

Monthly Reporting T12

The Feywild
Accrual Basis
Jan 2025 - Dec 2025

Account	Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
INCOME														
Rental Income														
4110-00	Gross Potential Rent - Residential	219,454.35	396,625.00	387,431.75	387,431.75	387,431.75	387,431.75	387,431.75	387,431.75	402,213.12	382,861.82	382,861.82	382,861.82	4,491,468.43
4130-03	Employee Discount	0.00	(4,918.75)	(4,221.15)	(5,138.90)	(4,087.75)	(3,809.75)	(3,456.00)	(3,670.00)	(3,854.50)	(4,086.50)	(3,723.50)	(4,163.50)	(45,130.30)
4140-00	Vacancy Loss	(13,480.00)	(10,530.00)	(13,299.91)	(15,572.82)	(14,199.91)	(30,565.73)	(29,619.91)	(58,296.10)	(46,900.08)	(41,711.93)	(39,427.02)	(39,294.47)	(352,897.88)
4145-02	One Time Concessions	0.00	0.00	0.00	(475.00)	(475.00)	(475.00)	(445.00)	(65.75)	(1,056.25)	(206.50)	(1,905.50)	(705.50)	(5,830.50)
4145-03	Gain (Loss) In Lease	(5,020.00)	(8,445.00)	2,078.16	2,096.07	2,153.16	1,347.98	1,833.16	337.55	(17,444.04)	(3,468.89)	18.20	(1,138.77)	(25,652.62)
4146-04	Entire Lease Term Concession	0.00	(475.00)	(1,928.75)	0.00	0.00	0.00	(63.00)	(63.00)	(63.00)	(63.00)	(63.00)	(63.00)	(2,719.75)
4146-05	Short Term Premium	0.00	1,500.00	1,500.00	1,500.00	1,500.00	200.00	400.00	6,700.00	8,300.00	7,500.00	7,100.00	43,700.00	
4145-11	Double Up Premium	0.00	600.00	600.00	600.00	600.00	600.00	600.00	400.00	400.00	400.00	400.00	400.00	5,600.00
	Net Rental Income	200,954.35	374,356.25	372,159.10	370,441.10	372,922.25	354,729.25	356,744.00	332,754.25	341,595.25	341,225.00	344,995.58	345,661.00	4,108,537.38
Other Leasing Income														
4150-01	Application Fees	61.25	220.50	12.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.50	49.00	367.50
4150-02	Lease Fees	83.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83.84
4175-01	Transfer Fee	400.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	2,400.00
4175-02	Re-Lease Fee	0.00	1,600.00	0.00	0.00	1,600.00	1,600.00	0.00	800.00	0.00	500.00	2,899.00	1,001.00	10,000.00
4175-03	Termination Fee	0.00	0.00	0.00	0.00	0.00	0.00	825.00	0.00	8,085.00	1,840.00	0.00	0.00	10,750.00
	Total Other Leasing Income	545.09	1,820.50	12.25	0.00	1,600.00	1,600.00	825.00	2,800.00	8,085.00	2,340.00	2,923.50	1,050.00	23,601.34
Telecom Income														
4209-00	Telecom Other	750.00	150.00	0.00	0.00	300.00	325.00	950.00	25,350.00	2,600.00	200.00	400.00	800.00	31,825.00
	Total Telecom Income	750.00	150.00	0.00	0.00	300.00	325.00	950.00	25,350.00	2,600.00	200.00	400.00	800.00	31,825.00
Utility Income														
4301-00	Electricity Income	724.36	2.49	84.62	300.00	1,316.84	2,087.93	1,525.47	1,917.04	4,083.18	2,852.23	3,834.30	306.76	19,035.22
4305-00	Utility Fee	375.00	550.00	(550.00)	54.00	150.00	225.00	450.00	20,163.00	1,125.00	75.00	225.00	300.00	23,142.00
4300-00	Trash Service Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,830.00	2,010.00	2,000.00	2,050.00	2,070.00	9,960.00
	Total Utility Income	1,099.36	552.49	(465.38)	354.00	1,466.84	2,312.93	1,975.47	23,910.04	7,218.18	4,927.23	6,109.30	2,676.76	52,137.22
Fees and Penalty Income														
