



Income Statement

6/1/2021 - 5/31/2022, By Month, Accrual basis

Prepared By: Deco Property Management
1150 N Loop 1604 W, Ste. 108-279
San Antonio, TX 78248

1803 W. Gramercy Pl.

Account	06-2021	07-2021	08-2021	09-2021	10-2021	11-2021	12-2021	01-2022	02-2022	03-2022	04-2022	05-2022	Total
Income													
4000.001 Net Rental Income													
4001.001 Rental Income	23,268.77	23,669.00	23,708.00	23,766.00	22,872.88	23,067.50	22,585.00	23,004.81	23,914.00	23,682.00	23,344.00	24,516.00	281,397.96
4004.001 Bad Debt/Write-off									(1,056.21)				(1,056.21)
4005.001 Concessions	(100.00)												(100.00)
4009.001 SAHA Income	603.00	603.00	603.00	603.00	603.00	1,871.00	568.00	1,312.00	899.00	679.00	331.00	331.00	9,006.00
Total for 4000.001 Net Rental Income	\$23,771.77	\$24,272.00	\$24,311.00	\$24,369.00	\$23,475.88	\$24,938.50	\$23,153.00	\$24,316.81	\$23,756.79	\$24,361.00	\$23,675.00	\$24,847.00	\$289,247.75
4100.001 Other Rental Income													
4101.001 Application Fee Income						120.00	80.00			280.00	40.00		520.00
4102.001 Convenience Fee	88.13	66.10	78.91	70.49	107.44	121.39	121.95	134.64	146.63	136.54	143.81	175.42	1,391.45
4103.001 Interest Income	1.52	1.11	1.78	1.47	1.16	1.25	1.26	1.13	1.09	1.12	1.10	1.13	15.12
4104.001 Late Fee Income	585.30	457.40	378.50	481.40	546.80	157.80		353.70	162.90	78.90	109.90	78.90	3,391.50
4105.001 Laundry Income	261.45	309.08	132.53	143.16	133.36	130.99	153.71	66.06	370.89	125.10	113.31		1,939.64
4106.001 Month to Month Fee	200.00	100.00	100.00	200.00	200.00	200.00		100.00	100.00	100.00	200.00	100.00	1,600.00
4107.001 NSF Fee Income				90.00									90.00
4110.001 Pet Rent Income	130.00	140.00	140.00	120.00	120.00	120.00	110.00	110.00	120.00	120.00	125.00	125.00	1,480.00
4110.002 Monthly Trash Fee							12.00	24.00	36.00	36.00	72.00	120.00	300.00
4110.003 Monthly Pest Control Fee							3.00	6.00	9.00	9.00	18.00	30.00	75.00
4113.002 RUBS - Electricity Income	2,067.54	2,098.16	2,706.38	2,901.31	2,987.10	2,546.37	2,167.55	1,430.00	1,418.06	1,332.65	1,505.38	1,490.81	24,651.31
4113.003 RUBS - Natural Gas Income	189.87	169.71	185.50	201.42	200.50	214.67	252.57	283.93	281.27	521.77	574.34	370.51	3,446.06
4113.004 RUBS- Water Utility Income	1,030.80	909.72	1,125.19	1,122.89	1,014.74	966.42	936.00	805.21	902.51	998.58	792.11	1,034.33	11,638.50
4116.001 Cleaning and Maint Income							100.00			100.00	75.00		275.00
4117.001 Storage Unit Income	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4118.001 Lease Termination Fee												820.25	820.25
4119.001 Other Income											0.00		
4124.001 Short Term Lease Fee				20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	160.00
Total for 4100.001 Other Rental Income	\$4,604.61	\$4,301.28	\$4,898.79	\$5,292.14	\$5,471.10	\$4,648.89	\$4,008.04	\$3,384.67	\$3,618.35	\$3,629.66	\$4,079.95	\$4,456.35	\$52,393.83
Total Income	\$28,376.38	\$28,573.28	\$29,209.79	\$29,661.14	\$28,946.98	\$29,587.39	\$27,161.04	\$27,701.48	\$27,375.14	\$27,990.66	\$27,754.95	\$29,303.35	\$341,641.58
Expense													
5000.001 Misc Mgmt Expense													
5001.001 Property Management Fee	810.00	810.00	810.00	850.00	880.00	820.00	805.00	820.00	810.00	810.00	810.00	850.00	9,885.00
5002.001 Buildium Applicant Credit Check	48.71						48.71	92.29				97.44	287.15
5002.002 Buildium - CC Convenience Fee	78.68	127.57	111.92	140.73	116.66	177.77	126.69	32.49	96.64	102.62	100.55	117.07	1,329.39
5002.003 Buildium - EFT 1 Day Hold								36.25	40.51	47.97	38.37	37.31	200.41
5003.001 Administrative	54.13	54.13	54.13	54.13	54.13	54.13	54.13	54.13	54.13				487.17
5004.001 Misc. Fees & Permit	113.77	49.00	49.00	278.69	85.25	49.00	49.00	49.00	49.00	49.00	49.00	49.00	918.71



