

PROPERTY

2204 Auburn
2204 Auburn Drive
Louisville, KY

OWNERS

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

STATEMENT PERIOD

February 1 – February 28, 2026

PERIOD SUMMARY

INCOME	EXPENSES	NET	RESERVES	OWNER DRAW	INVESTMENT	TO OPERATING
\$4,730.00	-\$2,926.70	\$1,803.30	\$0.00	\$0.00	\$0.00	+\$1,803.30

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

FUNDS HELD IN TRUST

OPERATING BALANCE \$20,223.95 Start of period \$18,420.65 Receipts +\$4,730.00 Disbursements -\$2,926.70	SECURITY DEPOSIT \$1,225.02 Start of period \$0.00 This period —
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ACCOUNT ACTIVITY

DATE	PAYEE	DESCRIPTION	CATEGORY	AMOUNT	BALANCE
	Starting Balance				\$18,420.65
2/1/2026	Justin Lonie	February 2026 Rent Payment	Tenant Rent	\$700.00	\$19,120.65
2/2/2026	Brandon Singer	Brandon Singer — Salt for Snow	Repairs - Maintenance	-\$28.04	\$19,092.61
2/2/2026	Brandon Singer	Brandon Singer — Walmart: Towels	Supplies	-\$42.54	\$19,050.07
2/2/2026	Amazon	Amazon — Toilet Paper	Supplies	-\$27.78	\$19,022.29
2/5/2026	AT&T;	AT&T; — Internet	Utilities	-\$42.16	\$18,980.13
2/5/2026	Rayshon Murray	March 2026 Rent Payment	Tenant Rent	\$700.00	\$19,680.13
2/9/2026	LG&E;	LG&E; — LG&E; - Unit 4	Utilities	-\$95.60	\$19,584.53
2/9/2026	LG&E;	LG&E; — LG&E; - Unit 3	Utilities	-\$133.32	\$19,451.21
2/9/2026	LG&E;	LG&E; — LG&E; - Central	Utilities	-\$42.72	\$19,408.49
2/9/2026	LG&E;	LG&E; — LG&E; - Unit 2	Utilities	-\$165.26	\$19,243.23
2/9/2026	LG&E;	LG&E; — LG&E; - Unit 1	Utilities	-\$156.39	\$19,086.84
2/11/2026	Amazon	Amazon — Door Mats & Coffee Filter	Supplies	-\$40.79	\$19,046.05
2/12/2026	Melody Kaijala	March 2026 Rent Payment	Tenant Rent	\$575.00	\$19,621.05
2/13/2026	Nadia Blair	Maarch 2026 Rent Payment	Tenant Rent	\$375.00	\$19,996.05
2/16/2026	Amazon	Amazon — paper Towels	Supplies	-\$33.55	\$19,962.50
2/16/2026	Amazon	Amazon — Toaster Overn, Kuereg	Supplies	-\$232.96	\$19,729.54
2/17/2026	River City Bank	River City Bank — Impound - River City Bank	Mortgage - Impound Taxes	-\$198.59	\$19,530.95
2/17/2026	Myesha Anderson	March 2026 Rent Payment	Tenant Rent	\$350.00	\$19,880.95
2/17/2026	Faith Nead	March 2026 Rent Payment	Tenant Rent	\$700.00	\$20,580.95
2/17/2026	Kentucky Farm Bureau Insurance	Kentucky Farm Bureau Insurance — KFB Homeowners Insurance	Insurance	-\$179.74	\$20,401.21
2/17/2026	River City Bank	River City Bank — Mortgage - River City Bank	Mortgage - Principal	-\$335.30	\$20,065.91
2/17/2026	River City Bank	River City Bank — Mortgage - River City Bank	Mortgage - Interest	-\$1,037.60	\$19,028.31
2/20/2026	Justin Lonie	March 2026 Rent Payment	Tenant Rent	\$700.00	\$19,728.31
2/21/2026	Louisville Water	Louisville Water — Water	Utilities	-\$109.25	\$19,619.06
2/23/2026	Anastasia Miller	Security Deposit - Payment (payment 1: \$250 of \$475)	Tenant Security Deposit	\$250.00	\$19,869.06
2/25/2026	Taylor Werner	Mar 2026 Payment	Tenant Rent	\$630.00	\$20,499.06

DATE	PAYEE	DESCRIPTION	CATEGORY	AMOUNT	BALANCE
2/26/2026	Amazon	Amazon — Trashbags	Supplies	-\$14.74	\$20,484.32
2/26/2026	Amazon	Amazon — Batteries	Supplies	-\$10.37	\$20,473.95

SECURITY DEPOSIT ACTIVITY

DATE	DESCRIPTION	AMOUNT	BALANCE
	Opening Balance		\$0.00
	Closing Balance		\$1,225.02