

Income Statement - 12 Month

Eatons Neck Group Inc.

Properties: 4250-4252 Cleveland Avenue SD 92103 - 4250-4252 Cleveland Avenue San Diego, CA 92103

Owned By: SDMW Properties LLC

Fund Type: All

Period Range: Jan 2026 to May 2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Number	Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Total
Operating Income & Expense							
Income							
	Appfolio Application Fees	140.00	-140.00	0.00	0.00	0.00	0.00
3110	Rent	10,585.00	11,633.50	14,080.00	14,080.00	14,080.00	64,458.50
3150	Rent Credit	0.00	-201.20	-789.30	0.00	0.00	-990.50
TENANT REIMBURSEMENTS							
3714	Trash pass thru	130.80	130.80	130.80	130.80	130.80	654.00
3715	Water pass thru	280.00	704.22	495.16	344.15	515.77	2,339.30
	Total TENANT REIMBURSEMENTS	410.80	835.02	625.96	474.95	646.57	2,993.30
	Total Operating Income	11,135.80	12,127.32	13,916.66	14,554.95	14,726.57	66,461.30
Expense							
FEES							
5010	Management Fee	529.25	581.68	704.00	704.00	704.00	3,222.93
5015	Leasing Fee	0.00	174.75	0.00	0.00	0.00	174.75
	Total FEES	529.25	756.43	704.00	704.00	704.00	3,397.68
REPAIRS							
4110	Appliance Repairs	0.00	0.00	329.05	165.08	0.00	494.13
4220	Electrical Repairs	0.00	0.00	167.00	0.00	0.00	167.00
4350	Keys & Locks	0.00	112.93	0.00	0.00	0.00	112.93
4450	Plumbing	0.00	0.00	200.00	0.00	0.00	200.00
	Total REPAIRS	0.00	112.93	696.05	165.08	0.00	974.06
CLEANING & MAINTENANCE							
5210	General Maintenance	0.00	0.00	0.00	0.00	112.50	112.50
5220	Cleaning	150.00	0.00	50.00	0.00	0.00	200.00
	Total CLEANING & MAINTENANCE	150.00	0.00	50.00	0.00	112.50	312.50
UTILITIES							
4550	Utilities:Water	704.22	0.00	774.35	0.00	928.38	2,406.95

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	Total UTILITIES	704.22	0.00	774.35	0.00	928.38	2,406.95
	Total Operating Expense	1,383.47	869.36	2,224.40	869.08	1,744.88	7,091.19
	NOI - Net Operating Income	9,752.33	11,257.96	11,692.26	13,685.87	12,981.69	59,370.11
	Total Income	11,135.80	12,127.32	13,916.66	14,554.95	14,726.57	66,461.30
	Total Expense	1,383.47	869.36	2,224.40	869.08	1,744.88	7,091.19
	Net Income	9,752.33	11,257.96	11,692.26	13,685.87	12,981.69	59,370.11