Income Statement

10/1/2024 - 9/30/2025, By Month, Accrual basis

Prepared By: Opera Property Management
231 S Bemiston Ave Ste 850
Saint Louis, MO 63105-1920

Riverview Apartments

Account	10-2024	11-2024	12-2024	01-2025	02-2025	03-2025	04-2025	05-2025	06-2025	07-2025	08-2025	09-2025	**Total**
Income													
Cleaning and Maint Income					50.00								50.00
Convenience Fee	329.81	287.01	290.53	283.96	247.10	199.16	165.27	127.29	109.05	140.59	247.01	155.10	2,581.88
Other Income													
Administrative Fees		50.00			75.00							50.00	175.00
Late Fee Income	850.00	1,270.00	1,320.00	1,390.00	1,310.00	820.00	750.00	610.00	700.00	670.00	670.00	1,040.00	11,400.00
Laundry Income	197.00	111.00	163.37	147.87	170.33	100.50	203.87	162.50	162.50	209.75	177.62	135.62	1,941.93
Misc. Income		16.34		100.00	225.86								342.20
NSF Fee Income	150.00		50.00								50.00		250.00
Other Income	50.00	150.00											200.00
Pets supplementary fees		40.00	50.00	50.00	50.00	10.00	10.00	10.00	10.00	10.00	10.00		250.00
Repairs Income		50.00	50.00	50.00	41.47								191.47
Utilities Reimbursement					792.00								792.00
Total for Other Income	**$1,247.00**	**$1,687.34**	**$1,633.37**	**$1,737.87**	**$2,664.66**	**$930.50**	**$963.87**	**$782.50**	**$872.50**	**$889.75**	**$907.62**	**$1,225.62**	**$15,542.60**
Rent Income	19,460.00	20,120.00	19,360.00	17,670.00	16,969.14	14,333.00	14,695.00	15,120.00	13,820.00	13,620.00	13,447.00	15,928.00	194,542.14
Total Income	**$21,036.81**	**$22,094.35**	**$21,283.90**	**$19,691.83**	**$19,930.90**	**$15,462.66**	**$15,824.14**	**$16,029.79**	**$14,801.55**	**$14,650.34**	**$14,601.63**	**$17,308.72**	**$212,716.62**
Expense													
Cleaning and Maintenance	600.00	600.00	900.00	600.00	600.00	600.00	600.00	600.00	900.00	600.00	600.00	600.00	7,800.00
Insurance	1,116.31	1,116.31	1,116.31	1,116.31	1,116.31	1,506.85	1,116.31	1,116.31	1,116.31	1,116.31	1,116.31	1,116.31	13,786.26
Services													
Comm. & Internet - Spectrum	157.95	157.95	157.95	157.95	157.95	189.96	189.96	189.96	189.96	189.96	189.96	189.96	2,119.47
Fire Alarm Monitoring - George Alarm Co.	84.00	84.00	84.00	84.00	84.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	714.00
Pest Control - Terminix	88.00	88.00	246.00	88.00	88.00	246.00	88.00	88.00	88.00	88.00	88.00	88.00	1,372.00
Trash - Republic Services	177.86	177.25	176.95	177.56	178.55		178.55	177.94	224.22	291.52	320.25		2,080.65
Total for Services	**$507.81**	**$507.20**	**$664.90**	**$507.51**	**$508.50**	**$477.96**	**$498.51**	**$497.90**	**$544.18**	**$611.48**	**$640.21**	**$319.96**	**$6,286.12**
Utilities													
Gas - Spire	711.99	352.19	439.75	484.36	494.96	400.84	360.16	366.63	330.70	255.79	246.34	259.29	4,703.00
Power - Ameren	631.29	631.29	774.60	946.47	1,056.01	836.42	625.29	634.09	747.95	910.16	972.93	847.39	9,613.89
Sewer - MSD	1,748.18	1,803.80	1,748.18	1,834.70	1,834.70	1,661.66	1,586.64	1,522.24	1,891.08	1,116.02	1,251.21		17,998.41
Water - STL City Water	2,303.55			2,356.95			2,493.36			1,562.23			8,716.09
Total for Utilities	**$5,395.01**	**$2,787.28**	**$2,962.53**	**$5,622.48**	**$3,385.67**	**$2,898.92**	**$5,065.45**	**$2,522.96**	**$2,969.73**	**$3,844.20**	**$2,470.48**	**$1,106.68**	**$41,031.39**
Total Expense	**$7,619.13**	**$5,010.79**	**$5,643.74**	**$7,846.30**	**$5,610.48**	**$5,483.73**	**$7,280.27**	**$4,737.17**	**$5,530.22**	**$6,171.99**	**$4,827.00**	**$3,142.95**	**$68,903.77**
Net Operating Income	**$13,417.68**	**$17,083.56**	**$15,640.16**	**$11,845.53**	**$14,320.42**	**$9,978.93**	**$8,543.87**	**$11,292.62**	**$9,271.33**	**$8,478.35**	**$9,774.63**	**$14,165.77**	**$143,812.85**
Non-operating Expense													

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Account	10-2024	11-2024	12-2024	01-2025	02-2025	03-2025	04-2025	05-2025	06-2025	07-2025	08-2025	09-2025	**Total**
Real Estate Tax			8,546.05										8,546.05
Total Non-operating Expense	**$0.00**	**$0.00**	**$8,546.05**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$8,546.05**
Net Non-operating Income	**$0.00**	**$0.00**	**($8,546.05)**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**($8,546.05)**
Net Income	**$13,417.68**	**$17,083.56**	**$7,094.11**	**$11,845.53**	**$14,320.42**	**$9,978.93**	**$8,543.87**	**$11,292.62**	**$9,271.33**	**$8,478.35**	**$9,774.63**	**$14,165.77**	**$135,266.80**