Income Statement

1/1/2026 - 12/31/2026, By Month, Cash basis

Jervis Property Service, Inc.
10841 Paramount Blvd Suite 203
Downey, CA 90241
(562)862-5683
jervispropertyservice@gmail.com

2616-2618-2620-2622 Broadway St - GVORK PROPERTIES LP, WALNUT AVE ONE PROPERTIES LP

Account	01-2026	02-2026	03-2026	04-2026
Income				
4100 Rent Income	8,800.00	12,200.00	8,800.00	15,631.00
Total Income	**$8,800.00**	**$12,200.00**	**$8,800.00**	**$15,631.00**
Expense				
5180 Utilities-Electric	49.63	55.54	49.36	44.69
5200 Landscaping	144.00	144.00	144.00	144.00
5220 Utilities-Gas	26.37		55.49	19.85
5280 Repairs				6,640.75
5300 Management Fees	636.00	874.00	636.00	1,114.17
5329 Contractor - Electrical		190.00		140.00
5360 Contractors-Plumbing		375.00	1,790.00	
5441 Services-General	50.00			
5460 Property Taxes			6,299.96	
5500 Utilities-Trash				280.00
5501 1st Mortgage-TD	3,388.26	3,388.26	3,388.26	3,388.26
5520 Utilities-Water			322.63	417.08
5570 Fire Protection			80.00	
Total Expense	**$4,294.26**	**$5,026.80**	**$12,765.70**	**$12,188.80**
Net Operating Income	**$4,505.74**	**$7,173.20**	**($3,965.70)**	**$3,442.20**
Net Income	**$4,505.74**	**$7,173.20**	**($3,965.70)**	**$3,442.20**

Account	05-2026	06-2026	07-2026	08-2026
Income				
4100 Rent Income	5,600.00			
Total Income	**$5,600.00**	**$0.00**	**$0.00**	**$0.00**
Expense				
5180 Utilities-Electric	49.36			
5200 Landscaping				
5220 Utilities-Gas				
5280 Repairs				
5300 Management Fees				

Income Statement

1/1/2026 - 12/31/2026, By Month, Cash basis

Jervis Property Service, Inc.
10841 Paramount Blvd Suite 203
Downey, CA 90241
(562)862-5683
jervispropertyservice@gmail.com

Account	05-2026	06-2026	07-2026	08-2026
5329 Contractor - Electrical				
5360 Contractors-Plumbing				
5441 Services-General				
5460 Property Taxes				
5500 Utilities-Trash				
5501 1st Mortgage-TD	3,299.08			
5520 Utilities-Water				
5570 Fire Protection				
Total Expense	**$3,348.44**	**$0.00**	**$0.00**	**$0.00**
Net Operating Income	**$2,251.56**	**$0.00**	**$0.00**	**$0.00**
Net Income	**$2,251.56**	**$0.00**	**$0.00**	**$0.00**

Account	09-2026	10-2026	11-2026	12-2026
Income				
4100 Rent Income				
Total Income	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Expense				
5180 Utilities-Electric				
5200 Landscaping				
5220 Utilities-Gas				
5280 Repairs				
5300 Management Fees				
5329 Contractor - Electrical				
5360 Contractors-Plumbing				
5441 Services-General				
5460 Property Taxes				
5500 Utilities-Trash				
5501 1st Mortgage-TD				
5520 Utilities-Water				
5570 Fire Protection				
Total Expense	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Net Operating Income	**$0.00**	**$0.00**	**$0.00**	**$0.00**

Income Statement

1/1/2026 - 12/31/2026, By Month, Cash basis

Jervis Property Service, Inc.
10841 Paramount Blvd Suite 203
Downey, CA 90241
(562)862-5683
jervispropertyservice@gmail.com

Account	09-2026	10-2026	11-2026	12-2026
Net Income	**$0.00**	**$0.00**	**$0.00**	**$0.00**

Account	**Total**
Income	
4100 Rent Income	51,031.00
Total Income	**$51,031.00**
Expense	
5180 Utilities-Electric	248.58
5200 Landscaping	576.00
5220 Utilities-Gas	101.71
5280 Repairs	6,640.75
5300 Management Fees	3,260.17
5329 Contractor - Electrical	330.00
5360 Contractors-Plumbing	2,165.00
5441 Services-General	50.00
5460 Property Taxes	6,299.96
5500 Utilities-Trash	280.00
5501 1st Mortgage-TD	16,852.12
5520 Utilities-Water	739.71
5570 Fire Protection	80.00
Total Expense	**$37,624.00**
Net Operating Income	**$13,407.00**
Net Income	**$13,407.00**