4502-00	Late Fee Income	(86.75)	1,673.25	949.25	467.25	829.50	1,059.50	1,095.25	799.45	1,317.75	823.60	784.40	618.60	10,291.05
4504-00	NSF Fees	0.00	55.00	20.00	20.00	120.00	40.00	20.00	60.00	120.00	140.00	20.00	60.00	675.00
4506-02	Monthly Pet Income	350.00	130.00	500.00	460.00	460.00	480.00	460.00	770.00	380.00	440.00	440.00	531.00	
4625-00	Miscellaneous Fines	50.00	675.00	150.00	75.00	0.00	376.63	4,542.49	50.01	1,211.67	1,276.66	728.35	191.15	9,288.95
	Total Fees and Penalty Income	313.25	2,533.25	1,619.25	1,022.25	1,409.50	1,950.13	6,117.74	1,639.46	3,029.42	2,680.26	1,972.75	1,277.75	25,565.01
Other Income														
4801-00	Miscellaneous Income	515.75	0.00	1,013.36	633.73	0.00	467.71	232.08	0.00	119.66	0.00	801.33	0.00	3,783.62
4801-09	Eviction Fees/Court Cost Billbacks	0.00	0.00	600.00	1,100.00	650.00	0.00	465.00	0.00	0.00	400.00	0.00	1,105.00	4,320.00
4803-00	Parking Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00
4803-09	Lease Guarantee Service	0.00	42.00	42.00	42.00	42.00	(168.00)	42.00	0.00	0.00	0.00	0.00	0.00	42.00
4803-11	Rentify	(24.00)	1,800.00	1,618.05	1,664.00	1,720.00	1,547.61	1,568.00	600.00	616.00	584.00	584.00	576.00	12,853.66
4810-00	Interest Income	0.00	50.13	45.26	51.79	51.32	90.82	152.33	142.92	135.21	57.33	197.23	121.75	1,096.09
4868-00	Third Party Revenue	4,803.77	0.00	0.00	0.00	0.00	0.00	(3.55)	1,055.00	753.28	20,511.00	(681.40)	4,436.60	30,874.70
	Total Other Income	5,295.52	1,892.13	3,318.67	3,491.52	2,463.32	1,938.14	2,455.86	1,797.92	1,624.15	21,562.33	901.16	6,239.35	52,980.07
	Total Operating Income	208,957.57	381,304.62	376,643.89	375,308.87	380,161.91	362,855.45	369,068.07	388,251.67	364,152.00	372,934.82	357,967.71	357,039.44	4,294,646.02
EXPENSE														
Administrative Expenses														
5002-02	Bank Fees	40.07	33.33	0.52	25.00	25.79	19.21	25.00	0.00	0.00	56.80	18.40	0.00	244.12
5002-04	Payment Processing Fees	0.00	324.44	354.51	309.40	371.43	354.01	382.41	298.51	503.28	420.95	409.43	375.14	4,103.52
5002-06	Consulting/Professional Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	
5002-10	Property Systems Software	531.40	908.24	1,543.83	3,720.56	1,467.15	1,537.56	2,794.76	2,085.72	2,079.06	3,188.55	581.89	2,143.42	22,582.14
5003-01	Legal Expenses	0.00	0.00	0.00	0.00	95.00	0.00	89.00	0.00	133.59	500.00	1,291.67	289.55	2,399.01
5003-02	Licenses & Permits	0.00	935.75	0.00	503.10	0.00	400.00	781.92	408.24	0.00	0.00	37.00	0.00	3,066.01
5003-04	Risk and Compliance	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	1,119.80	157.06	156.98
5005-01	Office Equip - Purchase	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
5005-03	Office Equip - Repairs and Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.62
5007-01	Office Expense/Supplies	0.00	235.27	0.00	86.39	575.92	12.05	0.00	1,120.80	116.92	181.90	185.94	324.73	2,839.92
5007-02	Printing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	190.31
5008-00	Offsite Storage	0.00	0.00	0.00	0.00	0.00	0.00	123.12	941.76	0.00	0.00	123.12	369.36	1,212.12
5009-01	Postage	0.00	30.00	15.00	15.00	15.00	15.00	6.50	6.24	6.24	5.17	5.04	33.36	152.55
