

Cash Flow - 12 Month

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

Level of Detail: Detail View

Account Name	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Total
Operating Income & Expense													
Income													
RENT INCOME													
Rent	163,926.55	159,539.56	\$132,031.57	153,518.79	148,791.32	150,341.97	\$141,359.66	\$156,503.03					\$1,206,012.45
Section 8 - SAHA *	0.00	0.00	\$6.06	0.00	0.00	21.45	-\$25.17	\$760.67					\$763.01
Section 8 - American G1 Forum I	0.00	6.06	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00					\$6.06
Section 8 - Centre #	0.00	0.00	\$179.98	110.00	156.17	275.00	\$205.00	\$130.00					\$1,056.15
Pet Rent	180.00	160.00	\$140.00	1,250.00	400.00	1,565.00	\$500.00	\$0.00					\$4,195.00
Risk Fee non-refundable	200.00	5,150.00	\$1,800.00	1,200.00	1,800.00	2,180.00	-\$500.00	-\$1,000.00					\$10,830.00
Concessions	-\$500.00	0.00	\$0.00	-\$600.00	-\$880.00	-\$1,000.00	\$0.00	\$0.00					-\$2,980.00
Total RENT INCOME	163,806.55	164,855.62	\$134,157.61	155,478.79	149,347.49	151,160.52	\$141,539.49	\$156,393.70					\$1,216,739.77
NSF Fees Collected	50.00	0.00	\$0.00	100.00	150.00	50.00	\$50.00	\$150.00					\$550.00
Late Fee	2,865.60	3,124.90	\$1,923.95	218.17	225.00	371.89	\$889.86	\$1,674.04					\$11,293.41
Utility Income	6,477.40	7,530.47	\$5,904.67	4,680.51	7,721.21	4,651.81	\$5,205.34	\$6,582.88					\$48,754.29
Pet Fee-Non Refundable	666.45	883.55	\$380.89	269.11	25.00	25.00	\$25.00	\$25.00					\$2,300.00
Application Fee Income	420.00	245.00	\$335.00	460.00	380.00	365.00	\$529.00	\$490.00					\$3,224.00
Deposit Forfeit	0.00	0.00	\$0.00	280.00	700.00	735.00	\$1,170.11	\$868.89					\$3,754.00
Miscellaneous Income	1,482.50	835.88	\$590.10	620.10	890.09	599.46	\$420.50	\$501.10					\$5,939.73
Total Operating Income	175,768.50	177,475.42	\$143,292.22	162,106.68	159,438.79	157,958.68	\$149,829.30	\$166,685.61					\$1,292,555.20
Expense													
REPAIRS AND MAINTENANCE (R&M)													
Carpet/ Floor R&M	2,819.10	2,206.42	\$1,100.90	2,319.22	1,188.90	\$1,978.32	\$1,110.66	\$900.40					\$13,623.92
Painting R&M	1,160.88	4,759.90	\$1,690.10	980.10	1,888.45	\$1,879.20	\$1,390.20	\$1,288.22					\$15,037.05
HVAC (Heat, Ventilation, Air) R&M	3,990.20	2,110.90	\$1,660.00	3,819.66	2,388.99	\$1,818.11	\$1,190.30	\$912.31					\$17,890.47
Landscaping R&M	250.00	220.00	\$250.00	250.00	220.00	\$250.00	\$200.00	\$200.00					\$1,840.00
Plumbing R&M	2,680.10	1,890.55	\$1,720.55	1,880.10	1,790.33	\$1,790.88	\$1,333.10	\$1,771.20					\$14,856.81
Electrical R&M	1,330.22	1,010.99	\$1,090.40	1,366.88	1,350.88	\$1,447.70	\$998.22	\$1,090.77					\$9,686.06
Miscellaneous R&M	1,200.00	230.00	\$388.30	818.33	377.00	\$890.10	\$690.30	\$811.99					\$5,406.02
Key/Lock R&M	150.10	120.00	\$150.00	250.50	220.55	\$200.00	\$140.99	\$191.10					\$1,423.24
Total REPAIRS AND MAINTENANCE (R&M)	13,580.60	12,548.76	\$8,050.25	\$11,684.79	\$9,425.10	\$10,254.31	\$7,053.77	\$7,165.99					\$79,763.57
INSURANCE													
Auto Insurance	0.00	0.00	\$0.00	\$141.35	\$141.35	\$141.35	\$141.35	\$141.35					\$706.75
Insurance - Property	6,327.64	6,327.64	\$6,327.64	\$6,327.64	\$6,327.64	\$6,327.64	\$6,327.64	\$6,327.64					\$50,621.12
Total INSURANCE	6,327.64	6,327.64	\$6,327.64	\$6,468.99	\$6,468.99	\$6,468.99	\$6,468.99	\$6,468.99					\$51,327.87
UTILITIES													
Electricity (CPS)	3,290.19	2,689.80	\$2,279.36	2,990.44	2,488.44	\$1,990.66	\$2,440.33	\$2,690.88					\$20,860.10
Water (SAWS)	12,490.00	11,130.00	\$10,900.45	13,690.22	13,130.66	\$12,900.11	\$13,109.33	\$14,100.88					\$101,451.65
