

T12 Consolidated 32 Fourplex

Thru April 2022

T12	<u>CHAPA GROUP, LLC</u>	<u>CHAPA GROUP No.2, LLC</u>	<u>Evelia G Chapa</u>	<u>Proforma 727 Danielle</u>	<u>Proforma 4 new in Sands</u>	<u>Proforma Sebastian Chapa</u>	<u>Total</u>
Gross Profit	\$493,060.68	\$774,725.47	\$54,005.25	\$55,200.00	\$193,800.00	\$100,800.00	\$1,671,591.40
Expenses	\$117,126.52	\$231,972.05	\$17,981.22	\$13,394.24	\$47,640.96	\$23,820.48	\$451,935.47
Net Income	\$375,934.16	\$542,753.42	\$36,024.03	\$41,805.76	\$146,159.04	\$76,979.52	\$1,215,299
	<u>8 Fourplexes</u>	<u>16 Fourplexes</u>	<u>1 Fourplex</u>	<u>1 Fourplex</u>	<u>4 fourplexes</u>	<u>2 fourplexes</u>	<u>32 fourplexes</u>
	The Sands Subdivision Lot 6,7,8,9,23,24	The Sands Subdivision Lot2, 3, 4, 5, 30,29			The Sands Subdivision Lot11, 12, 25, 26,	The Sands Subdivision Lot 22,31	Sands Subdivision 18
	Stony Brook Subdivision Lot 15A&B, 17A&B	Stony Brook Subdivision Lot 11A&B, 12A&B, 14A&B					Stony Brook 5
		Hacienda Sta Lucia Subdivision Lot 27, 28, 29,30,38,45,46	Hacienda Sta Lucia Subdivision Lot 37	Hacienda Sta Lucia Subdivision Lot 18			Hacienda Santa Lucia Subdivision 9

Chapa Group LTD

	21-May	21-Jun	21-Jul	21-Aug	21-Sep	21-Oct	21-Nov	21-Dec	21-Jan	21-Feb	21-Mar	21-Apr	TOTAL
INCOME													
Application Fee	\$ -	\$ 155.00	\$ -	\$ -	\$ -	\$ 35.00	\$ -	\$ -	\$ -	\$ 80.00	\$ 50.00	\$ -	\$ 320.00
Late Fee Income	\$ 200.00	\$ 405.00	\$ 505.00	\$ 200.00	\$ 400.00	\$ 400.00	\$ 905.00	\$ 400.00	\$ 1,125.00	\$ 1,340.00	\$ 1,135.00	\$ 1,360.00	\$ 8,375.00
Rents	\$ 31,037.02	\$ 31,415.02	\$ 30,926.55	\$ 32,252.02	\$ 31,894.01	\$ 35,593.53	\$ 31,739.01	\$ 62,929.49	\$ 47,187.01	\$ 50,198.02	\$ 48,700.00	\$ 49,944.00	\$ 483,815.68
Pet Fee								\$ 300.00		\$ 250.00			\$ 550.00
Total Income	\$ 31,237.02	\$ 31,975.02	\$ 31,431.55	\$ 32,452.02	\$ 32,294.01	\$ 36,028.53	\$ 32,644.01	\$ 63,329.49	\$ 48,612.01	\$ 51,618.02	\$ 50,135.00	\$ 51,304.00	\$ 493,060.68
EXPENSE													
Office Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6.79	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6.79
Pest Control	\$ -	\$ -	\$ 80.00	\$ 80.00	\$ -	\$ -	\$ 150.00	\$ -	\$ -	\$ 54.13	\$ -	\$ -	\$ 364.13
Property Taxes Hidalgo County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,347.92	\$ -	\$ -	\$ -	\$ -	\$ 63,347.92
