

Income Statement - 12 Month

NBS Rentals

Properties: Altavista Commercial Property - 529 7th St Altavista, VA 24517

Fund Type: All

Period Range: May 2025 to Apr 2026 (Trailing 12 Months)

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	Total
Operating Income & Expense													
Income													
Refundable Lockbox Deposit	0.00	0.00	0.00	15.00	0.00	0.00	0.00	0.00	0.00	0.00	-15.00	0.00	0.00
Prepaid Rent	0.00	0.00	3,020.00	125.00	1,705.00	-900.00	-1,750.00	-50.00	-850.00	90.50	759.50	923.70	3,073.70
RENTS													
Rent Income	0.00	0.00	1,672.58	3,117.00	4,045.00	4,045.00	4,045.00	4,045.00	4,045.00	4,045.00	3,155.50	4,934.50	37,149.58
Total RENTS	0.00	0.00	1,672.58	3,117.00	4,045.00	4,045.00	4,045.00	4,045.00	4,045.00	4,045.00	3,155.50	4,934.50	37,149.58
FEES													
Application Fee Income	0.00	0.00	40.00	80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Late Fee	0.00	0.00	0.00	0.00	0.00	83.00	99.50	99.50	99.50	114.50	0.00	186.80	682.80
Total FEES	0.00	0.00	40.00	80.00	0.00	83.00	99.50	99.50	99.50	114.50	0.00	186.80	802.80
Total Operating Income	0.00	0.00	4,732.58	3,337.00	5,750.00	3,228.00	2,394.50	4,094.50	3,294.50	4,250.00	3,900.00	6,045.00	41,026.08
Expense													
CLEANING AND MAINTENANCE													
Grounds Maintenance / Landscaping	0.00	0.00	0.00	0.00	50.00	50.00	0.00	100.00	0.00	0.00	950.00	75.00	1,225.00
Total CLEANING AND MAINTENANCE	0.00	0.00	0.00	0.00	50.00	50.00	0.00	100.00	0.00	0.00	950.00	75.00	1,225.00
INSURANCE													
Property Insurance	0.00	0.00	457.66	457.66	-457.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	457.66
Total INSURANCE	0.00	0.00	457.66	457.66	-457.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	457.66

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Account Name	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	Total
MANAGEMENT FEES													
Management Fees	0.00	0.00	0.00	234.63	162.10	287.50	157.25	114.75	199.75	159.75	206.78	195.75	1,718.26
Total MANAGEMENT FEES	0.00	0.00	0.00	234.63	162.10	287.50	157.25	114.75	199.75	159.75	206.78	195.75	1,718.26
MORTGAGE													
Mortgage Interest	0.00	0.00	0.00	2,094.75	2,093.03	2,091.30	2,089.57	2,087.82	2,086.06	2,084.30	2,082.52	2,080.73	18,790.08
Total MORTGAGE	0.00	0.00	0.00	2,094.75	2,093.03	2,091.30	2,089.57	2,087.82	2,086.06	2,084.30	2,082.52	2,080.73	18,790.08
REPAIRS													
HVAC (Heat, Ventilation, Air)	0.00	0.00	0.00	0.00	0.00	0.00	350.00	100.00	0.00	0.00	0.00	0.00	450.00
Repairs - General	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	390.00	0.00	0.00	0.00	390.00
Total REPAIRS	0.00	0.00	0.00	0.00	0.00	0.00	350.00	100.00	390.00	0.00	0.00	0.00	840.00
TAXES													
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,305.65	0.00	0.00	0.00	0.00	1,305.65
Total TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,305.65	0.00	0.00	0.00	0.00	1,305.65
UTILITIES													
Electricity	0.00	0.00	0.00	346.69	547.36	502.26	331.27	477.61	446.45	349.39	403.98	396.15	3,801.16
Gas	0.00	0.00	0.00	117.72	46.70	107.11	0.00	0.00	1,013.90	1,053.28	1,394.50	467.12	4,200.33
Water	0.00	0.00	0.00	0.00	0.00	174.20	0.00	0.00	316.26	0.00	0.00	292.25	782.71
Internet	0.00	0.00	0.00	0.00	0.00	0.00	0.00	389.97	129.99	147.09	147.09	140.78	954.92
Total UTILITIES	0.00	0.00	0.00	464.41	594.06	783.57	331.27	867.58	1,906.60	1,549.76	1,945.57	1,296.30	9,739.12
Total Operating Expense	0.00	0.00	457.66	3,251.45	2,441.53	3,212.37	2,928.09	4,575.80	4,582.41	3,793.81	5,184.87	3,647.78	34,075.77
NOI - Net Operating Income	0.00	0.00	4,274.92	85.55	3,308.47	15.63	-533.59	-481.30	-1,287.91	456.19	-1,284.87	2,397.22	6,950.31
Total Income	0.00	0.00	4,732.58	3,337.00	5,750.00	3,228.00	2,394.50	4,094.50	3,294.50	4,250.00	3,900.00	6,045.00	41,026.08
Total Expense	0.00	0.00	457.66	3,251.45	2,441.53	3,212.37	2,928.09	4,575.80	4,582.41	3,793.81	5,184.87	3,647.78	34,075.77

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Net Income	<u>0.00</u>	<u>0.00</u>	<u>4,274.92</u>	<u>85.55</u>	<u>3,308.47</u>	<u>15.63</u>	<u>-533.59</u>	<u>-481.30</u>	<u>-1,287.91</u>	<u>456.19</u>	<u>-1,284.87</u>	<u>2,397.22</u>	<u>6,950.31</u>