Cash Flow - 12 Month

Properties: Fredericksburg Place Apartments - 3435 Fredericksburg Rd San Antonio, TX 78201

Level of Detail: Detail View

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
Operating Income & Expense													
Income													
RENT INCOME													
Rent	$62,179.61	$55,334.93	$54,473.77	$55,211.90	$53,900.10	$57,310.88	$58,111.10	$59,009.88	$61,010.11	$75,179.77	$74,111.10	$73,473.10	$739,306.25
Section 8 - SAHA *	$3,900.00	$3,446.20	$4,020.95	$4,100.50	$3,890.70	$3,680.33	$3,980.15	$3,710.77	$3,995.10	$3,550.20	$3,666.20	$4,100.00	$46,041.10
Section 8 - American G1 Forum !	$24,318.69	$42,707.95	$44,317.42	$43,331.30	$44,100.99	$41,890.22	$31,318.69	$33,307.95	$34,117.42	$34,366.11	$38,107.95	$37,317.01	$449,201.70
Section 8 - Centre #	$550.00	$1,313.89	$179.98	$2,100.20	$1,998.44	$2,260.10	$610.10	$1,223.10	$209.98	$571.88	$1,323.45	$191.55	$12,532.67
Pet Rent	$249.00	$249.00	$0.00	$195.96	$190.04	$128.00	$349.00	$249.00	$0.00	$229.00	$265.00	$0.00	$2,104.00
Risk Fee non-refundable	$1,285.00	$1,300.00	$2,570.00	$2,482.61	$1,117.39	$1,600.00	$1,335.10	$1,270.55	$1,765.88	$1,380.80	$1,190.00	$2,280.00	$19,577.33
Concessions	$1,737.00	$3,125.46	$2,519.84	$1,235.86	$506.17	$1,500.00	$1,737.10	$2,825.46	$2,519.84	$1,910.33	$3,177.88	$2,790.33	$25,585.27
Total RENT INCOME	**$94,219.30**	**$107,477.43**	**$108,081.96**	**$108,658.33**	**$105,703.83**	**$108,369.53**	**$97,441.24**	**$101,596.71**	**$103,618.33**	**$117,188.09**	**$121,841.58**	**$120,151.99**	**$1,294,348.32**
NSF Fees Collected	$0.00	$138.10	$1,907.67	$150.00	$194.05	$100.00	$0.00	$138.10	$1,907.67	$99.00	$160.12	$190.88	$519.05
Late Fee	$950.07	$115.00	$105.00	$2,145.63	$1,442.51	$875.96	$950.07	$115.00	$105.00	$990.22	$134.00	$105.00	$15,490.58
Utility Income	$8,313.99	$11,613.43	$5,191.97	$5,000.80	$6,077.90	$8,145.45	$8,313.99	$11,613.43	$5,191.97	$8,776.28	$9,190.40	$5,876.10	$57,291.65
Pet Fee-Non Refundable	$408.11	$351.56	$928.46	$300.00	$925.00	$720.00	$408.11	$351.56	$928.46	$499.20	$353.78	$922.12	$675.81
Application Fee Income	$35.00	$70.00	$70.00	$816.00	$525.00	$910.00	$35.00	$70.00	$70.00	$35.00	$91.90	$70.00	$4,831.00
Deposit Forfeit	$0.00	$0.00	$199.00	$450.00	$680.00	$200.00	$0.00	$0.00	$199.00	$0.00	$0.00	$199.00	$2,585.00
Miscellaneous Income	$45,019.00	$38,435.57	$39,033.04	$38,991.80	$36,700.22	$30,888.10	$45,019.00	$38,435.57	$39,033.04	$26,001.55	$27,100.66	$28,102.12	$1,256.07
Total Operating Income	**$148,945.47**	**$158,201.09**	**$155,517.10**	**$156,512.56**	**$152,248.51**	**$150,209.04**	**$152,167.41**	**$152,320.37**	**$151,053.47**	**$153,589.34**	**$158,872.44**	**$155,617.21**	**$1,845,254.01**
Expense													
REPAIRS AND MAINTENANCE (R&M)													