Total Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,347.92	\$ -	\$ -	\$ -	\$ -	\$ 63,347.92
Yard Work	\$ 273.83	\$ 273.83	\$ 273.90	\$ 136.95	\$ 273.90	\$ 410.85	\$ 273.90	\$ 273.90	\$ 417.90	\$ 381.90	\$ 417.90	\$ 698.85	\$ 4,107.61
Insurance	\$ 1,860.64	\$ 1,860.64	\$ 987.52	\$ 1,975.04	\$ 987.52	\$ 987.52	\$ 987.52	\$ 987.52	\$ 987.52	\$ 987.52	\$ -	\$ -	\$ 12,608.96
Professional Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance	\$ 1,213.09	\$ 1,761.45	\$ 1,783.87	\$ 2,523.89	\$ 1,311.65	\$ 134.05	\$ 265.00	\$ 385.58	\$ 1,537.49	\$ 660.67	\$ 564.13	\$ 1,759.85	\$ 13,900.72
Building Repairs - Other	\$ -	\$ -	\$ 435.00	\$ -	\$ 45.00	\$ -	\$ -	\$ 60.00	\$ -	\$ -	\$ -	\$ -	\$ 540.00
Total Building Repairs	\$ 1,213.09	\$ 1,761.45	\$ 2,218.87	\$ 2,523.89	\$ 1,356.65	\$ 134.05	\$ 265.00	\$ 445.58	\$ -	\$ -	\$ -	\$ -	\$ 9,918.58
Repairs - Other	\$ -	\$ 225.00	\$ -	\$ -	\$ 45.00	\$ 595.00	\$ 300.00	\$ 545.00	\$ 925.00	\$ 2,033.07	\$ 670.00	\$ 290.00	\$ 5,628.07
Total Repairs	\$ 1,213.09	\$ 1,986.45	\$ 2,218.87	\$ 2,523.89	\$ 1,401.65	\$ 729.05	\$ 565.00	\$ 990.58	\$ 2,462.49	\$ 2,693.74	\$ 1,234.13	\$ 2,049.85	\$ 20,068.79
Utilities													
Trash Collection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175.28
Gas and Electric	\$ 332.92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 353.88	\$ 41.56	\$ 1,094.48	\$ 1,446.61	\$ 3,269.45
Water	\$ 1,582.13	\$ 552.10	\$ 1,086.92	\$ 1,744.07	\$ 381.54	\$ 1,020.02	\$ 832.92	\$ 1,051.63	\$ 1,453.48	\$ 1,682.96	\$ 959.05	\$ 217.75	\$ 12,564.57
Utilities - Other	\$ -	\$ -	\$ -	\$ -	\$ 613.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 613.02
Total Utilities	\$ 1,915.05	\$ 552.10	\$ 1,086.92	\$ 1,744.07	\$ 994.56	\$ 1,020.02	\$ 1,008.20	\$ 1,051.63	\$ 1,807.36	\$ 1,724.52	\$ 2,053.53	\$ 1,664.36	\$ 16,622.32
Total Expense	\$ 5,262.61	\$ 4,673.02	\$ 4,647.21	\$ 6,459.95	\$ 3,657.63	\$ 3,154.23	\$ 2,984.62	\$ 66,651.55	\$ 5,675.27	\$ 5,841.81	\$ 3,705.56	\$ 4,413.06	\$ 117,126.52
Net Ordinary Income	\$ 25,974.41	\$ 27,302.00	\$ 26,784.34	\$ 25,992.07	\$ 28,636.38	\$ 32,874.30	\$ 29,659.39	\$ (3,322.06)	\$ 42,936.74	\$ 45,776.21	\$ 46,429.44	\$ 46,890.94	\$ 375,934.16

