

PROPERTY

2204 Auburn
2204 Auburn Drive
Louisville, KY

OWNERS

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

STATEMENT PERIOD

January 1 – January 31, 2026

PERIOD SUMMARY

INCOME	EXPENSES	NET	RESERVES	OWNER DRAW	INVESTMENT	TO OPERATING
\$4,825.00	-\$4,089.15	\$735.85	\$0.00	\$0.00	\$0.00	+\$735.85

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

FUNDS HELD IN TRUST

OPERATING BALANCE \$18,770.65 Start of period \$18,034.80 Receipts +\$4,825.00 Disbursements -\$4,089.15	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				\$18,034.80
12/29/2025	Myesha Anderson	January 2026 Rent Payment	Tenant Rent	\$350.00	\$18,384.80
1/1/2026	Tess Olmos	Jan 2026 Payment - Prorated	Tenant Rent	\$350.00	\$18,734.80
1/2/2026	Brandon Singer	Brandon Singer — Towels	Repairs - Maintenance	-\$50.00	\$18,684.80
1/6/2026	AT&T;	AT&T; — Internet	Utilities	-\$42.16	\$18,642.64
1/8/2026	THE HOME DEPOT #8525	THE HOME DEPOT #8525 — Venture	Repairs - Maintenance	-\$829.29	\$17,813.35
1/11/2026	Faith Nead	February 2026 Rent Payment	Tenant Rent	\$700.00	\$18,513.35
1/12/2026	LG&E;	LG&E; — LG&E; - Unit 3	Utilities	-\$109.92	\$18,403.43
1/12/2026	Philip London	Philip London — Wifi Locks Installation (overpayment)	Repairs - Maintenance	-\$300.00	\$18,103.43
1/12/2026	LG&E;	LG&E; — LG&E; - Central	Utilities	-\$44.37	\$18,059.06
1/12/2026	LG&E;	LG&E; — LG&E; - Unit 4	Utilities	-\$93.61	\$17,965.45
1/12/2026	LG&E;	LG&E; — LG&E; - Unit 1	Utilities	-\$131.09	\$17,834.36
1/12/2026	LG&E;	LG&E; — LG&E; - Unit 2	Utilities	-\$124.15	\$17,710.21
1/12/2026	Philip London	Philip London — Wifi Locks Installation	Repairs - Maintenance	-\$300.00	\$17,410.21
1/13/2026	Melody Kaijala	February 2026 Rent Payment	Tenant Rent	\$575.00	\$17,985.21
1/15/2026	Nadia Blair	February 2026 Rent Payment	Tenant Rent	\$375.00	\$18,360.21
1/15/2026	Aava Dowdell	February 2026 Rent Payment	Tenant Rent	\$375.00	\$18,735.21
1/15/2026	Kentucky Farm Bureau Insurance	Kentucky Farm Bureau Insurance — KFB Homeowners Insurance	Insurance	-\$179.74	\$18,555.47
1/15/2026	Philip London	Philip London — Wifi Locks Installation (overpayment)	Repairs - Maintenance	\$300.00	\$18,855.47
1/16/2026	Myesha Anderson	February 2026 Rent Payment	Tenant Rent	\$350.00	\$19,205.47
1/16/2026	Amazon	Amazon — Cordless Vacuum	Repairs - Maintenance	-\$116.59	\$19,088.88
1/16/2026	River City Bank	River City Bank — Mortgage - River City Bank	Mortgage - Principal	-\$335.30	\$18,753.58
1/16/2026	River City Bank	River City Bank — Mortgage - River City Bank	Mortgage - Interest	-\$1,037.60	\$17,715.98
1/16/2026	River City Bank	River City Bank — Impound - River City Bank	Mortgage - Impound Taxes	-\$198.59	\$17,517.39
1/26/2026	Brandon Singer	Brandon Singer — Salt for Snow	Repairs - Maintenance	-\$15.86	\$17,501.53
1/28/2026	Rayshon Murray	February 2026 Rent Payment	Tenant Rent	\$700.00	\$18,201.53

DATE	PAYEE	DESCRIPTION	CATEGORY	AMOUNT	BALANCE
1/29/2026	Aava Dowdell	March 2026 Rent Payment 2026-02-15 (Prorated 4 days)	Tenant Rent	\$50.00	\$18,251.53
1/29/2026	Louisville Water	Louisville Water — Water	Utilities	-\$180.88	\$18,070.65
1/29/2026	Taylor Werner	Feb 2026 Payment	Tenant Rent	\$700.00	\$18,770.65

SECURITY DEPOSIT ACTIVITY

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