



Colores Del Sol Apartments

M25 Capital REI, LLC

Twelve Month Profit and Loss

February 2021 - January 2022 - Accrual - Accounting Book: Default - Accounting Tree: Default

Printed 2/23/2022 1:46:54 PM

Account	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Adjusted Total	Variance
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual		
INCOME														
4000 Net Rental Income														
4100 Gross Possible Rent														
4110 Gross Potential Rent	27,450.00	26,950.00	26,950.00	26,325.00	27,123.00	26,950.00	26,950.00	26,950.00	27,685.00	26,950.00	26,950.00	26,950.00	324,183.00	324,183.00
4120 (Loss) / Gain to Old Lease	-5,595.00	-4,454.85	-4,021.00	-1,746.00	-1,845.00	-1,560.17	-1,016.83	-790.00	319.00	-450.00	-418.50	-273.50	-21,851.85	-21,851.85
4100 Total Gross Possible Rent	21,855.00	22,495.15	22,929.00	24,579.00	25,278.00	25,389.83	25,933.17	26,160.00	28,004.00	26,500.00	26,531.50	26,676.50	302,331.15	302,331.15
4200 Deductions														
4210 Bad Debt / Write-Off Uncollectable Rent	-1,225.00	-75.00	-981.00	0.00	-1,092.00	-1,151.24	-889.50	0.00	0.00	-140.40	-76.50	-536.00	-6,166.64	-6,166.64
4220 Vacancy Loss	-3,050.00	-4,455.00	-5,617.00	-6,231.00	-5,345.00	-5,246.00	-5,382.00	-2,660.00	-3,693.00	-3,482.00	-2,800.00	-1,671.00	-49,632.00	-49,632.00
4250 Rent Concessions	0.00	0.00	0.00	-97.00	-50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-147.00	-147.00
4200 Total Deductions	-4,275.00	-4,530.00	-6,598.00	-6,328.00	-6,487.00	-6,397.24	-6,271.50	-2,660.00	-3,693.00	-3,622.40	-2,876.50	-2,207.00	-55,945.64	-55,945.64
4000 Total Net Rental Income	17,580.00	17,965.15	16,331.00	18,251.00	18,791.00	18,992.59	19,661.67	23,500.00	24,311.00	22,877.60	23,655.00	24,469.50	246,385.51	246,385.51
4300 Other Income														
4305 Bad Debt Recovery	0.00	0.00	0.00	0.00	165.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	165.00	165.00
4325 Pest Control Fees	0.00	0.00	0.00	0.00	92.52	-11.38	78.93	94.23	106.42	119.11	133.44	134.38	747.65	747.65
4326 Holdover Rent Income	0.00	656.25	393.66	0.00	-1,049.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4330 Trash Service Fee	0.00	0.00	0.00	0.00	323.83	-34.96	247.33	265.06	303.06	318.97	352.06	345.55	2,120.90	2,120.90
4340 Water Revenue	0.00	0.00	0.00	0.00	758.87	-77.84	673.30	728.63	941.02	656.51	703.55	749.67	5,133.71	5,133.71
4341 Sewer Revenue	0.00	0.00	0.00	0.00	598.48	0.00	409.12	447.06	568.21	430.12	439.10	473.82	3,365.91	3,365.91
4415 Application Fees	100.00	1,075.00	175.00	650.00	100.00	350.00	300.00	0.00	150.00	0.00	300.00	200.00	3,400.00	3,400.00
4420 Cleaning Charges / Fees	300.00	348.85	370.00	300.00	300.00	0.00	404.67	0.00	0.00	0.00	0.00	0.00	2,023.52	2,023.52
4428 Resident Damage Charges	0.00	0.00	0.00	54.80	0.00	250.00	85.00	0.00	0.00	0.00	391.93	0.00	781.73	781.73
4434 Interest Income	0.00	6.05	0.00	0.00	7.85	0.00	0.00	8.39	0.00	0.00	11.18	0.00	33.47	33.47
4438 Key & Lock Charges	0.00	0.00	0.00	0.00	0.00	55.00	55.00	0.00	0.00	0.00	55.00	0.00	165.00	165.00
4440 Late Charge Fees	120.00	312.50	161.50	309.00	205.40	222.40	548.30	793.80	872.70	270.90	578.40	330.00	4,724.90	4,724.90
4445 Laundry Room Income	224.00	479.50	285.00	448.50	60.50	165.61	140.47	179.17	244.04	357.92	265.48	278.47	3,128.66	3,128.66
4447 Concession Repayment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	147.00	-147.00	0.00	0.00	0.00	0.00
