Sherwood Properties, LLC
sherwood.properties.rei@gmail.com

OWNER STATEMENT

7/21/2026

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

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 Soaop	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**