

**Cash Flow - 12 Month**

Lee Realty

Properties: LOS - 1901 Japonica Ave. McAllen, TX 78501

Owned By: Los Fuentes Villages LLC

Period Range: Jan 2026 to Feb 2026

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name

Operating Income & Expense

Income

Rent

Section 8 Rent

Laundry machine income

Total Operating Income

Expense

Maintenance

Pest Control

Cleaning

HVAC (Heat, Ventilation, Air)

Gardening

Management

Electricity

Water & Sewer

Miscellaneous Expense

1st Mortgage

Total Operating Expense

NOI - Net Operating Income

Other Income & Expense

Other Expense

Professional Fees

Total Other Expense

Net Other Income

Total Income

Jan 2026

Feb 2026

Total

30,260.00

27,245.00

57,505.00

4,580.00

3,747.00

8,327.00

1,012.00

899.25

1,911.25

35,852.00

31,891.25

67,743.25

2,601.00

3,414.31

6,015.31

1,001.30

135.31

1,136.61

175.00

0.00

175.00

2,904.08

2,926.10

5,830.18

390.60

390.00

780.00

1,742.00

1,549.60

3,291.60

568.18

539.33

1,107.51

1,708.12

1,725.67

3,433.79

202.84

3,381.88

3,584.72

10,209.87

10,209.87

20,419.74

21,502.39

24,272.07

45,774.46

14,349.61

7,619.18

21,968.79

1,000.00

1,000.00

2,000.00

1,000.00

1,000.00

2,000.00

-1,000.00

-1,000.00

-2,000.00

35,852.00

31,891.25

67,743.25

Cash Flow - 12 Month

Account Name	Jan 2026	Feb 2026	Total
Total Expense	22,502.39	25,272.07	47,774.46
Net Income	13,349.61	6,619.18	19,968.79
Other Items			
Prepaid Rent	-311.00	356.00	45.00
Tenant Deposits	0.00	-600.00	-600.00
Net Other Items	-311.00	-244.00	-555.00
Cash Flow	13,038.61	6,375.18	19,413.79
Beginning Cash	28,665.84	41,704.45	28,665.84
Beginning Cash + Cash Flow	41,704.45	48,079.63	48,079.63
Actual Ending Cash	41,704.45	48,679.63	48,679.63