4448 Lease Termination Fees	-446.00	0.00	0.00	0.00	0.00	133.83	0.00	0.00	0.00	0.00	0.00	0.00	-312.17	-312.17
4450 Month to Month Fees	0.00	0.00	100.00	0.00	200.00	300.00	200.00	100.00	0.00	0.00	0.00	0.00	900.00	900.00
4455 Pet Fees Non-refundable	15.00	205.00	295.00	315.00	-155.00	16.00	115.00	215.00	15.00	15.00	15.00	15.00	1,081.00	1,081.00
4456 Pet Rent	0.00	0.00	15.00	45.00	45.00	15.00	45.00	75.00	75.00	75.00	75.00	75.00	540.00	540.00
4460 NSF Check Fees	0.00	70.00	0.00	0.00	70.00	0.00	0.00	35.00	35.00	35.00	70.00	0.00	315.00	315.00
4473 Second Chance Fee	0.00	600.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00	800.00
4485 Transfer Fees	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	200.00	600.00	600.00
4600 Credit Builder	0.00	0.00	0.00	0.00	0.00	5.99	-0.51	-3.25	-3.25	-3.25	5.48	8.23	9.44	9.44
4300 Total Other Income	313.00	3,753.15	1,795.16	2,522.30	1,722.54	1,389.65	3,301.61	2,938.09	3,654.20	2,128.28	3,395.62	2,810.12	29,723.72	29,723.72
TOTAL INCOME	17,893.00	21,718.30	18,126.16	20,773.30	20,513.54	20,382.24	22,963.28	26,438.09	27,965.20	25,005.88	27,050.62	27,279.62	276,109.23	276,109.23
EXPENSE														
6000 Controllable Operating Expenses														
6010 Miscellaneous Expense	0.00	216.50	0.00	85.51	259.80	0.00	0.00	0.00	376.50	-376.50	1,400.00	0.00	1,961.81	-1,961.81
6100 Administration Costs														
6112 Bank Charges & Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	25.00	-25.00
6115 Credit Verification	0.00	0.00	292.28	0.00	0.00	324.75	48.71	227.33	0.00	64.95	16.24	32.48	1,006.74	-1,006.74
6136 Licenses & Fees - Software	63.33	63.33	180.77	0.00	258.09	63.33	66.39	66.39	66.39	66.39	66.39	66.39	1,024.13	-1,024.13
6139 Internet Expenses	0.00	0.00	57.01	58.01	58.00	58.00	58.00	58.00	58.00	58.00	88.59	88.00	639.61	-639.61
6145 Meals & Entertainment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48.68	0.00	48.68	-48.68
6150 Office Equipment	-150.00	151.46	0.00	320.41	0.00	0.00	129.89	0.00	0.00	0.00	0.00	0.00	451.76	-451.76
6157 Office Supplies & Expenses	60.42	82.49	0.00	213.13	62.36	58.94	197.76	89.03	135.29	0.00	35.59	452.48	1,387.49	-1,387.49
6160 Office - Water, Coffee	0.00	0.00	0.00	29.61	0.00	27.95	3.84	7.68	0.00	4.39	0.00	0.00	73.47	-73.47
6166 Postage	0.00	7.00	0.00	153.72	0.00	59.80	19.35	0.00	0.00	0.00	58.00	0.00	297.87	-297.87
6169 Printing / Copy	87.02	99.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	186.69	-186.69
6178 Telephone	50.00	114.24	70.00	70.00	70.01	70.01	70.01	70.01	70.01	70.01	80.59	80.01	884.90	-884.90
6100 Total Administration Costs	110.77	518.19	600.06	844.88	448.46	662.78	590.89	518.44	329.69	263.74	419.08	719.36	6,026.34	-6,026.34
6200 Legal & Professional														
6201 Accounting Professional Fees	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.00	3,007.00	-3,007.00
6205 Evictions & Court Fees	7.00	339.00	0.00	205.00	7.00	7.00	0.00	0.00	7.96	0.00	0.00	0.00	572.96	-572.96
6200 Total Legal & Professional	7.00	3,339.00	0.00	205.00	7.00	7.00	0.00	0.00	7.96	0.00	0.00	7.00	3,579.96	-3,579.96
6300 Marketing & Leasing														
6315 Domain / Website Expenses	0.00	30.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.34	-30.34
6335 Media Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	104.42	129.42	-129.42
6350 Resident Relations	250.00	0.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	325.29	0.00	595.29	-595.29



