

PROPERTY

2204 Auburn
2204 Auburn Drive
Louisville, KY

OWNERS

Sherwood Properties (100%)
sherwood.properties.rei@gmail.com

STATEMENT PERIOD

May 1 – May 30, 2026

PERIOD SUMMARY

INCOME	EXPENSES	NET	RESERVES	OWNER DRAW	INVESTMENT	TO OPERATING
\$3,800.00	-\$3,268.51	\$531.49	\$0.00	-\$700.00	\$0.00	-\$168.51

* Security deposits tracked separately below and excluded from income & expenses above.

FUNDS HELD IN TRUST

OPERATING BALANCE \$22,727.69 Start of period \$22,896.20 Receipts +\$3,800.00 Disbursements -\$3,968.51	SECURITY DEPOSIT \$1,225.02 Start of period \$175.00 This period —
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DISTRIBUTION

	Total Owner Draw	\$700.00
5/15/2026	Sherwood Properties	-\$700.00

ACCOUNT ACTIVITY

DATE	PAYEE	DESCRIPTION	CATEGORY	AMOUNT	BALANCE
	Starting Balance				\$22,896.20
5/1/2026	Karina Rodriguez Iriqui	May Rent Due 5/1/2026	Tenant Rent	\$450.00	\$23,346.20
5/1/2026	Justin Lonie	May 2026 Rent Payment	Tenant Rent	\$700.00	\$24,046.20
5/2/2026	Madison Danielle Lott	May 2026 Rent Payment	Tenant Rent	\$625.00	\$24,671.20
5/2/2026	Brenda Villareal	Cleaning	Repairs - Maintenance	-\$425.00	\$24,246.20
5/4/2026	Anastasia Miller	May Rent	Tenant Rent	\$375.00	\$24,621.20
5/4/2026	Chelsey Briones	Security deposit refund — Chelsey Briones	Tenant Security Deposit	-\$200.00	\$24,421.20
5/4/2026	Madeline Thomas	Security deposit refund — 2026-05-04	Tenant Security Deposit	-\$375.00	\$24,046.20
5/5/2026	Amazon	Fabric Softner, Curtain Rods, Kitchen Supplies	Supplies	-\$102.21	\$23,943.99
5/5/2026	Amazon	Dishwasher Soap	Supplies	-\$49.10	\$23,894.89
5/5/2026	Amazon	Curtains - unit 1	Repairs - CapEx	-\$88.71	\$23,806.18
5/6/2026	LG&E;	Electricity - Unit 1	Utilities	-\$94.79	\$23,711.39
5/6/2026	LG&E;	Electricity - Unit 2	Utilities	-\$72.16	\$23,639.23
5/6/2026	AT&T;	Internet/WiFi	Utilities	-\$42.16	\$23,597.07
5/6/2026	LG&E;	Electricity - Unit 3	Utilities	-\$82.58	\$23,514.49
5/6/2026	LG&E;	Electricity - Unit 4	Utilities	-\$88.71	\$23,425.78
5/6/2026	LG&E;	Electricity - Building	Utilities	-\$43.70	\$23,382.08
5/7/2026	Amazon	Rear Solar Lights	Repairs - CapEx	-\$29.09	\$23,352.99
5/11/2026	Don Settle	Yard Service - Auburn	Repairs - Maintenance	-\$90.00	\$23,262.99
5/14/2026	Melody Kaijala	June Rent Due 5/15/2026	Tenant Rent	\$575.00	\$23,837.99
5/14/2026	Amazon	Driveway Lights	Repairs - CapEx	-\$29.67	\$23,808.32
5/15/2026	Kentucky Farm Bureau	Insurance	Insurance	-\$179.75	\$23,628.57
5/15/2026	Nadia Blair	June Rent Due 5/15/2026	Tenant Rent	\$375.00	\$24,003.57
5/15/2026	Sherwood Properties	Owner Draw	Owner Draw	-\$700.00	\$23,303.57
5/15/2026	Rayshon Murray	June Rent Due 5/15/2026	Tenant Rent	\$700.00	\$24,003.57
5/18/2026	River City Bank	Mortgage - River City Bank	Mortgage	-\$1,571.49	\$22,432.08
5/20/2026	Amazon	Ice Trays	Repairs - CapEx	-\$19.06	\$22,413.02
5/22/2026	Don Settle	Online Payment 29161057086 To Don Settle 05/22	Repairs - Maintenance	-\$90.00	\$22,323.02

DATE	PAYEE	DESCRIPTION	CATEGORY	AMOUNT	BALANCE
5/28/2026	Louisville Water	ORIG CO NAME:LOUISVILLE WATER ORIG ID:4616000392 DESC DATE:260527 CO ENTRY DESCR:PAYMENTS SEC:PPD TRACE#:043000092522918 EED:260528 IND ID: IND NAME:Sherwood Properties LL TRN: 1482522918TC	Utilities	-\$170.33	\$22,152.69

SECURITY DEPOSIT ACTIVITY

DATE	DESCRIPTION	AMOUNT	BALANCE
	Opening Balance		\$175.00
5/29/2026		+\$0.01	\$175.01
	Closing Balance		\$1,225.02