



Colores Del Sol Apartments

M25 Capital REI, LLC

Twelve Month Profit and Loss

January 2021 - December 2021 - Accrual - Accounting Book: Default - Accounting Tree: Default

Printed 1/24/2022 11:07:51 PM

Account	Jan 2021 Actual	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	Adjusted Total	Variance
INCOME														
4000 Net Rental Income														
4100 Gross Possible Rent														
4110 Gross Potential Rent	27,450.00	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	324,683.00	324,683.00
4120 (Loss) / Gain to Old Lease	-5,702.00	-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	-27,280.35	-27,280.35
4100 Total Gross Possible Rent	21,748.00	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	297,402.65	297,402.65
4200 Deductions														
4210 Bad Debt / Write-Off Uncollectable Rent	0.00	-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	-5,630.64	-5,630.64
4220 Vacancy Loss	-2,418.00	-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	-50,379.00	-50,379.00
4250 Rent Concessions	0.00	0.00	0.00	0.00	-97.00	-50.00	0.00	0.00	0.00	0.00	0.00	0.00	-147.00	-147.00
4200 Total Deductions	-2,418.00	-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	-56,156.64	-56,156.64
4000 Total Net Rental Income	19,330.00	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	241,246.01	241,246.01
4300 Other Income														
4305 Bad Debt Recovery	0.00	0.00	0.00	0.00	0.00	165.00	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	0.00	92.52	-11.38	78.93	94.23	106.42	119.11	133.44	613.27	613.27
4326 Holdover Rent Income	0.00	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
4330 Trash Service Fee	0.00	0.00	0.00	0.00	0.00	323.83	-34.96	247.33	265.06	303.06	318.97	352.06	1,775.35	1,775.35
4340 Water Revenue	0.00	0.00	0.00	0.00	0.00	758.87	-77.84	673.30	728.63	941.02	656.51	703.55	4,384.04	4,384.04
4341 Sewer Revenue	0.00	0.00	0.00	0.00	0.00	598.48	0.00	409.12	447.06	568.21	439.10	2,892.09	2,892.09	2,892.09
4415 Application Fees	50.00	100.00	1,075.00	175.00	650.00	100.00	350.00	300.00	0.00	150.00	0.00	300.00	3,250.00	3,250.00
4420 Cleaning Charges / Fees	0.00	300.00	348.85	370.00	300.00	300.00	0.00	404.67	0.00	0.00	0.00	0.00	2,023.52	2,023.52
4428 Resident Damage Charges	0.00	0.00	0.00	0.00	54.80	0.00	250.00	85.00	0.00	0.00	0.00	391.93	781.73	781.73
4434 Interest Income	0.00	0.00	6.05	0.00	0.00	7.85	0.00	0.00	8.39	0.00	0.00	11.18	33.47	33.47
4438 Key & Lock Charges	0.00	0.00	0.00	0.00	0.00	0.00	55.00	55.00	0.00	0.00	0.00	55.00	165.00	165.00
4440 Late Charge Fees	232.50	120.00	312.50	161.50	309.00	205.40	222.40	548.30	793.80	872.70	270.90	578.40	4,627.40	4,627.40
4445 Laundry Room Income	317.75	224.00	479.50	285.00	448.50	60.50	165.61	140.47	179.17	244.04	357.92	265.48	3,167.94	3,167.94
4447 Concession Repayment	0.00	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
4448 Lease Termination Fees	446.00	-446.00	0.00	0.00	0.00	0.00	133.83	0.00	0.00	0.00	0.00	0.00	133.83	133.83
4450 Month to Month Fees	0.00	0.00	0.00	100.00	0.00	200.00	300.00	200.00	100.00	0.00	0.00	0.00	900.00	900.00
4455 Pet Fees Non-refundable	200.00	15.00	205.00	295.00	315.00	-155.00	16.00	115.00	215.00	15.00	15.00	15.00	1,266.00	1,266.00
4456 Pet Rent	0.00	0.00	0.00	15.00	45.00	45.00	15.00	45.00	75.00	75.00	75.00	75.00	465.00	465.00
4460 NSF Check Fees	0.00	0.00	70.00	0.00	0.00	70.00	0.00	0.00	35.00	35.00	35.00	70.00	315.00	315.00
4473 Second Chance Fee	0.00	0.00	600.00	0.00	200.00	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	0.00	200.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	400.00	400.00
4600 Credit Builder	0.00	0.00	0.00	0.00	0.00	0.00	5.99	-0.51	-3.25	-3.25	-3.25	5.48	1.21	1.21
4300 Total Other Income	1,246.25	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	28,159.85	28,159.85
TOTAL INCOME	20,576.25	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	269,405.86	269,405.86
EXPENSE														
6000 Controllable Operating Expenses														
6010 Miscellaneous Expense	171.03	0.00	216.50	0.00	85.51	259.80	0.00	0.00	0.00	376.50	-376.50	0.00	732.84	-732.84
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	0.00	25.00	25.00	-25.00
6115 Credit Verification	0.00	0.00	0.00	292.28	0.00	0.00	324.75	48.71	227.33	0.00	64.95	16.24	974.26	-974.26
6118 Dues, Books & Subscriptions	242.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	242.28	-242.28
6136 Licenses & Fees - Software	63.33	63.33	63.33	180.77	0.00	258.09	63.33	63.33	66.39	66.39	66.39	66.39	1,021.07	-1,021.07
6139 Internet Expenses	0.00	0.00	0.00	57.01	58.01	58.00	58.00	58.00	58.00	58.00	58.00	58.00	551.61	-551.61
6145 Meals & Entertainment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48.68	48.68	-48.68
6150 Office Equipment	38.96	-150.00	151.46	0.00	320.41	0.00	0.00	129.89	0.00	0.00	0.00	0.00	490.72	-490.72
6157 Office Supplies & Expenses	127.47	60.42	82.49	0.00	213.13	62.36	58.94	197.76	89.03	135.29	0.00	35.59	1,062.48	-1,062.48
6160 Office - Water, Coffee	4.58	0.00	0.00	0.00	29.61	0.00	27.95	3.84	7.68	0.00	4.39	0.00	78.05	-78.05
6166 Postage	0.00	0.00	7.00	0.00	153.72	0.00	59.80	19.35	0.00	0.00	0.00	0.00	239.87	-239.87
6169 Printing / Copy	40.04	87.02	99.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	226.73	-226.73
6178 Telephone	50.00	50.00	114.24	70.00	70.00	70.01	70.01	70.01	70.01	70.01	70.01	80.59	854.89	-854.89
6100 Total Administration Costs	566.66	110.77	518.19	600.06	844.88	448.46	662.78	590.89	518.44	329.69	263.74	361.08	5,815.64	-5,815.64
6200 Legal & Professional														
6201 Accounting Professional Fees	7.80	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,007.80	-3,007.80
6205 Evictions & Court Fees	352.95	7.00	339.00	0.00	205.00	7.00	7.00	0.00	0.00	7.96	0.00	0.00	925.91	-925.91
6200 Total Legal & Professional	360.75	7.00	3,339.00	0.00	205.00	7.00	7.00	0.00	0.00	7.96	0.00	0.00	3,933.71	-3,933.71
6300 Marketing & Leasing														
6315 Domain / Website Expenses	0.00	0.00	30.34	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	0.00	25.00	25.00	-25.00



