

Regency East Apartments

BREI Consulting Inc

Twelve Month Profit and Loss

May 2025 - April 2026 - Income: Cash, Expenses: Accrual - Accounting Book: Default - Tree: Default

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Account	May 2025 Actual	Jun 2025 Actual	Jul 2025 Actual	Aug 2025 Actual	Sep 2025 Actual	Oct 2025 Actual	Nov 2025 Actual	Dec 2025 Actual	Jan 2026 Actual	Feb 2026 Actual	Mar 2026 Actual	Apr 2026 Actual	Adjusted Total	Variance
INCOME														
4000 Rental Income														
4001 Potential Income														
4010 Gross Potential Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,389.03	23,645.86	23,283.11	22,757.33	92,075.33	92,075.33
4015 Subsidy Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,048.00	0.00	1,048.00	1,048.00
4020 Gain/Loss to Lease	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-691.35	-697.00	-697.00	-697.00	-2,782.35	-2,782.35
4001 Total Potential Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,697.68	22,948.86	23,634.11	22,060.33	90,340.98	90,340.98
4030 Vacancy Loss														
4031 Vacancy Loss	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-11,559.68	-11,232.15	-6,561.28	-1,636.66	-30,989.77	-30,989.77
4032 Vacancy Loss - Down L	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-5,005.00	-4,280.00	-3,430.00	-3,430.00	-16,145.00	-16,145.00
4030 Total Vacancy Loss	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-16,564.68	-15,512.15	-9,991.28	-5,066.66	-47,134.77	-47,134.77
4090 Miscellaneous Credit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-4,843.00	-835.00	0.00	0.00	-5,678.00	-5,678.00
4000 Total Rental Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	290.00	6,601.71	13,642.83	16,993.67	37,528.21	37,528.21
4500 Other Income														
4451 Utilities - Water, Gas, T	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00	405.00	470.00	510.00	1,495.00	1,495.00
4510 Application Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00	300.00	150.00	1,250.00	1,250.00
4514 Pest Control Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	10.00	10.00	30.00	30.00
4515 Water/Sewer Fees														
4515 Water/Sewer Fees - C	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	20.00	20.00	60.00	60.00
4515 Total Water/Sewer Fe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	20.00	20.00	60.00	60.00
4540 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00	165.00	145.00	370.00	370.00
4550 NSF Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00	50.00
4615 Locks/Key Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-40.99	0.00	-40.99	-40.99
4710 Administrative Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.00	80.00	60.00	220.00	220.00
4500 Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00	1,375.00	1,004.01	945.00	3,434.01	3,434.01
TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	7,976.71	14,646.84	17,938.67	40,962.22	40,962.22
EXPENSE														
5000 Expenses														
5100 Repairs & Maintenance														
5125 Exterior Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00	0.00	125.00	125.00
5150 Roof Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	1,000.00	1,000.00
5155 Appliance Parts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	300.00	300.00
5180 Plumbing - Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	735.00	1,388.30	2,373.30	2,373.30
5182 Carpet Cleaning - Con	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	370.00	0.00	370.00	370.00
5187 Window/Glass Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	300.00	300.00
5199 Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	160.00	2,664.42	0.00	0.00	0.00	2,824.42	2,824.42
5100 Total Repairs & Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00	160.00	2,664.42	250.00	2,830.00	1,388.30	7,292.72	7,292.72
5200 Contract Services														
5235 Electrical - Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	198.29	0.00	100.00	298.29	298.29
5250 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	480.00	500.00	500.00	500.00	500.00	2,480.00	2,480.00
5255 HVAC - Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	483.87	1,040.00	1,523.87	1,523.87
5260 Landscape - Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	910.00	0.00	1,160.00	1,160.00
5270 Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	248.00	248.00	248.00	248.00	248.00	1,240.00	1,240.00
5200 Total Contract Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	728.00	998.00	946.29	2,141.87	1,888.00	6,702.16	6,702.16
5300 Utilities														
5300 Utilities - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-220.19	-16.81	-100.00	-100.00	-437.00	-437.00
5310 Electric														
5310 Electric - Other	0.00	0.00	0.00	0.00	28.15	132.87	0.00	485.44	857.54	788.21	821.02	797.07	3,910.30	3,910.30
5311 Electric Chargeback	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-200.00	-200.00	-200.00	-200.00	-800.00	-800.00
5310 Total Electric	0.00	0.00	0.00	0.00	28.15	132.87	0.00	485.44	657.54	588.21	621.02	597.07	3,110.30	3,110.30
5320 Gas - House	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,254.71	1,610.27	878.90	902.80	4,646.68	4,646.68
5330 Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,808.56	1,521.30	788.04	2,089.72	7,207.62	7,207.62
5360 Telephone/Office Int	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.42	19.42	38.84	38.84
5300 Total Utilities	0.00	0.00	0.00	0.00	28.15	132.87	0.00	485.44	4,500.62	3,702.				

