Income Statement - 12 Month

Real Property Management - Richmond Metro

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

Fund Type: All

Period Range: Aug 2025 to Jul 2026 (Trailing 12 Months)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Total	Account Number
Operating Income & Expense														
Income														
Rent Income	15,410.75	16,315.72	20,643.93	19,989.57	19,567.90	20,549.19	20,539.44	20,482.17	16,805.00	18,542.00	16,462.06	16,525.80	221,833.53	0-40100
Rent - Pet	100.00	100.00	136.67	150.00	150.00	110.00	69.00	106.90	60.00	90.00	102.77	124.00	1,299.34	0-40110
Concessions	0.00	0.00	0.00	0.00	0.00	0.00	-1,500.00	0.00	-100.00	0.00	0.00	0.00	-1,600.00	0-40300
Late Fee	104.00	10.25	146.41	95.63	62.75	204.93	129.02	309.44	28.75	71.50	217.67	55.35	1,435.70	0-40700
Application Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	275.00	-275.00	0.00	0.00	0-40750
Administration Fee	250.00	-250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	-500.00	0.00	0.00	0-40760
Pet Fee	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0-40770
Tenant Insurance Service Fee	0.00	0.00	0.00	0.00	19.42	0.00	0.00	0.00	0.00	126.00	-154.00	8.58	0.00	0-40805
Liability to Landlord Insurance (Legacy)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.00	14.00	0-40806
Tenant Benefits Package	0.00	0.00	0.00	0.00	0.00	40.00	-40.00	0.00	0.00	773.00	-773.00	-22.70	-22.70	0-40825
Damage Withholding Income	1,340.56	1,643.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	3,184.42	0-43000
Vending & Laundry Revenue	376.17	0.00	276.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	653.10	0-45000
Total Operating Income	**17,581.48**	**18,069.83**	**21,203.94**	**20,235.20**	**19,800.07**	**20,904.12**	**19,197.46**	**20,898.51**	**16,793.75**	**20,377.50**	**15,080.50**	**16,905.03**	**227,047.39**	

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Account Name	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Total	Account Number
Expense														
INITIAL FEES														
Leasing Fee	500.00	500.00	1,000.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	1,000.00	4,000.00	0-50300
Marketing Fee	3,219.00	1,694.00	1,694.00	1,694.00	1,694.00	1,694.00	1,694.00	1,694.00	1,694.00	1,694.00	1,699.45	1,694.00	21,858.45	0-50350
Total INITIAL FEES	**3,719.00**	**2,194.00**	**2,694.00**	**2,194.00**	**1,694.00**	**1,694.00**	**1,694.00**	**1,694.00**	**1,694.00**	**1,694.00**	**2,199.45**	**2,694.00**	**25,858.45**	
MANAGEMENT FEES														
Management Fees	750.56	858.27	1,039.03	1,006.98	977.10	986.01	1,077.37	1,038.25	843.25	898.55	846.02	835.26	11,156.65	0-50600
Eviction Costs	0.00	0.00	0.00	0.00	0.00	0.00	299.00	-299.00	0.00	0.00	0.00	0.00	0.00	0-51650
Total MANAGEMENT FEES	**750.56**	**858.27**	**1,039.03**	**1,006.98**	**977.10**	**986.01**	**1,376.37**	**739.25**	**843.25**	**898.55**	**846.02**	**835.26**	**11,156.65**	
MAINTENANCE EXP														
MAINTENANCE - ROUTINE														
Make Ready Repairs	0.00	429.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	429.92	0-53070
Appliance Maintenance	0.00	0.00	112.00	56.00	0.00	387.50	224.00	0.00	0.00	117.60	0.00	117.60	1,014.70	0-53100
Rekey & Code Work	0.00	178.08	464.80	132.43	0.00	201.60	122.64	0.00	0.00	0.00	0.00	117.60	1,217.15	0-53350
Electrical Maintenance	0.00	280.00	0.00	112.00	0.00	0.00	280.00	112.00	0.00	0.00	230.92	0.00	1,014.92	0-53400
HVAC Maintenance	112.00	399.84	56.00	0.00	0.00	0.00	0.00	56.00	0.00	0.00	0.00	117.60	741.44	0-53500
Pest Control	133.28	360.08	133.28	133.28	0.00	804.16	377.44	244.16	244.16	244.16	244.16	244.16	3,162.32	0-53600
Plumbing Maintenance	150.19	491.48	1,257.87	112.00	0.00	0.00	243.04	650.10	0.00	203.00	58.80	307.44	3,473.92	0-53650
Landscaping Yard Care	515.20	515.20	257.60	257.60	257.60	257.60	1,041.60	257.60	257.60	257.60	257.60	257.60	4,390.40	0-53930
Roof & Gutter Repair	0.00	0.00	0.00	0.00	0.00	336.00	336.00	0.00	0.00	0.00	0.00	0.00	672.00	0-53950
Maint. -	179.83	331.20	112.00	461.47	716.80	0.00	636.72	0.00	58.80	0.00	117.60	0.00	2,614.42	0-53990

