

Income Statement - 12 Month

Real Property Management - Richmond Metro

Properties: 2400 Barton Avenue - 2400 Barton Avenue Richmond, VA 23222

Fund Type: All

Period Range: Jan 2026 to Jun 2026

Accounting Basis: Cash

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	Total	Account Number
Operating Income & Expense								
Income								
Rent Income	20,549.19	20,539.44	20,482.17	16,805.00	16,051.00	11,406.50	105,833.30	0-40100
Rent - Pet	110.00	69.00	106.90	60.00	60.00	46.00	451.90	0-40110
Concessions	0.00	-1,500.00	0.00	-100.00	0.00	0.00	-1,600.00	0-40300
Late Fee	204.93	129.02	309.44	28.75	35.75	0.00	707.89	0-40700
Application Fee Income	0.00	0.00	0.00	0.00	55.00	110.00	165.00	0-40750
Administration Fee	0.00	0.00	0.00	0.00	250.00	0.00	250.00	0-40760
Tenant Insurance Service Fee	0.00	0.00	0.00	0.00	0.00	70.00	70.00	0-40805
Tenant Benefits Package	40.00	-40.00	0.00	0.00	14.00	346.00	360.00	0-40825
Total Operating Income	20,904.12	19,197.46	20,898.51	16,793.75	16,465.75	11,978.50	106,238.09	
Expense								
INITIAL FEES								
Marketing Fee	1,694.00	1,694.00	1,694.00	1,694.00	1,694.00	0.00	8,470.00	0-50350
Total INITIAL FEES	1,694.00	1,694.00	1,694.00	1,694.00	1,694.00	0.00	8,470.00	
MANAGEMENT FEES								
Management Fees	986.01	1,077.37	1,038.25	843.25	780.55	0.00	4,725.43	0-50600
Eviction Costs	0.00	299.00	-299.00	0.00	0.00	0.00	0.00	0-51650
Total MANAGEMENT FEES	986.01	1,376.37	739.25	843.25	780.55	0.00	4,725.43	
MAINTENANCE EXP								
MAINTENANCE - ROUTINE								
Appliance Maintenance	387.50	224.00	0.00	0.00	117.60	0.00	729.10	0-53100
Rekey & Code Work	201.60	122.64	0.00	0.00	0.00	0.00	324.24	0-53350
Electrical Maintenance	0.00	280.00	112.00	0.00	0.00	0.00	392.00	0-53400
HVAC Maintenance	0.00	0.00	56.00	0.00	0.00	0.00	56.00	0-53500

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Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Total	Account Number
Pest Control	804.16	377.44	244.16	244.16	244.16	0.00	1,914.08	0-53600
Plumbing Maintenance	0.00	243.04	650.10	0.00	203.00	0.00	1,096.14	0-53650
Landscaping Yard Care	257.60	1,041.60	257.60	257.60	257.60	0.00	2,072.00	0-53930
Roof & Gutter Repair	336.00	336.00	0.00	0.00	0.00	0.00	672.00	0-53950
Maint. - Other	0.00	636.72	0.00	58.80	0.00	0.00	695.52	0-53990
Total MAINTENANCE - ROUTINE	1,986.86	3,261.44	1,319.86	560.56	822.36	0.00	7,951.08	
MAINTENANCE - ROUTINE*								
HVAC Maintenance*	0.00	0.00	0.00	0.00	338.00	0.00	338.00	0-56500
Snow Removal*	75.00	0.00	0.00	0.00	0.00	0.00	75.00	0-56960
Total MAINTENANCE - ROUTINE*	75.00	0.00	0.00	0.00	338.00	0.00	413.00	
Total MAINTENANCE EXP	2,061.86	3,261.44	1,319.86	560.56	1,160.36	0.00	8,364.08	
ADMINISTRATIVE EXPENSES								
Utilities - Electricity	293.59	19.17	14.07	1,176.66	47.99	0.00	1,551.48	0-58640
Total ADMINISTRATIVE EXPENSES	293.59	19.17	14.07	1,176.66	47.99	0.00	1,551.48	
Total Operating Expense	5,035.46	6,350.98	3,767.18	4,274.47	3,682.90	0.00	23,110.99	
NOI - Net Operating Income	15,868.66	12,846.48	17,131.33	12,519.28	12,782.85	11,978.50	83,127.10	
Total Income	20,904.12	19,197.46	20,898.51	16,793.75	16,465.75	11,978.50	106,238.09	
Total Expense	5,035.46	6,350.98	3,767.18	4,274.47	3,682.90	0.00	23,110.99	
Net Income	15,868.66	12,846.48	17,131.33	12,519.28	12,782.85	11,978.50	83,127.10	