Colores Del Sol Apartments

M25 Capital REI, LLC

Twelve Month Profit and Loss

January 2021 - December 2021 - Accrual - Accounting Book: Default - Accounting Tree: Default

Printed 1/24/2022 11:07:51 PM

Table with columns: Account, Jan 2021 Actual, 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, Adjusted Total, Variance. Rows include categories like 6300 Total Marketing & Leasing, 6400 Total Salaries & Payroll Related, 6500 Total Contract Services, 6600 Total Maintenance Related, 6700 Total Turnover Costs, 6800 Total Grounds, 6900 Total Utilities, and 6000 Total Controllable Operating Expenses.

7000 Non-Controllable Expenses
7100 Interest, Insurance & Taxes



Colores Del Sol Apartments
M25 Capital REI, LLC

Twelve Month Profit and Loss

January 2021 - December 2021 - Accrual - Accounting Book: Default - Accounting Tree: Default

Printed 1/24/2022 11:07:51 PM

Account	Jan 2021 Actual	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	Adjusted Total	Variance
7120 Insurance	2,113.42	2,113.42	2,113.42	2,113.42	2,113.42	2,113.42	2,113.42	2,113.42	2,113.42	2,113.42	2,113.42	3,683.33	26,930.95	-26,930.95
7130 Property Taxes	0.00	3,602.50	3,602.50	3,602.50	3,602.50	3,602.50	3,602.50	3,602.50	3,602.50	3,602.50	3,602.50	3,537.96	39,562.96	-39,562.96
7100 Total Interest, Insurance & Taxes	2,113.42	5,715.92	5,715.92	5,715.92	5,715.92	5,715.92	5,715.92	5,715.92	5,715.92	5,715.92	5,715.92	7,221.29	66,493.91	-66,493.91
7200 Management Company Charges														
7220 Management Fees	587.56	536.79	637.27	528.47	638.50	634.20	646.24	676.62	779.48	812.42	737.28	798.33	8,013.16	-8,013.16
7200 Total Management Company Charges	587.56	536.79	637.27	528.47	638.50	634.20	646.24	676.62	779.48	812.42	737.28	798.33	8,013.16	-8,013.16
7000 Total Non-Controllable Expenses	2,700.98	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	74,507.07	-74,507.07
TOTAL EXPENSE	10,270.91	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	14,078.00	169,177.94	-169,177.94
NET OPERATING INCOME	10,305.34	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	12,972.62	100,227.92	100,227.92
NON-OPERATING EXPENSE														
7300 Debt Service														
7330 Interest Payment	4,718.79	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	0.00	57,137.57	-57,137.57
7300 Total Debt Service	4,718.79	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	0.00	57,137.57	-57,137.57
7500 Capital Expenses														
7506 Blinds - Wallpaper Replacement	439.44	0.00	563.71	0.00	87.36	428.41	0.00	175.27	0.00	0.00	19.44	0.00	1,713.63	-1,713.63
7509 Cabinets & Countertop Resurfacing	368.05	0.00	837.77	1,333.27	203.51	131.68	0.00	0.00	0.00	0.00	0.00	0.00	2,874.28	-2,874.28
7510 Cabinets & Countertop Replacement	0.00	0.00	451.40	41.61	2,996.44	296.59	162.29	0.00	0.00	0.00	172.12	0.00	4,120.45	-4,120.45
7511 Camera / Security Installation	0.00	0.00	1,572.62	6,747.08	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	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	37,585.33	-37,585.33
7514 Computer Repair / Replace	0.00	0.00	865.99	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	0.00	3,200.00	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	819.61	0.00	612.09	287.95	407.02	0.00	595.17	703.56	844.16	0.00	150.69	0.00	4,420.25	-4,420.25
