

Income Statement

1/1/2025 - 12/31/2025, By Month, Accrual basis

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

5000 Virginia Avenue

Account	01-2025	02-2025	03-2025	04-2025	05-2025	06-2025	07-2025	08-2025	09-2025	10-2025	11-2025	12-2025	Total
Income													
Convenience Fee	79.44	146.45	112.89	69.35	63.19	89.05	40.00	79.35	75.03	42.43	68.88	62.43	928.49
Other Income													
Late Fee Income	170.00	260.00	100.00	180.00	240.00	250.00	160.00	80.00	160.00	150.00	200.00	200.00	2,150.00
NSF Fee Income		50.00											50.00
Repairs Income								82.00					82.00
Total for Other Income	\$170.00	\$310.00	\$100.00	\$180.00	\$240.00	\$250.00	\$160.00	\$162.00	\$160.00	\$150.00	\$200.00	\$200.00	\$2,282.00
Rent Income	9,565.00	9,675.00	9,775.00	8,375.00	8,460.00	7,200.00	6,510.00	8,420.00	8,350.00	8,500.00	8,817.00	8,300.00	101,947.00
Total Income	\$9,814.44	\$10,131.45	\$9,987.89	\$8,624.35	\$8,763.19	\$7,539.05	\$6,710.00	\$8,661.35	\$8,585.03	\$8,692.43	\$9,085.88	\$8,562.43	\$105,157.49
Expense													
Cleaning and Maintenance	200.00	200.00	200.00	200.00	200.00	300.00	200.00	200.00	200.00	200.00	200.00	300.00	2,600.00
Insurance	449.08	449.08	898.16	449.08	449.08	449.08	449.08	449.08	449.08	449.08	449.08	449.08	5,838.04
Services													
Comm. & Internet - Spectrum	119.98	119.98	419.92	119.98	119.98	119.98	119.98	119.98	119.98	119.98	119.98	119.98	1,739.70
Pest Control - Terminix	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	780.00
Total for Services	\$184.98	\$184.98	\$484.92	\$184.98	\$184.98	\$184.98	\$184.98	\$184.98	\$184.98	\$184.98	\$184.98	\$184.98	\$2,519.70
Utilities													
Power - Ameren	236.25	291.21	255.89	246.65	208.09	217.64	279.15	219.19	202.10	221.48	191.66	232.35	2,801.66
Sewer - MSD	444.20	407.12	370.04	407.12	363.86	370.04	363.86	331.66	331.66	318.36	364.91	351.61	4,424.44
Water - STL City Water		1,347.58			1,174.56			1,155.28			1,191.98		4,869.40
Total for Utilities	\$680.45	\$2,045.91	\$625.93	\$653.77	\$1,746.51	\$587.68	\$643.01	\$1,706.13	\$533.76	\$539.84	\$1,748.55	\$583.96	\$12,095.50
Total Expense	\$1,514.51	\$2,879.97	\$2,209.01	\$1,487.83	\$2,580.57	\$1,521.74	\$1,477.07	\$2,540.19	\$1,367.82	\$1,373.90	\$2,582.61	\$1,518.02	\$23,053.24
Net Operating Income	\$8,299.93	\$7,251.48	\$7,778.88	\$7,136.52	\$6,182.62	\$6,017.31	\$5,232.93	\$6,121.16	\$7,217.21	\$7,318.53	\$6,503.27	\$7,044.41	\$82,104.25
Net Income	\$8,299.93	\$7,251.48	\$7,778.88	\$7,136.52	\$6,182.62	\$6,017.31	\$5,232.93	\$6,121.16	\$7,217.21	\$7,318.53	\$6,503.27	\$7,044.41	\$82,104.25