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Account Name	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Total	Account Number
Other														
Total MAINTENANCE - ROUTINE	**1,090.50**	**2,985.80**	**2,393.55**	**1,264.78**	**974.40**	**1,986.86**	**3,261.44**	**1,319.86**	**560.56**	**822.36**	**909.08**	**1,162.00**	**18,731.19**	
MAINTENANCE - ROUTINE*														
HVAC Maintenance*	0.00	447.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	338.00	0.00	1,250.00	2,035.50	0-56500
Snow Removal*	0.00	0.00	0.00	0.00	150.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00	0-56960
Maint. - Other*	0.00	0.00	0.00	0.00	119.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	119.00	0-56990
Total MAINTENANCE - ROUTINE*	**0.00**	**447.50**	**0.00**	**0.00**	**269.00**	**75.00**	**0.00**	**0.00**	**0.00**	**338.00**	**0.00**	**1,250.00**	**2,379.50**	
Total MAINTENANCE EXP	**1,090.50**	**3,433.30**	**2,393.55**	**1,264.78**	**1,243.40**	**2,061.86**	**3,261.44**	**1,319.86**	**560.56**	**1,160.36**	**909.08**	**2,412.00**	**21,110.69**	
ADMINISTRATIVE EXPENSES														
Tenant Utility Charge	-97.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-97.47	0-58500
Utilities - Electricity	389.79	242.49	585.40	14.77	279.59	293.59	19.17	14.07	1,176.66	47.99	294.90	323.04	3,681.46	0-58640
Utilities - Trash	1,632.56	0.00	0.00	62.55	384.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,079.15	0-58650
Laundry Rentals	0.00	376.17	-376.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0-58850
Total ADMINISTRATIVE EXPENSES	**1,924.88**	**618.66**	**209.23**	**77.32**	**663.63**	**293.59**	**19.17**	**14.07**	**1,176.66**	**47.99**	**294.90**	**323.04**	**5,663.14**	
Total Operating Expense	**7,484.94**	**7,104.23**	**6,335.81**	**4,543.08**	**4,578.13**	**5,035.46**	**6,350.98**	**3,767.18**	**4,274.47**	**3,800.90**	**4,249.45**	**6,264.30**	**63,788.93**	
NOI - Net Operating Income	**10,096.54**	**10,965.60**	**14,868.13**	**15,692.12**	**15,221.94**	**15,868.66**	**12,846.48**	**17,131.33**	**12,519.28**	**16,576.60**	**10,831.05**	**10,640.73**	**163,258.46**	
Total Income	17,581.48	18,069.83	21,203.94	20,235.20	19,800.07	20,904.12	19,197.46	20,898.51	16,793.75	20,377.50	15,080.50	16,905.03	227,047.39	
Total Expense	7,484.94	7,104.23	6,335.81	4,543.08	4,578.13	5,035.46	6,350.98	3,767.18	4,274.47	3,800.90	4,249.45	6,264.30	63,788.93	

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Account Name	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Total	Account Number
Net Income	10,096.54	10,965.60	14,868.13	15,692.12	15,221.94	15,868.66	12,846.48	17,131.33	12,519.28	16,576.60	10,831.05	10,640.73	163,258.46	