

**Monte Vista Apartments**  
**1300 N College St**  
**Gonzales, TX 78629**

## **Profit & Loss**

January through December 2018

### **Ordinary Income/Expense**

#### **Income**

**Total Income** \$157,771.45

#### **Expense**

**Utilities** \$11,703.07

**Pest Control** \$394.98

**Grounds** \$4,500.00

**Repairs and Maintenance** \$27,557.08

**Accounting Services** \$2,046.06

**Bank Service Charges** \$122.25

**Professional Fees** \$1,785.00

**Management Fees** \$12,112.11

**Taxes - Property** \$33,609.21

**Insurance Expense** \$9,389.90

**Total Expense** \$103,219.66

**Net Ordinary Income** \$54,551.79

#### **CapEx / Other**

**Amortization** 690.38

**Depreciation Expense** \$18,251.14

**Guaranteed Payments** \$11,000.00 Partner distributions

**Interest Expense** \$5,431.54

**Supplies - CapEx** \$4,818.14