

Cash Flow - 12 Month

Real Property Management - Richmond Metro

Properties: 2028 West Cary Street - 2028 West Cary Street Richmond, VA 23220

Period Range: Jan 2026 to Dec 2026

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total	Account Number
Operating Income & Expense														
Income														
Rent Income	16,497.00	16,735.33	14,602.00	16,602.00	16,602.00	16,725.60	0.00	0.00	0.00	0.00	0.00	0.00	97,763.93	0-40100
Rent - Pet	100.00	75.00	75.00	75.00	75.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	475.00	0-40110
NSF Fee	-50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-50.00	0-40650
Late Fee	93.88	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	94.38	0-40700
Application Fee Income	0.00	0.00	0.00	0.00	55.00	330.00	0.00	0.00	0.00	0.00	0.00	0.00	385.00	0-40750
Tenant Insurance Service Fee	0.00	0.00	0.00	0.00	28.00	28.00	0.00	0.00	0.00	0.00	0.00	0.00	56.00	0-40805
Tenant Benefits Package	0.00	0.00	0.00	0.00	250.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0-40825
Damage Withholding Income	0.00	0.00	175.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.50	0-43000
Utilities Reimbursement	608.97	491.95	627.75	568.60	705.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,002.61	0-44900
Total Operating Income	17,249.85	17,302.78	15,480.25	17,245.60	17,715.34	17,408.60	0.00	0.00	0.00	0.00	0.00	0.00	102,402.42	
Expense														
INITIAL FEES														
Leasing Fee	0.00	500.00	36.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	536.00	0-50300
Total INITIAL FEES	0.00	500.00	36.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	536.00	
MANAGEMENT														

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Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total	Account Number
FEES														
Management Fees	995.82	1,008.62	880.62	1,000.62	1,000.62	1,008.04	0.00	0.00	0.00	0.00	0.00	0.00	5,894.34	0-50600
Total MANAGEMENT FEES	995.82	1,008.62	880.62	1,000.62	1,000.62	1,008.04	0.00	0.00	0.00	0.00	0.00	0.00	5,894.34	
MAINTENANCE EXP														
MAINTENANCE - ROUTINE														
Make Ready Repairs	0.00	0.00	0.00	1,437.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,437.43	0-53070
Appliance Maintenance	0.00	75.00	0.00	0.00	214.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	289.29	0-53100
Cleaning	0.00	75.00	370.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	445.50	0-53300
Rekey & Code Work	0.00	0.00	0.00	0.00	5.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.49	0-53350
HVAC Maintenance	0.00	75.00	0.00	1,030.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,105.00	0-53500
Pest Control	0.00	0.00	109.00	0.00	0.00	109.00	0.00	0.00	0.00	0.00	0.00	0.00	218.00	0-53600
Smoke Alarm & Fire Extinguishers	0.00	0.00	0.00	506.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	506.51	0-53700
Alarm & Security	0.00	0.00	0.00	157.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	157.50	0-53910
Doors	0.00	340.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	340.00	0-53915
Sprinkler Care	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00	0-53970
Total MAINTENANCE - ROUTINE	600.00	565.00	479.50	3,131.44	219.78	109.00	0.00	0.00	0.00	0.00	0.00	0.00	5,104.72	
MAINTENANCE - ROUTINE*														
Property Evaluations*	0.00	115.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	115.00	0-56050