Colores Del Sol Apartments

M25 Capital REI, LLC

Twelve Month Profit and Loss

February 2021 - January 2022 - Accrual - Accounting Book: Default - Accounting Tree: Default

Printed 2/23/2022 1:46:54 PM

Account	Feb 2021 Actual	Mar 2021 Actual	Apr 2021 Actual	May 2021 Actual	Jun 2021 Actual	Jul 2021 Actual	Aug 2021 Actual	Sep 2021 Actual	Oct 2021 Actual	Nov 2021 Actual	Dec 2021 Actual	Jan 2022 Actual	Adjusted Total	Variance
7200 Management Company Charges														
7220 Management Fees	536.79	637.27	528.47	638.50	634.20	646.24	676.62	779.48	812.42	737.28	798.33	804.17	8,229.77	-8,229.77
7230 Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64.20	64.20	-64.20
7200 Total Management Company Charges	536.79	637.27	528.47	638.50	634.20	646.24	676.62	779.48	812.42	737.28	798.33	868.37	8,293.97	-8,293.97
7000 Total Non-Controllable Expenses	6,252.71	6,353.19	6,244.39	6,354.42	6,350.12	6,362.16	6,392.54	6,495.40	6,528.34	6,453.20	8,019.62	8,089.66	79,895.75	-79,895.75
TOTAL EXPENSE	11,908.55	15,589.09	12,913.07	15,699.72	15,685.05	14,545.38	16,219.26	14,554.69	13,394.92	14,319.30	15,771.59	13,278.91	173,879.53	-173,879.53
NET OPERATING INCOME	5,984.45	6,129.21	5,213.09	5,073.58	4,828.49	5,836.86	6,744.02	11,883.40	14,570.28	10,686.58	11,279.03	14,000.71	102,229.70	102,229.70
NON-OPERATING EXPENSE														
7300 Debt Service														
7330 Interest Payment	4,388.79	4,999.27	5,010.97	5,205.49	5,203.40	5,348.30	5,601.08	5,437.28	5,618.53	5,605.67	5,749.03	5,749.04	63,916.85	-63,916.85
7300 Total Debt Service	4,388.79	4,999.27	5,010.97	5,205.49	5,203.40	5,348.30	5,601.08	5,437.28	5,618.53	5,605.67	5,749.03	5,749.04	63,916.85	-63,916.85
7500 Capital Expenses														
7506 Blinds - Wallpaper Replacement	0.00	563.71	0.00	87.36	428.41	0.00	175.27	0.00	0.00	19.44	0.00	0.00	1,274.19	-1,274.19
7509 Cabinets & Countertop Resurfacing	0.00	837.77	1,333.27	203.51	131.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,506.23	-2,506.23
7510 Cabinets & Countertop Replacement	0.00	451.40	41.61	2,996.44	296.59	162.29	0.00	0.00	0.00	172.12	0.00	204.59	4,325.04	-4,325.04
7511 Camera / Security Installation	0.00	1,572.62	6,747.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,319.70	-8,319.70
7513 Contract Rehab	0.00	8,450.21	2,638.02	3,122.54	4,871.16	3,431.53	7,907.51	7,164.36	0.00	0.00	0.00	2,105.46	39,690.79	-39,690.79
7514 Computer Repair / Replace	0.00	865.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	865.99	-865.99
7517 Cost Segregation	3,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,200.00	-3,200.00
7520 Doors Replacement	0.00	612.09	287.95	407.02	0.00	595.17	703.56	844.16	0.00	150.69	0.00	504.14	4,104.78	-4,104.78
7524 Electrical Replacement	0.00	77.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77.56	-77.56
7534 Floor Covering - Carpet	0.00	0.00	597.36	1,478.84	0.00	1,205.54	0.00	0.00	0.00	0.00	0.00	0.00	3,281.74	-3,281.74