CHAPA GROUP NUMBER 2 LLC

	21-May	21-Jun	21-Jul	21-Aug	21-Sep	21-Oct	21-Nov	21-Dec	21-Jan	21-Feb	21-Mar	21-Apr	TOTAL
INCOME													
Application Fee	\$ -	\$ 35.00	\$ 150.00	\$ -	\$ 85.00	\$ 105.00	\$ 50.00	\$ 200.00	\$ 15.00	\$ 65.00	\$ -	\$ 15.00	\$ 720.00
Other Income	\$ 825.00	\$ 1,890.52	\$ 1,535.00	\$ 1,035.00	\$ 2,440.00	\$ 7,731.00	\$ 1,320.00	\$ 1,145.00	\$ 920.00	\$ 1,335.00	\$ 1,455.00	\$ 1,470.00	\$ 23,101.52
Rental Income	\$ 62,801.04	\$ 62,693.12	\$ 61,347.49	\$ 61,660.05	\$ 62,841.09	\$ 62,684.07	\$ 61,559.06	\$ 88,976.45	\$ 63,795.05	\$ 63,480.00	\$ 64,166.60	\$ 63,766.34	\$ 779,770.36
Other Income Pet Deposit	\$ -	\$ -	\$ 550.00	\$ -	\$ -	\$ -	\$ 250.00	\$ 250.00	\$ -	\$ 300.00	\$ -	\$ -	\$ 1,550.00
Total Income	\$ 63,626.04	\$ 64,618.64	\$ 63,582.49	\$ 62,695.05	\$ 65,366.09	\$ 70,520.07	\$ 63,179.06	\$ 90,571.45	\$ 64,730.05	\$ 65,180.00	\$ 65,621.60	\$ 65,451.34	\$ 805,141.88
EXPENSES													
HOA Santa Lucia Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500.00	\$ -	\$ -	\$ -	\$ 3,500.00
Insurance Expense	\$ 3,721.15	\$ 3,721.15	\$ 1,975.03	\$ 1,975.03	\$ 2,111.10	\$ 2,111.10	\$ 2,111.10	\$ -	\$ 1,975.03	\$ 1,975.03	\$ 1,975.03	\$ 1,975.03	\$ 25,625.78
Pest Control	\$ 43.30	\$ -	\$ 160.00	\$ 333.20	\$ -	\$ -	\$ 650.00	\$ 50.00	\$ -	\$ 54.13	\$ -	\$ -	\$ 1,290.63
Total COGS	\$ 3,764.45	\$ 3,721.15	\$ 2,135.03	\$ 2,308.23	\$ 2,111.10	\$ 2,111.10	\$ 2,761.10	\$ 50.00	\$ 5,475.03	\$ 2,029.16	\$ 1,975.03	\$ 1,975.03	\$ 30,416.41
Professional Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154.00	\$ -	\$ -	\$ 154.00
Repairs and Maintenance	\$ 3,073.00	\$ 2,060.64	\$ 5,638.64	\$ 2,762.50	\$ 2,538.76	\$ 3,979.20	\$ 3,089.34	\$ 7,318.00	\$ 2,195.00	\$ 2,616.57	\$ 2,104.18	\$ 5,795.59	\$ 43,171.42
Tax Property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,776.18	\$ -	\$ -	\$ -	\$ -	\$ 124,776.18
Utilities													
Electric	\$ 306.96	\$ 968.05	\$ 820.18	\$ 656.44	\$ 961.64	\$ 67.90	\$ 1,609.91	\$ 102.26	\$ 2,113.07	\$ 20.32	\$ 400.41	\$ 282.67	\$ 8,309.81
Trash	\$ 1,701.59	\$ 2,170.42	\$ 1,316.79	\$ 156.78	\$ 311.90	\$ 602.66	\$ 804.48	\$ 869.57	\$ 865.05	\$ 1,735.13	\$ 6.16	\$ 793.16	\$ 11,333.69
WATER	\$ 3,058.11	\$ 2,161.70	\$ 2,751.81	\$ 3,428.36	\$ 2,201.98	\$ 2,591.91	\$ 2,714.57	\$ 2,560.12	\$ 2,623.66	\$ 2,670.79	\$ 2,557.23	\$ 2,544.21	\$ 31,864.45
Total Utilities	\$ 5,066.66	\$ 5,300.17	\$ 4,888.78	\$ 4,241.58	\$ 3,475.52	\$ 3,262.47	\$ 5,128.96	\$ 3,531.95	\$ 5,601.78	\$ 4,426.24	\$ 2,963.80	\$ 3,620.04	\$ 51,507.95
Yard Work	\$ 985.00	\$ 985.00	\$ 1,195.00	\$ 492.50	\$ 1,195.00	\$ 1,267.50	\$ 925.00	\$ 985.00	\$ 1,165.00	\$ 985.00	\$ 925.00	\$ 1,257.50	\$ 12,362.50
Total Expense	\$ 12,889.11	\$ 12,066.96	\$ 13,857.45	\$ 9,804.81	\$ 9,320.38	\$ 10,620.27	\$ 11,904.40	\$ 136,661.13	\$ 14,436.81	\$ 10,210.97	\$ 7,968.01	\$ 12,648.16	\$ 262,388.46
Net Income	\$ 50,736.93	\$ 52,551.68	\$ 49,725.04	\$ 52,890.24	\$ 56,045.71	\$ 59,899.80	\$ 51,274.66	\$ (46,089.68)	\$ 50,293.24	\$ 54,969.03	\$ 57,653.59	\$ 52,803.18	\$ 542,753.42