Pest Control	456.00	465.00	\$465.00	556.00	465.00	\$465.00	\$465.00	\$465.00					\$4,002.00
Trash Services (WM)	1,280.00	1,280.00	\$1,365.10	1,350.00	1,350.00	\$1,350.25	\$1,350.25	\$1,330.80					\$10,656.40
Service Fee	131.80	171.88	\$152.10	110.66	166.80	\$171.66	\$131.80	\$140.50					\$1,177.20
UTI	115.00	115.00	\$115.00	115.00	120.00	\$115.00	\$115.00	\$115.00					\$925.00
Total UTILITIES	17,762.99	15,851.68	\$15,277.01	\$18,812.32	\$17,920.90	\$16,992.68	\$17,611.71	\$18,843.06					\$139,072.35
CONTRACT EXPENSES													
Interior painting	3,810.00	4,199.10	\$2,110.90	2,911.00	2,190.00	\$1,850.00	\$1,290.33	\$1,980.88					\$20,342.21
Counter/tubs resurfising	1,799.10	2,010.00	\$880.91	1,880.00	2,180.00	\$950.00	\$1,100.66	\$980.10					\$11,780.77
Flooring Installers	1,150.77	2,860.81	\$2,990.10	2,154.00	2,900.00	\$1,990.00	\$1,080.66	\$1,130.88					\$16,257.22
Leslies Pool	225.00	189.10	\$59.99	200.00	190.00	\$110.00	\$80.99	\$109.33					\$1,164.41
Security Camera Training	200.00	180.00	\$0.00	0.00	225.00	\$0.00	\$0.00	\$0.00					\$605.00
Landscaping Contract	1,500.00	1,500.00	\$800.00	1,600.00	1,600.00	\$1,600.00	\$1,600.00	\$1,600.00					\$11,800.00
In-House Maintenance Labor	12,100.00	11,900.00	\$12,910.00	12,220.00	12,200.00	\$13,100.00	\$12,100.00	\$12,900.00					\$99,430.00
Total CONTRACT EXPENSES	20,784.87	22,839.01	\$19,751.90	\$20,965.00	\$21,485.00	\$19,600.00	\$17,252.64	\$18,701.19					\$161,379.61
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					\$44,800.00
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					\$44,800.00
GENERAL & ADMINISTRATIVE													
Office Utilities	180.20	150.20	\$53.56	110.55	98.99	\$165.15	\$64.99	\$91.80					\$915.44
Signs & Banners	221.40	199.30	\$94.00	188.55	205.10	\$179.98	\$200.10	\$190.77					\$1,479.20
Internet Advertising	439.00	439.00	\$339.00	439.00	439.00	\$439.10	\$439.00	\$439.00					\$3,412.10
Webiste design/Maintance	281.20	89.00	\$89.00	89.00	89.00	\$89.00	\$89.00	\$89.00					\$904.20
Application Screening-Appfolio	260.77	140.77	\$335.00	360.10	240.60	\$310.77	\$380.99	\$315.20					\$2,344.20
Software Fee	299.00	299.00	\$299.00	299.00	299.00	\$299.00	\$299.00	\$299.00					\$2,392.00
After-hour Security (StateWidePatrol)	400.00	400.00	\$400.00	650.00	650.00	\$650.00	\$825.00	\$825.00					\$4,800.00
Eviction & Site Repersentation	680.00	880.00	\$825.00	0.00	0.00	\$889.00	\$720.00	\$0.00					\$3,994.00
Telephone Service	179.00	179.00	\$179.00	279.00	279.00	\$279.00	\$279.00	\$279.00					\$1,932.00
Legal Expenses	0.00	7,290.00	\$75.00	0.00	2,500.00	\$0.00	\$0.00	\$0.00					\$9,865.00
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					\$194,851.44
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					\$318,443.92
Mortgage Payment-2510	9,000.00	9,000.00	\$9,300.00	9,000.00	9,000.00	\$9,300.00	\$9,300.00	\$10,100.00					\$74,000.00
Management Fee	7,500.00	7,500.00	\$5,500.00	7,500.00	7,500.00	\$5,500.00	\$5,000.00	\$5,000.00					\$51,000.00
Payroll Expense	12,000.00	12,000.00	\$12,000.00	12,000.00	12,000.00	\$12,000.00	\$11,000.00	\$11,000.00					\$94,000.00
Total GENERAL & ADMINISTRATIVE	94,727.49	101,853.19	\$92,775.48	\$94,202.12	\$96,587.61	\$93,387.92	\$91,884.00	\$98,915.69					\$764,333.50
Total Operating Expense	158,783.59	165,020.28	\$147,782.28	\$157,733.22	\$157,487.60	\$152,303.90	\$145,871.11	\$155,694.92					\$1,240,676.90
NOI - Net Operating Income	16,984.91	12,455.14	-\$4,490.06	\$4,373.46	\$1,951.19	\$5,654.78	\$3,958.19	\$10,990.69					\$51,878.30