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5005.001 Advertising						89.91					96.69	19.98	206.58
5006.001 Rent Concessions	200.00								0.00				200.00
5007.001 Dues & Subscription												156.96	156.96
5010.001 Phone	32.32	30.20	45.26	66.08	53.85	50.50	28.56	28.93	46.06	45.95	48.08	51.12	526.91
5011.001 Web & Email Suite	12.79	24.79	12.79		12.79	24.75	25.58	25.58	25.58	25.58	25.58	25.58	241.39
5012.001 Bank Fees	(92.00)	0.47		24.00									(67.53)
5013.001 Accounting & Legal Fees		1,600.00		461.46					79.00	1,774.00			3,914.46
5015.001 Eviction Filing Fee									274.00	395.00			669.00
5016.001 Meals & Entertainment		30.00											30.00
5017.001 Misc Mgmt Expenses	145.98												145.98
5018.001 Licenses and Permits					20.00								20.00
5020.001 Software	898.64	156.96											1,055.60
5024.001 Cable/Phone/Internet	118.01	118.01	118.01	118.01	118.01	118.01		118.01	118.01	118.01	118.01	129.37	1,309.47
5026.001 Fire hose/extinguisher inspection/repair							801.92						801.92
Total for 5000.001 Misc Mgmt Expense	\$2,421.03	\$3,001.13	\$1,201.11	\$1,993.10	\$1,340.69	\$1,384.07	\$1,939.59	\$1,256.68	\$1,592.93	\$3,368.13	\$1,286.28	\$1,533.83	\$22,318.57
5100.001 Service Expenses													
5101.001 Assistant Property Manager					525.00	648.00	720.00	505.00	541.00	596.00	675.00	450.00	4,660.00
5102.001 Cleaning	215.00	302.50	150.00	150.00	150.00		150.00	150.00	150.00	150.00	150.00	150.00	1,867.50
5103.001 Elevator Service								216.50	216.50	216.50	216.50	216.50	1,082.50
5104.001 Maintenance Technician	540.00	981.00	95.00	810.00	800.00	1,036.00	820.00	785.00	801.00	750.00	700.00	150.00	8,268.00
5106.001 Pest Control	69.07	123.20	69.07	69.07		138.14	69.07	69.07	69.07	123.20	69.07	150.26	1,018.29
5107.001 Commissions	100.00					100.00							200.00
5108.001 Landscaping	62.50		221.92	108.25	59.54	81.19							533.40
Total for 5100.001 Service Expenses	\$986.57	\$1,406.70	\$535.99	\$1,137.32	\$1,534.54	\$2,003.33	\$1,759.07	\$1,725.57	\$1,777.57	\$1,835.70	\$1,810.57	\$1,116.76	\$17,629.69
5200.001 Repairs & Maintenance													
5202.001 A/C Repair			285.00	57.28		36.50	175.00						553.78
5204.001 Pool Supplies		107.67	304.22	34.63		99.55	179.66			529.31	32.46		1,287.50
5205.001 Tools - Supplies	35.11	88.44	375.28	109.85	(67.89)	125.30	192.81	478.94		267.07	235.81	188.16	2,028.88
5206.001 Drywall / Paint	85.00	7.99	43.66										136.65
Total for 5200.001 Repairs & Maintenance	\$120.11	\$204.10	\$1,008.16	\$201.76	(\$67.89)	\$261.35	\$547.47	\$478.94	\$0.00	\$796.38	\$268.27	\$188.16	\$4,006.81
5300.001 Make Readies													
5300.001 Make Readies - Other							97.43						97.43
5300.009 Resurfacing tub/shower						540.00	370.00			948.00			1,858.00
5301.001 Cleaning	400.00						215.00			308.51	150.00		1,073.51
5302.001 Install, repair, replace items.			52.42		62.18	193.85	221.72			299.78	375.29		1,205.24
5304.001 Supplies		118.69					41.07						159.76
5306.001 Appliance Upgrade		13.79											13.79



