

Income Statement - 12 Month

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First Realty Group, Inc.

Active Properties Owned By: Residential Quisqueya One, LLC

Display by Ownership %: No

Fund Type: All

Period Range: May 2025 to Apr 2026

Accounting Basis: Cash

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														
Application Fee Inc	0.00	0.00	0.00	0.00	60.00	40.00	60.00	0.00	20.00	100.00	100.00	40.00	20.00	440.00
Late Fee Income	232.50	232.50	864.70	120.00	202.50	187.45	237.25	184.70	571.55	152.50	287.50	399.25	3,672.40	
Professional Service	0.00	-119.85	359.55	79.90	79.90	119.85	198.80	0.95	119.85	0.00	39.95	0.00	878.90	
Move Out Charges	0.00	0.00	590.00	0.00	0.00	0.00	800.00	250.00	0.00	-300.00	640.00	800.00	2,780.00	
Rent	20,206.00	13,442.50	13,467.55	13,547.00	15,697.00	16,097.00	14,707.40	16,822.00	17,012.80	20,882.00	21,350.80	20,149.25	203,381.30	
Pet Rent	0.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	750.00	
Subsidized Housing	1,684.00	1,684.00	1,700.00	963.00	963.00	963.00	963.00	963.00	963.00	963.00	963.00	963.00	13,735.00	
Liability to Landlord	15.00	15.00	-30.00	0.00	15.00	15.00	35.00	177.50	57.50	-67.50	-10.00	125.50	348.00	
Total Operating Inco	22,137.50	15,304.15	17,001.80	14,819.90	17,047.40	17,692.30	16,991.45	18,468.15	18,874.70	21,760.00	23,361.25	22,507.00	225,985.60	
Expense														
Administration														
Appliances	0.00	0.00	0.00	1,317.10	0.00	0.00	0.00	0.00	402.05	837.42	0.00	0.00	2,556.57	
Bank Fees	0.00	0.00	0.00	0.00	0.00	15.00	20.00	0.00	40.00	5.00	5.00	5.00	90.00	
Service Call	79.90	199.75	399.50	239.70	239.70	79.90	79.90	0.00	199.75	359.55	319.60	199.75	2,397.00	
Leasing Fees	0.00	850.00	0.00	0.00	0.00	775.00	775.00	775.00	0.00	1,590.00	1,590.00	2,425.00	8,780.00	
Lease Renewal F	450.00	150.00	150.00	0.00	0.00	0.00	0.00	150.00	300.00	0.00	0.00	150.00	1,350.00	
Legal and Profes	0.00	-79.90	-39.95	0.00	1,150.00	0.00	0.00	0.00	585.00	0.00	0.00	0.00	1,615.15	
Management Fee	1,294.15	1,317.13	1,142.56	1,027.60	1,129.63	1,030.57	998.62	26.61	2,518.64	899.85	1,148.48	911.39	13,443.23	
Tax Constants	3,966.82	0.00	0.00	0.00	0.00	3,966.82	3,966.82	0.00	7,933.64	3,966.82	4,400.61	4,400.61	32,602.14	
Insurance Consta	738.16	0.00	0.00	0.00	0.00	738.16	738.16	0.00	1,476.32	738.16	738.16	738.16	5,905.28	
Professional Serv	399.80	79.90	159.80	119.85	199.75	239.70	279.65	0.00	239.70	359.55	319.60	79.90	2,477.20	
Total Administratic	6,928.83	2,516.88	1,811.91	2,704.25	2,719.08	6,845.15	6,858.15	801.61	12,960.10	9,641.35	8,519.45	8,909.81	71,216.57	
Landscaping														
Landscaping - Gr	252.00	781.80	126.00	1,035.30	252.00	126.00	252.00	0.00	0.00	380.00	0.00	0.00	3,340.10	
Landscaping - Sn	834.36	0.00	834.36	0.00	0.00	0.00	0.00	450.00	0.00	2,025.00	0.00	0.00	4,143.72	
Total Landscaping	1,086.36	781.80	960.36	1,035.30	252.00	126.00	252.00	450.00	0.00	2,405.00	0.00	0.00	7,483.82	
Maintenance														
Appliance Repair	0.00	0.00	0.00	145.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	145.12	
Bulk Trash Remo	7.65	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	126.00	0.00	60.00	243.74	
Cleaning	75.00	0.00	0.00	30.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00	
Electric Repairs	0.00	0.00	0.00	0.00	0.00	0.00	78.00	0.00	268.20	0.00	0.00	0.00	346.20	
General Repairs	168.90	1,282.50	795.00	205.50	255.00	150.00	495.00	0.00	45.00	675.00	735.00	502.50	5,309.40	
HVAC (Heating,V	0.00	0.00	135.00	504.36	0.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	714.36	
Labor	0.00	0.00	0.00	0.00	0.00	63.10	0.00	0.00	0.00	0.00	0.00	0.00	63.10	
Pest Control	445.91	445.91	0.00	891.82	0.00	25.10	0.00	0.00	891.82	0.00	1,193.25	0.00	3,894.81	
Plumbing	150.00	0.00	45.00	680.00	705.00	1,156.50	450.00	2,519.75	1,475.60	597.00	1,490.00	971.75	10,240.60	
Maintenance Sup	902.28	331.11	1,253.67	2,215.85	2,934.80	493.65	761.26	22.66	1,874.26	2,551.87	1,775.31	630.50	15,747.22	
Carpet Cleaning	0.00	172.00	0.00	0.00	0.00	0.00	172.00	0.00	0.00	0.00	0.00	0.00	344.00	
Total Maintenance	1,749.74	2,231.52	2,228.67	4,672.65	3,894.80	2,014.35	1,956.26	2,542.41	4,564.88	4,024.96	5,193.56	2,164.75	37,228.55	
Utilities														
AES Electric	407.27	302.05	0.00	551.33	387.39	56.94	1,360.66	0.00	162.77	879.11	1,069.49	153.24	5,330.25	
Centerpoint - Gas	103.98	0.00	49.13	48.35	0.00	97.45	0.00	0.00	0.00	153.62	0.00	0.00	452.53	
Trash Service	373.32	372.69	0.00	820.65	0.00	817.56	0.00	0.00	820.65	820.38	410.64	0.00	4,435.89	
Water	0.00	3,062.00	0.00	0.00	2,640.88	0.00	0.00	0.00	3,862.73	0.00	1,822.06	0.00	13,226.19	
Total Utilities	884.57	3,736.74	49.13	1,420.33	3,028.27	971.95	1,360.66	0.00	4,866.15	1,853.11	3,302.19	1,971.76	23,444.86	
Total Operating Expe	10,649.50	9,266.94	5,050.07	9,832.53	9,894.15	9,957.45	10,427.07	3,794.02	22,381.13	17,924.42	17,015.20	13,181.32	139,373.80	
NOI - Net Operating In	11,488.00	6,037.21	11,951.73	4,987.37	7,153.25	7,734.85	6,564.38	14,674.13	-3,506.43	3,855.58	6,346.05	9,325.68	86,611.80	