Carpet/ Floor R&M	$1,719.88	$1,153.75	$926.16	$1,512.64	$1,326.94	$2,019.15	$1,078.60	$1,741.51	$2,790.21	$925.15	$1,512.64	$1,326.94	$18,033.57
Painting R&M	$702.38	$0.00	$10,004.19	$3,200.26	$3,581.65	$2,170.88	$1,044.63	$1,891.89	$2,059.12	$3,004.19	$3,200.26	$3,581.65	$34,441.10
HVAC (Heat, Ventilation, Air) R&M	$4,120.00	$3,410.00	$1,190.00	$3,910.44	$1,788.50	$2,288.40	$1,100.90	$2,310.11	$1,388.10	$1,690.00	$3,910.44	$1,788.50	$28,895.39
Landscaping R&M	$0.00	$0.00	$700.00	$190.00	$1,220.00	$175.00	$260.00	$225.00	$410.00	$160.00	$150.00	$180.10	$3,670.10
Plumbing R&M	$1,590.55	$490.10	$720.88	$1,669.20	$710.33	$1,510.90	$1,690.11	$1,991.10	$1,079.83	$720.88	$1,669.20	$710.33	$14,553.41
Electrical R&M	$990.10	$427.01	$390.01	$581.50	$1,211.00	$481.90	$909.77	$1,590.85	$1,190.33	$390.01	$581.50	$1,211.00	$9,954.98
Miscellaneous R&M	$120.00	$240.90	$288.20	$320.20	$200.00	$200.00	$200.00	$230.00	$225.00	$288.20	$320.20	$200.00	$2,832.70
Key/Lock R&M	$186.00	$125.00	$150.00	$125.00	$120.00	$150.00	$138.10	$177.90	$150.00	$150.00	$125.00	$120.00	$1,717.00
Total REPAIRS AND MAINTENANCE (R&M)	**$9,428.91**	**$5,846.76**	**$14,369.44**	**$11,509.24**	**$10,158.42**	**$8,996.23**	**$6,422.11**	**$10,158.36**	**$9,292.59**	**$7,328.43**	**$11,469.24**	**$9,118.52**	**$114,098.25**
INSURANCE													
Auto Insurance	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,910.22	$0.00	$0.00	$0.00	$0.00	$1,910.22
Insurance - Property	$6,327.72	$6,327.72	$6,327.64	$6,327.64	$6,327.64	$6,327.64	$6,327.64	$6,327.72	$6,327.72	$6,327.64	$6,327.64	$6,327.64	$75,932.00
Total INSURANCE	**$6,327.72**	**$6,327.72**	**$6,327.64**	**$6,327.64**	**$6,327.64**	**$6,327.64**	**$6,327.64**	**$8,237.94**	**$6,327.72**	**$6,327.64**	**$6,327.64**	**$6,327.64**	**$77,842.22**
UTILITIES													
Electricity (CPS)	$1,588.20	$1,488.22	$1,279.90	$1,772.31	$1,416.96	$1,262.05	$1,388.10	$1,262.22	$1,436.77	$1,279.90	$1,772.31	$1,416.96	$17,363.90
Water (SAWS)	$8,133.88	$8,844.80	$9,390.10	$7,831.99	$8,799.00	$10,379.71	$9,910.12	$2,213.33	11,100.44	$9,100.00	$7,831.99	$8,799.00	$91,233.92
Pest Control	$465.00	$460.10	$461.30	$465.00	$465.00	$465.00	$465.00	$465.00	$465.00	$461.30	$465.00	$465.00	$5,567.70
Trash Services (WM)	$1,200.00	$1,190.00	$1,210.00	$1,180.00	$1,125.00	$1,150.10	$1,110.12	$1,199.45	$1,080.75	$1,280.00	$1,280.00	$1,280.00	$14,285.42
Service Fee	$182.47	$209.00	$564.50	$180.20	$173.00	$128.00	$135.88	$131.70	$128.10	$164.50	$180.20	$173.00	$2,350.55
UTI	$115.00	$99.00	$50.00	$110.00	$88.00	$115.00	$115.00	$115.00	$115.00	$50.00	$110.00	$88.00	$1,170.00
Total UTILITIES	**$11,684.55**	**$12,291.12**	**$12,955.80**	**$11,539.50**	**$12,066.96**	**$13,499.86**	**$13,124.22**	**$5,386.70**	**$3,225.62**	**$12,335.70**	**$11,639.50**	**$12,221.96**	**$131,971.49**
CONTRACT EXPENSES													