Capital Improvements:									
Parking Lot Repair, Seal Coat, Stripping	0.00	0.00	\$0.00	0.00	0.00	\$0.00	\$4,500.00	\$0.00	\$4,500.00
Change Cabinet Colors	3,950.00	4,590.00	\$450.00	1,950.00	1,590.00	\$690.00	\$1,180.00	\$3,100.00	\$17,500.00
Repairing Cabinet door fronts	2,280.00	2,090.60	\$390.10	1,299.00	1,088.00	\$890.00	\$325.00	\$620.00	\$8,982.70
Granit Counter-Tops	2,810.00	2,690.70	\$625.00	1,810.00	1,190.00	\$890.00	\$810.00	\$1,990.00	\$12,815.70
Trim replacment	810.00	520.00	\$990.00	1,110.00	1,520.00	\$1,910.00	\$450.00	\$920.00	\$8,230.00
Total Capital Improvments Expense	9,850.00	9,891.30	\$2,455.10	\$6,169.00	\$5,388.00	\$4,380.00	\$7,265.00	\$6,630.00	\$52,028.40
Net Income - Capital Improvments Totals	7,134.91	2,563.84	-\$6,945.16	-\$1,795.54	-\$3,436.81	\$1,274.78	-\$3,306.81	\$4,360.69	-150.10
OCCUPENCY RATE %	94.10	92.80	90.6	91.7	92.1	92.6	96.40	95.50	62.15