,613 | \$2,611 | \$2,745 | \$31,569 |
| Water/Sewer | \$2,691 | \$2,676 | \$2,758 | \$2,525 | \$2,605 | \$2,588 | \$2,726 | \$2,565 | \$2,549 | \$2,617 | \$2,610 | \$2,659 | \$31,569 |
| Trash Removal | \$1,026 | \$1,097 | \$1,046 | \$1,090 | \$1,058 | \$1,005 | \$1,105 | \$1,088 | \$1,102 | \$1,097 | \$1,089 | \$825 | \$12,628 |
| Cable / Internet | \$1,051 | \$1,022 | \$1,042 | \$1,006 | \$1,040 | \$1,103 | \$1,028 | \$1,082 | \$1,048 | \$1,044 | \$1,100 | \$1,062 | \$12,628 |
| Tax & Insurance | \$9,523 | \$9,678 | \$9,144 | \$9,278 | \$9,915 | \$9,546 | \$9,511 | \$9,706 | \$9,051 | \$9,550 | \$9,473 | \$9,273 | \$113,648 |
| Marketing | \$1,524 | \$1,651 | \$1,512 | \$1,529 | \$1,593 | \$1,606 | \$1,537 | \$1,518 | \$1,640 | \$1,538 | \$1,593 | \$1,700 | \$18,941 |
| Legal Fees | \$783 | \$796 | \$791 | \$824 | \$766 | \$806 | \$769 | \$781 | \$803 | \$773 | \$775 | \$804 | \$9,471 |
| Office Supplies | \$504 | \$524 | \$552 | \$552 | \$504 | \$511 | \$514 | \$549 | \$546 | \$546 | \$519 | \$493 | \$6,314 |
| Misc Operating | \$1,359 | \$1,342 | \$1,330 | \$1,379 | \$1,336 | \$1,251 | \$1,357 | \$1,289 | \$1,337 | \$1,373 | \$1,267 | \$1,164 | \$15,784 |

| Account | Jun-25 | Jul-25 | Aug-25 | Sep-25 | Oct-25 | Nov-25 | Dec-25 | Jan-26 | Feb-26 | Mar-26 | Apr-26 | May-26 | Total |
|---------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|------------------|
| Total Operating Expenses | | | | | | | | | | | | | \$505,873 |
| NOI | | | | | | | | | | | | | \$618,287 |
| CAPEX | | | | | | | | | | | | | |
| Capital Improvements | \$1,601 | \$1,676 | \$1,629 | \$1,684 | \$1,703 | \$1,617 | \$1,689 | \$1,627 | \$1,665 | \$1,734 | \$1,724 | \$1,651 | \$20,000 |
| Replacement Reserves | \$1,323 | \$1,304 | \$1,267 | \$1,369 | \$1,352 | \$1,302 | \$1,365 | \$1,340 | \$1,324 | \$1,268 | \$1,277 | \$1,509 | \$16,000 |