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Gyler Management Inc

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5500 General & Administrat														
5510 Property Management	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	658.06	1,200.00	1,200.00	1,419.78	4,477.84	4,477.84
5543 Software Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	112.43	94.20	94.20	300.83	300.83
5545 Credit Check	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	476.89	241.16	0.00	718.05	718.05
5547 Forms & TAA Clicks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	410.00	0.00	0.00	410.00	410.00
5553 Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.00	17.50	62.50	62.50
5590 Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89.63	92.49	0.00	0.00	182.12	182.12
5500 Total General & Admir	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	747.69	2,291.81	1,580.36	1,531.48	6,151.34	6,151.34
5000 Total Expenses	0.00	0.00	0.00	0.00	28.15	132.87	0.00	1,373.44	8,910.73	7,646.30	8,759.61	8,316.79	35,167.89	35,167.89
TOTAL EXPENSE	0.00	0.00	0.00	0.00	28.15	132.87	0.00	1,373.44	8,910.73	7,646.30	8,759.61	8,316.79	35,167.89	35,167.89
NET OPERATING INCOME	0.00	0.00	0.00	0.00	-28.15	-132.87	0.00	-1,373.44	-8,510.73	330.41	5,887.23	9,621.88	5,794.33	5,794.33
NON-OPERATING EXPENSE														
7500 Capital Expenses														
7513 Appliances	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,050.53	2,348.02	567.20	3,965.75	3,965.75
7520 Doors Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	241.57	5,100.00	300.00	5,641.57	5,641.57
7522 Electrical Fixtures	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	250.00	250.00
7530 Fences & Gates	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00	1,000.00	1,750.00	1,750.00
7536 Floor Covering - Vinyl /	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	150.00	150.00
7544 HVAC Replacement/Ref	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	2,900.00	3,400.00	3,400.00
7560 Plumbing Replacemen														
7560 Plumbing Replacemen	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	679.26	0.00	0.00	1,500.00	2,179.26	2,179.26
7561 Plumbing - Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,925.00	1,650.00	4,575.00	4,575.00
7560 Total Plumbing Replac	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	679.26	0.00	2,925.00	3,150.00	6,754.26	6,754.26
7566 Roof Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00	0.00	1,250.00	1,250.00
7578 Window & Screen Repla	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,050.00	1,250.00	3,300.00	3,300.00
7582 Other Interior Replac														
7115 Counter/Tub Resurf	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	985.00	3,775.00	0.00	4,760.00	4,760.00
7582 Total Other Interior R	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	985.00	3,775.00	0.00	4,760.00	4,760.00
7590 Turnover Costs														
7596 Sheetrock Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	1,500.00	1,700.00	1,700.00
7598 Rehab- make ready														
7598 Rehab- make ready	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,453.59	20,850.25	31,713.53	27,562.64	94,580.01	94,580.01
7598 Total Rehab- make r	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,453.59	20,850.25	31,713.53	27,562.64	94,580.01	94,580.01
7590 Total Turnover Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,453.59	20,850.25	31,913.53	29,062.64	96,280.01	96,280.01
7500 Total Capital Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,132.85	23,277.35	50,861.55	38,229.84	127,501.59	127,501.59
TOTAL NON-OPERATING EXPEN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,132.85	23,277.35	50,861.55	38,229.84	127,501.59	127,501.59
NET INCOME	0.00	0.00	0.00	0.00	-28.15	-132.87	0.00	-1,373.44	-23,643.58	-22,946.94	-44,974.32	-28,607.96	-121,707.26	-121,707.26