Interior painting	$3,010.44	$4,180.00	$2,400.88	$2,290.20	$2,800.00	$3,190.00	$2,810.35	$3,090.55	$2,365.66	$1,980.00	$2,455.10	$2,211.80	$32,784.98
Counter/tubs resurfising	$1,325.18	$390.77	$780.91	$1,120.30	$1,680.00	$1,590.00	$1,890.77	$1,991.44	$2,090.78	$391.11	$711.90	$1,133.88	$15,097.04
Flooring Installers	$3,400.00	$0.00	$3,190.00	$0.00	$3,860.10	$1,440.80	$1,510.88	$3,280.66	$3,276.90	$990.10	$3,350.40	$3,690.20	$27,990.04
Leslies Pool	$210.00	$0.00	$95.00	$0.00	$0.00	$190.90	$0.00	$76.10	$220.90	$0.00	$95.00	$0.00	$887.90
Security Camera Training	$290.00	$0.00	$480.00	$35.00	$135.00	$0.00	$135.00	$200.00	$335.00	$0.00	$135.00	$0.00	$1,745.00
Landscaping Contract	$1,500.00	$500.00	$500.00	$1,000.00	$1,000.00	$1,000.00	$900.00	$1,000.00	$900.00	$800.00	$800.00	$800.00	$10,700.00
In-House Maintenance Labor	$10,320.00	$12,115.00	$10,162.00	$10,810.20	$10,320.40	$11,100.30	$11,090.25	$10,900.00	$11,800.90	$12,200.00	$11,900.00	$11,800.00	$134,519.05
Total CONTRACT EXPENSES	**$20,055.62**	**$17,185.77**	**$17,608.79**	**$15,255.70**	**$19,795.50**	**$18,512.00**	**$18,337.25**	**$20,538.75**	**$20,990.14**	**$16,361.21**	**$19,447.40**	**$19,635.88**	**$223,724.01**
RECOVERABLE CAM EXPENSES													
Cap-X Reserve	$5,600.00	$5,600.00	$5,600.00	$5,600.00	$5,600.00	$5,600.00	$5,600.00	$5,600.00	$5,600.00	$5,600.00	$5,600.00	$5,600.00	$67,200.00
Total RECOVERABLE CAM EXPENSES	**$5,600.00**	**$5,600.00**	**$5,600.00**	**$5,600.00**	**$5,600.00**	**$5,600.00**	**$5,600.00**	**$5,600.00**	**$5,600.00**	**$5,600.00**	**$5,600.00**	**$5,600.00**	**$67,200.00**
GENERAL & ADMINISTRATIVE													
Office Utilities	$33.21	$555.53	$33.56	$133.56	$35.10	$257.10	$190.99	$89.99	$110.23	$125.53	$39.56	$139.56	$1,743.92
Signs & Banners	$120.88	$118.00	$144.00	$76.00	$14.99	$125.90	$289.90	$190.88	$225.80	$110.00	$110.00	$119.00	$1,645.35
Internet Advertising	$339.00	$339.00	$339.00	$339.00	$339.00	$339.00	$339.00	$339.00	$339.00	$339.00	$339.00	$339.00	$4,068.00
Webiste design/Maintance	$119.00	$89.11	$89.00	$89.00	$89.00	$89.00	$89.00	$289.00	$389.00	$89.11	$89.00	$89.00	$1,598.22
Application Screening-Appfolio	$68.00	$153.00	$102.00	$114.00	$89.00	$162.00	$110.80	$88.22	$145.99	$281.00	$209.10	$129.99	$1,653.10
Software Fee	$299.00	$299.00	$299.00	$299.00	$229.00	$229.00	$299.00	$299.00	$299.00	$299.00	$299.00	$299.00	$3,448.00
After-hour Security (StateWidePatrol)	$400.00	$400.00	$400.00	$400.00	$400.00	$400.00	$400.00	$400.00	$400.00	$400.00	$400.00	$400.00	$4,800.00
Eviction & Site Repersentation	$580.00	$870.00	$725.00	$480.00	$395.00	$520.00	$700.00	$480.00	$680.00	$570.00	$615.00	$680.00	$7,295.00
Telephone Service	$179.00	$179.00	$179.00	$179.00	$179.00	$179.00	$179.00	$179.00	$179.00	$179.00	$179.00	$179.00	$2,148.00
