

Income Statement - 12 Month

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First Realty Group, Inc.
Active Properties Owned By: Quisqueya Investments 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 Income	0.00	20.00	-20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest Income	0.01	0.01	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.04
Late Fee Income	72.50	0.00	-72.50	100.00	217.50	172.50	172.50	72.50	-72.50	0.00	77.50	0.00	740.00
Professional Service Fee	39.95	0.00	-39.95	0.00	119.85	79.90	39.95	39.95	39.95	-39.95	0.00	0.00	239.70
NSF Fee Income	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Rent	4,625.00	2,200.00	4,302.45	3,450.00	4,446.60	4,100.95	3,965.00	3,975.00	2,525.00	3,250.00	4,000.00	2,535.00	43,375.00
Liability to Landlord Insurance	27.50	-12.50	-15.00	45.00	-60.00	0.00	0.00	15.00	-15.00	45.00	45.00	45.00	120.00
Total Operating Income	4,764.96	2,207.51	4,155.00	3,595.01	4,773.95	4,353.36	4,177.45	4,102.45	2,397.55	3,295.00	4,122.50	2,580.00	44,524.74
Expense													
Administration													
Bank Fees	5.00	50.00	50.00	40.00	75.00	75.00	40.00	5.00	40.00	5.00	5.00	5.00	395.00
Service Call	79.90	0.00	79.90	39.95	79.90	39.95	79.90	39.95	159.80	0.00	0.00	0.00	599.25
Leasing Fees	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Lease Renewal Fee	150.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Management Fees	264.25	169.58	105.35	241.50	499.98	412.48	289.63	105.00	350.01	0.00	0.00	0.00	2,437.78
Taxes - Real Estate Tax	1,293.74	1,293.74	1,293.31	1,293.31	1,293.31	1,293.66	1,293.74	1,293.31	1,293.34	1,293.74	1,293.74	1,293.74	15,522.68
Professional Service Fee	39.95	0.00	39.95	39.95	79.90	119.85	39.95	0.00	39.95	0.00	0.00	0.00	399.50
Total Administration	1,832.84	1,513.32	1,568.51	2,304.71	2,028.09	1,940.94	1,743.22	1,443.26	1,883.10	1,298.74	1,298.74	1,298.74	20,154.21
Landscaping													
Landscaping - Grounds Ma	84.00	649.20	0.00	210.00	426.00	42.00	84.00	0.00	157.78	130.00	0.00	0.00	1,782.98
Total Landscaping	84.00	649.20	0.00	210.00	426.00	42.00	84.00	0.00	157.78	130.00	0.00	0.00	1,782.98
Maintenance													
Appliance Repair	234.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	234.50
Bulk Trash Removal	0.00	0.00	0.00	75.00	0.00	0.00	25.00	0.00	0.00	5.34	0.00	0.00	105.34
General Repairs	381.30	0.00	30.00	60.00	64.50	0.00	75.00	60.00	225.00	0.00	0.00	0.00	895.80
HVAC (Heating,Ventilation,	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43.80	0.00	0.00	0.00	43.80
Plumbing	0.00	0.00	0.00	0.00	0.00	0.00	215.00	0.00	375.00	0.00	0.00	0.00	590.00
Maintenance Supplies	46.94	0.00	2.25	66.01	33.06	0.00	202.88	60.88	35.84	0.00	0.00	121.08	568.94
Lock Change	0.00	0.00	0.00	0.00	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00
Total Maintenance	662.74	0.00	32.25	201.01	97.56	30.00	517.88	120.88	679.64	5.34	0.00	121.08	2,468.38
Utilities													
AES Electric	19.97	0.00	41.10	0.00	41.61	20.86	0.00	0.00	0.00	0.00	0.00	0.00	123.54
Centerpoint - Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.01	35.01
Trash Service	251.40	250.99	0.00	0.00	836.04	275.53	0.00	0.00	277.31	0.00	554.57	0.00	2,445.84
Water	0.00	0.00	1,124.06	0.00	776.24	0.00	0.00	0.00	0.00	0.00	0.00	1,244.84	3,145.14
Total Utilities	271.37	250.99	1,165.16	0.00	1,653.89	296.39	0.00	0.00	277.31	0.00	554.57	1,279.85	5,749.83
Total Operating Expense	2,850.95	2,413.51	2,765.92	2,715.72	4,205.54	2,309.33	2,345.10	1,564.14	2,997.83	1,434.08	1,853.31	2,699.67	30,155.10
NOI - Net Operating Income	1,914.01	-206.00	1,389.08	879.29	568.41	2,044.03	1,832.35	2,538.31	-600.28	1,860.92	2,269.19	-119.67	14,369.64