7524 Electrical Replacement	614.10	0.00	77.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	691.66	-691.66
7534 Floor Covering - Carpet	597.36	0.00	0.00	597.36	1,478.84	0.00	1,205.54	0.00	0.00	0.00	0.00	0.00	3,879.10	-3,879.10
7536 Floor Covering - Vinyl / Tile / Wood	1,505.24	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	19,406.01	-19,406.01
7544 HVAC Replacement	650.00	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	37,911.85	-37,911.85
7549 Kitchen / Bathroom Fixtures	2,527.80	0.00	1,075.29	235.98	1,605.55	156.55	95.07	89.82	860.58	0.00	0.00	64.69	6,711.33	-6,711.33
7550 Lawn, Trees, Shrubs - Major	0.00	0.00	0.00	0.00	0.00	300.00	100.00	0.00	2,400.00	0.00	0.00	0.00	2,800.00	-2,800.00
7551 Light Fixtures / Ceiling Fans	692.59	0.00	1,012.44	0.00	-282.68	476.04	14.04	419.37	194.24	19.45	320.19	0.00	2,865.68	-2,865.68
7553 Maintenance Equipment	0.00	0.00	0.00	51.45	269.50	30.29	0.00	0.00	0.00	0.00	0.00	0.00	351.24	-351.24
7554 Paint & Carpentry - Exterior	42,022.71	3,300.00	9,350.00	991.86	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55,789.57	-55,789.57
7556 Paint & Sheetrock - Interior	687.01	0.00	2,822.82	207.50	985.64	1,495.57	650.24	295.41	766.40	0.00	549.39	0.00	8,459.98	-8,459.98
7558 Playground & Rec Replacement	0.00	0.00	0.00	0.00	1,380.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,380.13	-1,380.13
7560 Plumbing Replacement	634.14	0.00	908.60	722.04	36.08	36.14	0.00	0.00	0.00	0.00	0.00	0.00	2,337.00	-2,337.00
7564 Refrigerators	0.00	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	18,046.40	-18,046.40
7567 Security, Locks Replacement	258.33	0.00	0.00	0.00	0.00	0.00	44.65	0.00	20.54	0.00	0.00	0.00	323.52	-323.52
7568 Signage	2,922.75	0.00	0.00	0.00	0.00	646.25	0.00	0.00	0.00	0.00	0.00	0.00	3,569.00	-3,569.00
7570 Stove Top / Range / Oven	70.36	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	14,062.87	-14,062.87
7573 Bathroom Tub / Shower Replacement	0.00	0.00	0.00	481.74	1,687.74	110.86	376.99	411.02	151.87	154.84	0.00	0.00	3,375.06	-3,375.06
7574 Washer / Dryer	0.00	0.00	4,508.78	0.00	0.00	0.00	5,517.91	0.00	0.00	0.00	0.00	911.18	10,937.87	-10,937.87
7576 Water Heaters	426.51	0.00	0.00	0.00	516.33	0.00	0.00	561.82	486.04	0.00	0.00	0.00	1,990.70	-1,990.70
7582 Other Interior Replacement	21.54	0.00	10.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.58	-31.58
7500 Total Capital Expenses	55,257.54	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	3,063.84	258,020.18	-258,020.18
7700 Ownership Expenses														
7710 Asset Management Fees	391.71	357.86	424.84	352.31	425.67	422.80	430.84	451.09	519.64	541.61	491.51	532.23	5,342.11	-5,342.11
7700 Total Ownership Expenses	391.71	357.86	424.84	352.31	425.67	422.80	430.84	451.09	519.64	541.61	491.51	532.23	5,342.11	-5,342.11
TOTAL NON-OPERATING EXPENSE	60,368.04	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	3,596.07	320,499.86	-320,499.86
NET INCOME	-50,062.70	-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	9,376.55	-220,271.94	-220,271.94