Cash Flow - 12 Month

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Make Ready Repairs*	0.00	0.00	354.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	354.70	0-56070
Appliance Maintenance*	515.17	0.00	0.00	0.00	194.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	709.42	0-56100
Cleaning*	0.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0-56300
Rekey & Code Work*	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0-56350
Electrical Maintenance*	0.00	94.18	0.00	205.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.07	0-56400
Painting & Plaster Maintenance*	0.00	0.00	994.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	994.94	0-56550
Plumbing Maintenance*	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0-56650
Snow Removal*	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0-56960
Maint. - Other*	0.00	99.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	174.00	0-56990
Total MAINTENANCE - ROUTINE*	590.17	458.18	1,424.64	205.89	269.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,948.13	
MAINTENANCE - REPLACEMENTS*														
Replacements - Smoke Alarm & Fire Extinguishers*	0.00	0.00	0.00	0.00	190.10	157.00	0.00	0.00	0.00	0.00	0.00	0.00	347.10	0-57700
Total MAINTENANCE - REPLACEMENTS*	0.00	0.00	0.00	0.00	190.10	157.00	0.00	0.00	0.00	0.00	0.00	0.00	347.10	
Total MAINTENANCE EXP	1,190.17	1,023.18	1,904.14	3,337.33	679.13	266.00	0.00	0.00	0.00	0.00	0.00	0.00	8,399.95	
ADMINISTRATIVE EXPENSES														
Utilities -	638.03	1,739.38	869.69	1,619.71	854.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,721.40	0-58610

Cash Flow - 12 Month

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total	Account Number
Water														
Utilities - Electricity	29.19	30.49	56.90	28.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	144.97	0-58640
Mortgage Expense	10,995.73	10,995.73	10,995.73	0.00	21,991.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54,978.65	0-58700
Legal & Professional	2,890.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,890.63	0-58800
Insurance	3,669.63	2,839.63	1,448.47	2,170.05	2,170.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,297.83	0-58950
Total ADMINISTRATIVE EXPENSES	18,223.21	15,605.23	13,370.79	3,818.15	25,016.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	76,033.48	
TAXES														
Tax - Property	9,017.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,017.76	0-59100
Total TAXES	9,017.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,017.76	
Total Operating Expense	29,426.96	18,137.03	16,191.55	8,156.10	26,695.85	1,274.04	0.00	0.00	0.00	0.00	0.00	0.00	99,881.53	
NOI - Net Operating Income	-12,177.11	-834.25	-711.30	9,089.50	-8,980.51	16,134.56	0.00	0.00	0.00	0.00	0.00	0.00	2,520.89	
Total Income	17,249.85	17,302.78	15,480.25	17,245.60	17,715.34	17,408.60	0.00	0.00	0.00	0.00	0.00	0.00	102,402.42	
Total Expense	29,426.96	18,137.03	16,191.55	8,156.10	26,695.85	1,274.04	0.00	0.00	0.00	0.00	0.00	0.00	99,881.53	
Net Income	-12,177.11	-834.25	-711.30	9,089.50	-8,980.51	16,134.56	0.00	0.00	0.00	0.00	0.00	0.00	2,520.89	
Other Items														
Security & Pet Deposits (Held by Owner)	0.00	0.00	-350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-350.00	0-25500
Prepayments	-1,390.28	1,563.49	-612.25	203.00	1,545.00	-5,403.00	0.00	0.00	0.00	0.00	0.00	0.00	-4,094.04	0-29000
Owner Contributions	0.00	-250.00	6,000.00	-1,300.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,950.00	0-31000

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Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total	Account Number
Owner Draws	-200.00	-200.00	-200.00	-200.00	-200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,000.00	0-32000
Net Other Items	-1,590.28	1,113.49	4,837.75	-1,297.00	1,845.00	-5,403.00	0.00	0.00	0.00	0.00	0.00	0.00	-494.04	
Cash Flow	-13,767.39	279.24	4,126.45	7,792.50	-7,135.51	10,731.56	0.00	0.00	0.00	0.00	0.00	0.00	2,026.85	
Beginning Cash	-856.65	-5,624.04	-9,844.80	-5,718.35	2,074.15	-5,061.36	5,670.20	5,670.20	5,670.20	5,670.20	5,670.20	5,670.20	-856.65	
Beginning Cash + Cash Flow	-14,624.04	-5,344.80	-5,718.35	2,074.15	-5,061.36	5,670.20	5,670.20	5,670.20	5,670.20	5,670.20	5,670.20	5,670.20	1,170.20	
Actual Ending Cash	-5,624.04	-9,844.80	-5,718.35	2,074.15	-5,061.36	5,670.20	5,670.20	5,670.20	5,670.20	5,670.20	5,670.20	5,670.20	5,670.20	