Evelia G Chapa

	MAY 2021	JUN 2021	JUL 2021	AUG	SEP	OCT NOV	Dec-21	Jan	Feb	Mar	Apr	TOTAL	
Income													
Late Fees Income	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	85.00	0.00	0.00	165.00	\$300.00
Rental Income	4,200.00	4,300.00	3,803.25	3,200.00	5,350.00	4,300.00	4,300.00	4,300.00	4,450.00	4,450.00	4,450.00	4,450.00	\$51553.25
Security Deposit	0.00	0.00	2,000.00	-740.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$1260.00
Uncategorized Income	0.00	0.00	0.00	0.00	892.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$892.00
Total Income	\$4,200.00	\$4,300.00	\$5,803.25	\$2,460.00	\$6,292.00	\$4,300.00	\$4,300.00	\$4,300.00	\$4,535.00	\$4,450.00	\$4,450.00	\$4,615.00	\$54005.25
Expenses													
Bank Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.00	\$12.00
Cleaning and Maintenance	0.00	114.36	217.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.62	0.00	\$392.08
Contractors	0.00	0.00	0.00	0.00	0.00	370.00	0.00	0.00	200.00	0.00	95.00	60.00	\$725.00
Homeowners	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	\$500.00
Insurance	150.99	401.01	126.00	126.00	126.00	126.00	126.00	126.00	126.00	126.00	126.00	0.00	\$1686.00
Legal & Professional Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	270.76	0.00	0.00	0.00	\$270.76
Legal & Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Office Supplies & Software	26.65	26.65	26.65	26.65	26.65	26.65	26.65	26.65	26.65	26.65	26.65	26.65	\$319.80
Office/GA Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.23	0.00	0.00	0.00	\$3.23
Postage and delivery	0.00	0.00	0.00	4.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$4.15
Property Taxes Paid	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9655.36	0.00	0.00	0.00	0.00	\$9655.36
Repairs & Maintenance	0.00	0.00	561.46	45.68	187.41	45.00	85.00	213.56	34.62	0.00	0.00	65.00	\$1237.73
Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Electricity	18.56	18.36	72.73	36.60	17.04	18.37	20.12	21.24	23.81	21.55	22.22	20.17	\$310.77
Trash Pick Up	89.37	90.06	90.29	90.55	90.43	90.82	92.32	92.58	0.00	184.75	94.41	100.14	\$1105.72
Water	159.71	181.33	140.14	133.29	133.37	141.43	140.91	148.46	154.44	141.67	143.40	140.47	\$1758.62
Total Utilities	267.64	289.75	303.16	260.44	240.84	250.62	253.35	262.28	178.25	347.97	260.03	260.78	\$3175.11
Total Expenses	\$445.28	\$831.77	\$1234.37	\$462.92	\$580.90	\$818.27	\$491.00	\$10283.85	\$839.51	\$1000.62	\$568.30	\$424.43	\$17981.22
NET OPERATING INCOME	\$3,754.72	\$3,468.23	\$4,568.88	\$1,997.08	\$5,711.10	\$3,481.73	\$3,809.00	-\$5,983.85	\$3,695.49	\$3,449.38	\$3,881.70	\$4,190.57	\$36024.03

The Sands Lots 11, 12, 25, 26

Profit & Loss

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec					Total
Income																	
Rental Income	\$ 16,150.00	\$16,150.00	\$16,150.00	\$16,150.00	\$16,150.00	\$16,150.00	\$16,150.00	\$16,150.00	\$16,150.00	\$16,150.00	\$16,150.00	\$16,150.00	\$16,151.00	\$16,152.00	\$16,153.00	\$16,154.00	\$ 193,800.00
Total Income	\$ 16,150.00	\$16,150.00	\$16,150.00	\$16,150.00	\$16,150.00	\$16,150.00	\$16,150.00	\$16,150.00	\$16,150.00	\$16,150.00	\$16,150.00	\$16,150.00	\$16,151.00	\$16,152.00	\$16,153.00	\$16,154.00	\$ 193,800.00
Expenses																	
Insurance	\$ 558.08	\$ 558.08	\$ 558.08	\$ 558.08	\$ 558.08	\$ 558.08	\$ 558.08	\$ 558.08	\$ 558.08	\$ 558.08	\$ 558.08	\$ 558.08	\$ 558.08	\$ 558.08	\$ 558.08	\$ 558.08	\$ 6,696.96
Property Taxes	\$ 2,772.00	\$ 2,772.00	\$ 2,772.00	\$ 2,772.00	\$ 2,772.00	\$ 2,772.00	\$ 2,772.00	\$ 2,772.00	\$ 2,772.00	\$ 2,772.00	\$ 2,772.00	\$ 2,772.00	\$ 2,772.00	\$ 2,772.00	\$ 2,772.00	\$ 2,772.00	\$ 33,264.00
Water Bill	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 2,400.00
Electric Bill	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 2,400.00
Landscaping Maintenance	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 2,880.00
Total Expenses	\$ 3,970.08	\$ 3,970.08	\$ 3,970.08	\$ 3,970.08	\$ 3,970.08	\$ 3,970.08	\$ 3,970.08	\$ 3,970.08	\$ 3,970.08	\$ 3,970.08	\$ 3,970.08	\$ 3,970.08	\$ 3,970.08	\$ 3,970.08	\$ 3,970.08	\$ 3,970.08	\$ 47,640.96
NOI	\$ 12,179.92	\$12,179.92	\$12,179.92	\$12,179.92	\$12,179.92	\$12,179.92	\$12,179.92	\$12,179.92	\$12,179.92	\$12,179.92	\$12,179.92	\$12,179.92	\$12,180.92	\$12,181.92	\$12,182.92	\$12,183.92	\$ 146,159.04