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Total for 5300.001 Make Readies	\$400.00	\$132.48	\$52.42	\$0.00	\$62.18	\$733.85	\$945.22	\$0.00	\$0.00	\$0.00	\$1,556.29	\$525.29	\$4,407.73
5400.001 Utilities													
5401.001 Electricity	2,381.07	2,889.30	3,054.00	3,057.82	2,766.93	2,391.05	1,670.96	1,759.76	1,518.86	1,594.73	1,748.48	2,349.27	27,182.23
5402.001 Natural Gas	185.87	198.05	212.05	203.80	233.25	278.56	331.76	320.82	595.03	600.22	466.42	331.97	3,957.80
5403.001 Water & Sanitation	1,014.93	1,196.97	1,181.97	1,042.78	994.06	1,035.82	938.38	896.62	889.18	763.99	958.72	951.78	11,865.20
5404.001 Trash Service	350.35	350.35	350.35	700.70	350.35	332.40	358.60	353.11	463.49	358.60	393.56	388.89	4,750.75
5407.001 Annual Fireline Protection								274.00					274.00
Total for 5400.001 Utilities	\$3,932.22	\$4,634.67	\$4,798.37	\$5,005.10	\$4,344.59	\$4,037.83	\$3,299.70	\$3,604.31	\$3,466.56	\$3,317.54	\$3,567.18	\$4,021.91	\$48,029.98
6100.001 Fixed Expenses													
6101.001 Property Insurance Escrow	1,998.05	1,512.46	1,512.46	1,512.46	1,512.46	1,512.46	1,512.46	1,512.46	1,512.46	1,512.46	1,512.46	3,436.87	20,559.52
6102.001 Property Taxes Escrow	5,441.70	5,531.80	5,531.80	5,531.80	5,531.80	5,531.80	5,531.80	5,531.80	5,531.80	5,531.80	5,531.80	1,041.23	61,800.93
6105.001 Orec Misc Fee		250.00											250.00
Total for 6100.001 Fixed Expenses	\$7,439.75	\$7,294.26	\$7,044.26	\$7,044.26	\$7,044.26	\$7,044.26	\$7,044.26	\$7,044.26	\$7,044.26	\$7,044.26	\$7,044.26	\$4,478.10	\$82,610.45
Total Expense	\$15,299.68	\$16,673.34	\$14,640.31	\$15,381.54	\$14,258.37	\$15,464.69	\$15,535.31	\$14,109.76	\$13,881.32	\$16,362.01	\$15,532.85	\$11,864.05	\$179,003.23
Net Operating Income	\$13,076.70	\$11,899.94	\$14,569.48	\$14,279.60	\$14,688.61	\$14,122.70	\$11,625.73	\$13,591.72	\$13,493.82	\$11,628.65	\$12,222.10	\$17,439.30	\$162,638.35
Non-operating Expense													
8000.001 Other Expense													
8001.001 Mortgage Interest Only	5,594.98	5,414.50	5,594.98	5,594.98	5,414.50	5,594.98	5,414.50	5,594.98	5,594.98	5,053.53	5,594.98	5,414.50	65,876.39
8002.001 Asset Management Fee	540.00	540.00	560.00	570.00	590.00	540.00	535.00	550.00	540.00	540.00	540.00	570.00	6,615.00
8004.001 Capital Improvements- A/C			3,114.35										3,114.35
8005.001 Capital Improvements- Paint	1,280.00	325.00	1,515.00		125.00	629.99	1,115.00		328.53	153.00	1,220.80	674.00	7,366.32
8006.001 Capital Improvements- Floor	1,314.00										2,537.00	1,725.00	5,576.00
8007.001 Capital Improvements- Tile		335.00					76.84						411.84
8008.001 Capital Improvements - Parking lot				925.00									925.00
8009.001 Capital Improvements- Water Pipe Repair	193.55	240.24	766.43			51.94	65.72				77.30		1,395.18
8010.001 Capital Improvements- Appliances	333.37	720.22		340.68			1,500.26			1,497.65	3,090.10	823.36	8,305.64
8013.001 Capital Improvement - Door/Cab Hardware	516.11	205.03	100.40	66.40	86.80	154.46	365.87	69.01		118.13	464.04	62.76	2,209.01
8014.001 Capital Improvement - Roofing		850.00											850.00
8015.001 Capital Improvement - Electrical		600.00		338.04		161.98	260.41				135.01	214.69	1,710.13
8016.001 Capital Improvement - Ext Improvements										1,700.00			1,700.00
Total for 8000.001 Other Expense	\$9,772.01	\$9,229.99	\$11,651.16	\$7,835.10	\$6,216.30	\$7,210.19	\$9,256.76	\$6,213.99	\$6,463.51	\$9,062.31	\$13,659.23	\$9,484.31	\$106,054.86
Total Non-operating Expense	\$9,772.01	\$9,229.99	\$11,651.16	\$7,835.10	\$6,216.30	\$7,210.19	\$9,256.76	\$6,213.99	\$6,463.51	\$9,062.31	\$13,659.23	\$9,484.31	\$106,054.86
Net Non-operating Income	(\$9,772.01)	(\$9,229.99)	(\$11,651.16)	(\$7,835.10)	(\$6,216.30)	(\$7,210.19)	(\$9,256.76)	(\$6,213.99)	(\$6,463.51)	(\$9,062.31)	(\$13,659.23)	(\$9,484.31)	(\$106,054.86)
Net Income	\$3,304.69	\$2,669.95	\$2,918.32	\$6,444.50	\$8,472.31	\$6,912.51	\$2,368.97	\$7,377.73	\$7,030.31	\$2,566.34	(\$1,437.13)	\$7,954.99	\$56,583.49