Legal Expenses	$0.00	$0.00	$185.00	$0.00	$0.00	$212.00	$0.00	$629.00	$0.00	$0.00	$185.00	$0.00	$1,211.00
Property Tax Escrow	$24,356.43	$24,356.43	$24,356.43	$24,356.43	$24,356.43	$24,356.43	$24,356.43	$24,356.43	$24,356.43	$24,356.43	$24,356.43	$24,356.43	**$292,277.16**
Mortgage Payment-@ Wells	$38,930.49	$38,930.49	$38,930.49	$38,930.49	$38,930.49	$38,930.49	$38,930.49	$38,930.49	$38,930.49	$38,930.49	$38,930.49	$38,930.49	**$467,165.88**
Mortgage Payment-2510	$9,000.00	$9,300.00	$9,300.00	$9,300.00	$9,000.00	$9,300.00	$9,300.00	$9,000.00	$9,300.00	$9,300.00	$9,300.00	$9,300.00	**$110,700.00**
Management Fee	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$90,000.00
Payroll Expense	$12,000.00	$12,000.00	$12,000.00	$12,000.00	$12,000.00	$12,000.00	$12,000.00	$12,000.00	$12,000.00	$12,000.00	$12,000.00	$12,000.00	$144,000.00
Total GENERAL & ADMINISTRATIVE	**$93,925.01**	**$95,089.56**	**$94,582.48**	**$94,196.48**	**$93,557.01**	**$94,599.92**	**$94,684.61**	**$94,771.01**	**$94,854.94**	**$94,479.56**	**$94,551.58**	**$94,461.47**	**$1,133,753.63**
Total Operating Expense	**$147,021.81**	**$142,340.93**	**$151,444.15**	**$144,428.56**	**$147,505.53**	**$147,535.65**	**$144,495.83**	**$144,692.76**	**$140,291.01**	**$142,432.54**	**$149,035.36**	**$147,365.47**	**$1,748,589.60**
NOI - Net Operating Income	**$1,923.66**	**$15,860.16**	**$4,072.95**	**$12,084.00**	**$4,742.98**	**$2,673.39**	**$7,671.58**	**$7,627.61**	**$10,762.46**	**$11,156.80**	**$9,837.08**	**$8,251.74**	**$96,664.41**
Capital Improvments:													
Parking Lot Repair,Seal Coat, Stripping	$3,500.00	$0.00	$0.00	$1,200.00	$0.00	$800.00	$0.00	$0.00	$1,300.00	0.00	0.00	0.00	**$6,800.00**
Change Cabinet Colors	$2,150.00	$1,700.00	$1,450.00	$0.00	$1,600.00	$1,250.00	$0.00	$4,500.00	$1,500.00	2,100.00	3,900.00	1,000.00	**$21,150.00**
Repairing Cabinet door fronts	$630.00	$420.00	$250.00	$350.00	$600.00	$550.00	$1,250.00	$0.00	$1,800.00	900.00	1,100.00	600.00	**$8,450.00**
Granit Counter-Tops	$1,350.00	$980.10	$1,511.90	$920.00	$1,200.00	$0.00	$0.00	$2,680.00	$0.00	1,150.00	1,050.00	2,600.00	**$13,442.00**
Trim replacment	$1,920.00	$1,120.00	$1,020.00	$1,100.00	$1,090.00	$1,050.00	$0.00	$2,690.00	$1,100.00	990.00	1,890.00	1,325.00	**$15,295.00**
Total Capital Improvments Expense	**$9,550.00**	**$4,220.10**	**$4,231.90**	**$3,570.00**	**$4,490.00**	**$3,650.00**	**$1,250.00**	**$9,870.00**	**$5,700.00**	**$5,140.00**	**$7,940.00**	**$5,525.00**	**$65,137.00**
Net Income - Capital Improvments Totals	**-$7,626.34**	**$11,640.06**	**-$158.95**	**$8,514.00**	**$252.98**	**-$976.61**	**$6,421.58**	**-$2,242.39**	**$5,062.46**	**6,016.80**	**1,897.08**	**2,726.74**	**31,527.41**
OCCUPENCY RATE %	**$90.60**	**$90.90**	**$91.00**	**$90.30**	**$90.10**	**$91.50**	**$91.80**	**$91.40**	**$91.38**	**93.56**	**94.20**	**93.80**	**91.71**