5009-02	Oversight Mail	0.00	0.00	57.10	35.04	41.16	0.00	0.00	29.55	75.72	0.00	26.54	0.00	265.51
5011-01	Telephone - Office	185.79	154.80	154.80	154.80	154.80	154.80	154.80	154.80	154.80	154.80	154.80	154.80	1,888.59
5011-02	Operations Technology	0.00	0.00	1,502.06	0.00	2,633.10	0.00	2,253.10	0.00	0.00	0.00	0.00	0.00	2,253.10
5011-04	Cell Phones	0.00	50.00	100.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	700.00
5013-01	Professional Dev/Edu/Training	0.00	99.06	0.00	0.00	301.73	0.00	128.00	424.46	0.00	296.46	128.00	0.00	1,377.71
5013-05	Uniforms	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,704.72	573.77	0.00	1,114.66	272.22	3,670.97
5013-06	Dues & Subscriptions	0.00	297.07	0.00	59.26	9.99	9.99	9.99	14.99	14.99	0.00	1,541.27	193.32	2,107.87
5013-07	Payroll Service	146.00	146.00	63.83	101.29	172.88	127.35	61.54	278.94	264.39	168.03	168.03	6,109.32	7,807.60
5020-01	Travel & Lodging	0.00	0.00	271.46	0.00	884.08	300.00	1,502.31	(16.83)	0.00	0.00	0.00	0.00	3,241.02
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Account	Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
5408-01	Internet Ads	2,648.69	3,932.82	4,059.00	6,749.21	9,452.00	8,372.35	12,186.33	10,743.90	6,846.00	6,475.00	2,676.00	916.00	75,093.30
5408-02	Internet-Marketing Tools	53.43	509.88	351.11	337.76	312.87	356.92	714.36	341.00	142.24	66.39	658.55	190.84	4,035.35
5409-00	Resident Functions	0.00	1,239.80	318.26	511.32	240.11	856.68	290.37	0.00	(2,496.00)	210.07	3,556.96	2,391.74	7,078.33
5409-03	Model Decor	0.00	1.00	0.00	1,197.22	(1,090.00)	0.00	0.00	0.00	0.00	0.00	1,441.55	(1,441.55)	107.22
5410-00	Sponsorships/Memberships	0.00	609.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	609.23
5411-00	Signs/Banners/Banners	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.10	0.00	0.00	0.00	30.10
5415-00	Resident Recruitment/Retention	0.00	184.39	0.00	0.00	371.04	256.00	360.90	522.85	256.00	365.90	256.00	565.00	3,148.08
5417-00	Promotional Items	0.00	2,900.00	0.00	0.00	0.00	782.74	0.00	0.00	0.00	2,331.42	8,562.92	(4,399.47)	10,177.61
5430-00	Marketing and Leasing Consultants	0.00	850.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	5,100.00
5450-00	Advertising/Marketing Other	0.00	0.00	0.00	0.00	0.00	36.65	254.91	16.02	38.01	27.12	4,636.87	(246.03)	4,763.55
	Total Advertising & Marketing	4,266.12	10,814.12	6,335.99	9,814.15	10,318.66	12,133.94	14,765.93	14,202.39	8,804.43	10,649.00	22,726.85	(1,137.30)	123,731.18
Telecommunications Services														
5603-01	Internet Provider	4,950.97	8,480.50	10,071.00	5,037.05	3,322.39	4,418.70	4,418.70	4,418.70	4,418.70	4,418.70	5,037.05	63,172.46	
5603-02	Hardware Costs	0.00	241.25	241.25	312.50	289.50	193.00	241.25	675.50	289.50	337.75	386.00	3,400.50	
	Total Telecom Expenses	4,950.97	8,721.75	10,312.25	5,349.55	3,611.89	4,611.70	4,611.70	4,659.95	5,094.20	4,708.20	5,417.75	5,423.05	66,572.96
Utilities														
5601-01	Electricity-Common Areas/Buildings	2,208.00	5,878.00	4,916.00	1,987.53	1,998.52	5,178.54	7,254.89	8,807.42	3,132.27	7,216.14	6,207.23	10,472.74	65,257.28