7536 Floor Covering - Vinyl / Tile / Wood	0.00	1,166.48	1,481.58	6,837.31	0.00	345.80	2,919.05	2,791.18	0.00	2,359.37	0.00	1,309.92	19,210.69	-19,210.69
7544 HVAC Replacement	1,317.41	3,400.00	1,450.00	11,775.00	8,525.00	2,069.44	0.00	3,550.00	1,725.00	3,450.00	0.00	0.00	37,261.85	-37,261.85
7549 Kitchen / Bathroom Fixtures	0.00	1,075.29	235.98	1,605.55	156.55	95.07	89.82	860.58	0.00	0.00	64.69	0.00	4,183.53	-4,183.53
7550 Lawn, Trees, Shrubs - Major	0.00	0.00	0.00	0.00	300.00	100.00	0.00	2,400.00	0.00	0.00	0.00	0.00	2,800.00	-2,800.00
7551 Light Fixtures / Ceiling Fans	0.00	1,012.44	0.00	-282.68	476.04	14.04	419.37	194.24	19.45	320.19	1,412.56	0.00	3,585.65	-3,585.65
7553 Maintenance Equipment	0.00	0.00	51.45	269.50	30.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	351.24	-351.24
7554 Paint & Carpentry - Exterior	3,300.00	9,350.00	991.86	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,766.86	-13,766.86
7556 Paint & Sheetrock - Interior	0.00	2,822.82	207.50	985.64	1,495.57	650.24	295.41	766.40	0.00	549.39	0.00	0.00	7,772.97	-7,772.97
7558 Playground & Rec Replacement	0.00	0.00	0.00	1,380.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,380.13	-1,380.13
7560 Plumbing Replacement	0.00	908.60	722.04	36.08	36.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,702.86	-1,702.86
7564 Refrigerators	4,371.43	6,251.35	0.00	0.00	5,531.50	138.50	0.00	0.00	0.00	1,753.62	0.00	1,052.58	19,098.98	-19,098.98
7567 Security, Locks Replacement	0.00	0.00	0.00	0.00	0.00	44.65	0.00	20.54	0.00	0.00	0.00	0.00	65.19	-65.19
7568 Signage	0.00	0.00	0.00	0.00	646.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	646.25	-646.25
7570 Stove Top / Range / Oven	2,851.54	5,596.65	0.00	0.00	3,244.19	0.00	212.16	0.00	0.00	0.00	2,087.97	100.00	14,092.51	-14,092.51
7573 Bathroom Tub / Shower Replacement	0.00	0.00	481.74	1,687.74	110.86	376.99	411.02	151.87	154.84	0.00	0.00	0.00	3,375.06	-3,375.06
7574 Washer / Dryer	0.00	4,508.78	0.00	0.00	0.00	5,517.91	0.00	0.00	0.00	0.00	911.18	0.00	10,937.87	-10,937.87
7576 Water Heaters	0.00	0.00	0.00	516.33	0.00	0.00	561.82	486.04	0.00	0.00	0.00	0.00	1,564.19	-1,564.19
7582 Other Interior Replacement	0.00	10.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.04	-10.04
7500 Total Capital Expenses	15,040.38	49,533.80	17,267.44	33,231.31	26,280.23	14,747.17	13,694.99	19,229.37	1,899.29	8,774.82	4,476.40	5,276.69	209,451.89	-209,451.89
7700 Ownership Expenses														
7710 Asset Management Fees	357.86	424.84	352.31	425.67	422.80	430.84	451.09	519.64	541.61	491.51	532.23	536.11	5,486.51	-5,486.51
7700 Total Ownership Expenses	357.86	424.84	352.31	425.67	422.80	430.84	451.09	519.64	541.61	491.51	532.23	536.11	5,486.51	-5,486.51
TOTAL NON-OPERATING EXPENSE	19,787.03	54,957.91	22,630.72	38,862.47	31,906.43	20,526.31	19,747.16	25,186.29	8,059.43	14,872.00	10,757.66	11,561.84	278,855.25	-278,855.25
NET INCOME	-13,802.58	-48,828.70	-17,417.63	-33,788.89	-27,077.94	-14,689.45	-13,003.14	-13,302.89	6,510.85	-4,185.42	521.37	2,438.87	-176,625.55	-176,625.55