5601-02	Electricity - Occupied Units	7,200.00	11,000.00	11,000.00	9,654.35	9,424.40	9,937.57	21,490.62	27,188.52	13,551.14	16,951.82	13,282.10	14,703.33	165,393.85
5601-03	Electricity - Vacant Units	500.00	350.00	250.00	85.82	239.62	601.78	1,415.07	432.30	650.70	1,544.06	260.00	1,547.31	7,876.66
5603-00	Gas	1,716.75	2,283.25	3,500.00	9,114.12	4,694.57	(2,850.43)	1,888.03	643.94	1,233.09	1,866.44	9,714.02	10,549.81	44,363.59
5604-00	Water & Sewer	2,500.00	2,149.54	3,149.04	8,670.58	2,092.13	4,580.80	842.08	5,520.96	(192.24)	6,994.37	4,248.93	5,365.16	45,921.35
5609-00	Utility Billings	3,017.68	0.00	3,105.24	2,050.00	2,064.22	2,057.11	5,619.19	2,972.93	1,834.72	3,000.00	917.17	(1,578.78)	25,058.48
	Total Utilities	17,142.43	21,660.79	25,920.28	31,562.40	20,513.46	19,505.37	38,519.88	45,566.07	20,208.68	37,582.83	34,629.45	41,058.57	353,871.21
Maintenance Costs														
Outside Services														
5712-00	Mail Service	0.00	0.00	400.00	200.00	(600.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5713-01	Exterminator	236.90	432.00	432.00	432.00	432.00	432.00	432.00	432.00	532.15	432.00	432.00	508.05	
5714-01	Trash Removal	500.06	1,299.94	3,775.58	957.14	1,474.73	1,538.41	1,371.57	1,554.00	1,067.55	2,540.60	2,751.49	2,915.60	21,746.67
5717-00	Snow Removal Contract	112.28	5,094.67	8,430.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,045.11	17,682.08	
	Total Outside Services	849.24	6,826.61	13,037.60	1,399.14	1,306.73	1,970.41	1,803.57	1,986.55	3,072.75	3,183.49	7,392.71	44,517.80	
Contracted Services														
5020-05	Vehicle/Shuttle Lease or Contract	11,000.00	27,279.98	18,748.31	23,874.56	20,000.00	12,237.87	10,439.70	15,516.32	23,187.61	26,676.02	24,694.73	9,161.55	22,816.65
5721-00	Security/Fire Monitoring	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,375.00	11,600.00	2,522.88	0.00	15,497.88
5731-01	Pool - Contract	0.00	0.00	0.00	0.00	626.96	0.00	0.00	0.00	0.00	0.00	878.42	0.00	1,505.38
5740-00	Cleaning Service	1,864.43	6,799.68	3,661.73	2,700.00	4,155.64	4,058.64	4,058.64	3,757.32	4,058.64	4,058.44	13,722.92	(8,137.50)	44,758.58
5774-00	Elevator Maintenance	0.00	527.70	527.70	527.70	364.20	754.20	538.20	638.75	538.20	538.20	538.19	6,021.74	
	Total Contracted Services	12,864.43	34,607.36	22,937.74	27,102.26	25,310.30	16,660.71	15,252.54	19,811.84	29,261.00	42,872.66	42,357.15	1,562.24	290,600.23
Landscaping														
5761-00	Landscape Contract	0.00	0.00	0.00	4,045.12	4,045.12	4,045.10	4,045.13	4,045.11	4,045.12	4,045.11	4,045.12	0.00	32,360.93
5769-00	Landscape Other	0.00	0.00	0.00	0.00	0.00	0.00	358.00	0.00	0.00	0.00	0.00	0.00	358.00
	Total Landscaping	0.00	0.00	0.00	4,045.12	4,045.12	4,045.10	4,403.13	4,045.11	4,045.12	4,045.11	4,045.12	0.00	32,718.93
Repairs & Maintenance														
5720-00	Security/Locks/Safety	418.55	670.72	0.00	1,379.50	0.00	0.00	1,836.57	140.68	0.00	0.00	81.46	459.51	4,986.99
5730-00	Amenities/Common Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	161.91	0.00	0.00	0.00	0.00	161.91
5734-00	Fitness Room	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	427.64	687.91	1,358.55
5736-00	Cubhouse Amenities & Maint	0.00	0.00	0.00	475.73	0.00	0.00	35.50	55.05	597.80	0.00	0.00	1,344.32	2,508.40
5742-00	Cleaning Supplies (RM)	0.00	170.99	12.27	0.00	228.62	0.00	0.00	62.98	257.42	429.47	817.58	307.02	2,286.35
5744-00	Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	456.84	0.00	0.00	0.00	0.00	0.00	456.84
5745-00	Ice/Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	620.56	0.00	620.56
5770-00	Maintenance Supplies	0.00	128.99	444.85	314.95	192.95	0.00	445.30	369.68	911.48	0.00	346.35	401.21	3,575.78
5775-00	Pool Repairs/Supplies	0.00	0.00	0.00	0.00	58.29	0.00	131.22	1,602.95	0.00	0.00	0.00	0.00	1,792.46
5869-00	Other Building Maintenance	0.00	0.00	75.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.32
5785-00	Appliance Repair and Maintenance	0.00	0.00	29.98	80.06	0.00	107.89	203.81	480.90	0.00	0.00	219.22	11.62	1,133.48
5790-00	HVAC	0.00	0.00	280.25	0.00	0.00	0.00	0.00	0.00	0.00	3,701.08	6,625.20	(962.65)	9,643.88
5800-00	Plumbing Repairs	0.00	132.26	88.52	0.00	0.00	405.23	1,593.41	823.20	0.00	1,348.82	2,211.16	(1,410.85)	5,191.75
5810-00	Electrical Repairs	177.00	110.00	636.19	336.12	271.76	226.98	53.94	0.00	161.96	0.00	307.07	(245.01)	1,976.01
5850-00	Walls/Doors/Windows	0.00	65.15	73.16	0.00	0.00	0.00	0.00	0.00	0.00	117.72	0.00	0.00	256.03
	Total Repairs and Maintenance	535.55	1,278.11	1,640.55	2,398.37	751.62	740.10	4,299.75	4,174.19	1,928.66	5,840.09	11,656.24	593.08	36,024.31
Turn Costs														
5912-00	Walls/Doors/Windows	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64.90	0.00	0.00	0.00	0.00	64.90
5913-00	Tun Parling	0.00	0.00	0.00	462.03	0.00	0.00	0.00	3,080.67	25,000.00	0.00	0.00	0.00	28,642.00
5914-00	Painting Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	97.86
5918-00	Tun Cleaning Contracts	0.00	0.00	0.00	0.00	0.00	0.00	10,875.00	42,233.08	0.00	(1,231.88)	0.00	0.00	51,966.20
5919-00	Cleaning Supplies (Tun)	0.00	0.00	1,300.00	0.00	400.00	42.03	479.29	0.00	0.00	0.00	0.00	0.00	2,221.32
5922-00	Other Turnover/Recoverable Costs	0.00	0.00	0.00	0.00	0.00	0.00	7,431.03	2,509.33	0.00	0.00	0.00	0.00	0.00
5923-00	Tun Trash or Dumpster Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	92.70	0.00	0.00	6,076.30	0.00	92.70
5950-00	Tun Cleaning Fees Billing	0.00	21											

Monthly Reporting T12

Account	Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
7100-80	Partnership Legal Expenses	0.00	0.00	0.00	0.00	0.00	3,800.00	285.00	0.00	0.00	0.00	0.00	0.00	4,085.00
7108-00	Partnership Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74.75	0.00	0.00	74.75
	Total Partnership Expenses	0.00	0.00	0.00	9,669.07	7,453.08	3,801.63	7,926.73	3,975.68	3,690.68	3,837.75	3,690.68	18,799.71	62,845.01
Sale and Acquisition Costs														
6710-00	Acquisition/Transition Costs	10,404.77	12,342.30	23.72	2,250.00	(2,250.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,770.79
	Total Sale and Acquisition Costs	10,404.77	12,342.30	23.72	2,250.00	(2,250.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,770.79
	NET INCOME	48,691.30	102,446.17	89,724.83	74,612.26	103,292.49	60,263.58	52,649.69	(11,749.89)	46,790.37	59,642.10	26,713.51	51,445.70	704,432.11