

**Cash Flow - 12 Month**

Lee Realty

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

Owned By: Los Fuentes Village LLC

Period Range: Jan 2025 to Dec 2025

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
<b>Operating Income &amp; Expense</b>													
<b>Income</b>													
Rent	21,868.00	23,133.00	24,087.00	24,809.00	24,870.50	26,562.00	28,351.00	28,622.00	29,077.00	28,908.00	29,618.01	30,120.99	320,026.50
Free Rent	0.00	0.00	-825.00	0.00	0.00	0.00	-795.00	0.00	0.00	0.00	-795.00	0.00	-2,415.00
Section 8 Rent	6,158.00	7,272.00	6,158.00	5,328.00	4,522.00	6,474.00	5,687.00	5,687.00	5,687.00	4,941.00	4,773.00	4,773.00	67,460.00
Miscellaneous Income	0.00	0.00	979.00	3,975.00	0.00	0.00	0.00	130.00	0.00	0.00	0.00	0.00	5,084.00
Laundry machine income	567.00	786.00	900.00	882.50	715.50	890.00	943.50	841.00	733.25	884.75	946.25	716.50	9,806.25
Application fee	0.00	0.00	80.00	-80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Late Fee	-40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-40.00
<b>Total Operating Income</b>	<b>28,553.00</b>	<b>31,191.00</b>	<b>31,379.00</b>	<b>34,914.50</b>	<b>30,108.00</b>	<b>33,926.00</b>	<b>34,186.50</b>	<b>35,280.00</b>	<b>35,497.25</b>	<b>34,733.75</b>	<b>34,542.26</b>	<b>35,610.49</b>	<b>399,921.75</b>
<b>Expense</b>													
Insurance	0.00	0.00	693.30	0.00	0.00	0.00	0.00	0.00	47,699.98	0.00	0.00	0.00	48,393.28
Maintenance	8,022.58	5,756.48	8,777.68	6,871.11	4,789.83	7,077.44	7,233.31	8,077.30	11,026.25	9,044.68	5,286.37	4,517.48	86,480.51
Maintenance-CC	0.00	0.00	0.00	984.38	1,417.10	667.42	595.43	3,025.84	0.00	0.00	2,017.19	1,436.64	10,144.00
Pest Control	514.18	1,759.06	135.31	514.18	135.31	135.31	514.18	514.18	135.31	514.18	135.31	135.31	5,141.82
Cleaning	0.00	-140.00	0.00	335.00	-42.58	315.00	280.00	140.00	0.00	551.36	155.00	0.00	1,593.78
Painting	0.00	165.00	2,275.00	1,185.00	765.00	1,625.00	410.00	750.00	2,175.00	0.00	1,450.00	0.00	10,800.00
HVAC (Heat, Ventilation, Air)	1,306.34	1,490.01	898.88	0.00	593.51	384.44	2,033.91	1,858.14	2,090.46	1,554.06	2,540.47	2,133.56	16,883.78

## Cash Flow - 12 Month

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Gardening	1,170.00	390.00	780.00	585.00	585.00	1,485.00	835.00	2,820.00	390.00	780.00	780.00	390.00	10,990.00
Management	1,398.80	1,520.25	1,512.75	1,506.85	1,469.63	1,651.80	1,701.90	1,715.45	1,738.20	1,692.45	1,719.55	1,769.15	19,396.78
Leasing Fee	0.00	516.00	0.00	477.00	0.00	906.00	238.50	232.50	0.00	0.00	462.00	0.00	2,832.00
Electricity	699.19	668.02	634.24	740.88	890.09	862.74	623.76	568.10	531.61	560.31	695.88	536.85	8,011.67
Water & Sewer	1,138.85	1,052.68	1,043.66	1,067.56	1,108.64	1,344.79	1,199.16	1,336.67	1,285.42	1,833.85	1,664.52	2,041.00	16,116.80
Accounting Fee	0.00	1,042.00	979.00	979.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Miscellaneous Expense	0.00	254.00	0.00	0.00	0.00	-25.00	-10.00	0.00	0.00	0.00	0.00	0.00	219.00
1st Mortgage	9,914.80	9,914.80	9,914.80	9,914.80	10,209.87	10,232.54	10,209.87	10,209.87	10,209.87	10,209.87	10,209.87	10,209.87	121,360.83
<b>Total Operating Expense</b>	<b>24,164.74</b>	<b>24,388.30</b>	<b>27,644.62</b>	<b>25,160.76</b>	<b>21,921.40</b>	<b>26,662.48</b>	<b>25,865.02</b>	<b>31,248.05</b>	<b>77,282.10</b>	<b>26,740.76</b>	<b>27,116.16</b>	<b>23,169.86</b>	<b>361,364.25</b>
<b>NOI - Net Operating Income</b>	<b>4,388.26</b>	<b>6,802.70</b>	<b>3,734.38</b>	<b>9,753.74</b>	<b>8,186.60</b>	<b>7,263.52</b>	<b>8,321.48</b>	<b>4,031.95</b>	<b>-41,784.85</b>	<b>7,992.99</b>	<b>7,426.10</b>	<b>12,440.63</b>	<b>38,557.50</b>
<b>Other Income &amp; Expense</b>													
Professional Fees	1,300.00	1,000.00	0.00	1,000.00	2,000.00	0.00	1,000.00	2,000.00	0.00	2,000.00	0.00	2,000.00	12,000.00
Taxes & Licenses	0.00	0.00	0.00	0.00	0.00	0.00	1,665.26	0.00	0.00	-787.92	0.00	0.00	877.34
<b>Total Other Expense</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>0.00</b>	<b>1,000.00</b>	<b>2,000.00</b>	<b>0.00</b>	<b>2,665.26</b>	<b>2,000.00</b>	<b>0.00</b>	<b>1,212.08</b>	<b>0.00</b>	<b>2,000.00</b>	<b>12,877.34</b>
<b>Net Other Income</b>	<b>-1,000.00</b>	<b>-1,000.00</b>	<b>0.00</b>	<b>-1,000.00</b>	<b>-2,000.00</b>	<b>0.00</b>	<b>-2,665.26</b>	<b>-2,000.00</b>	<b>0.00</b>	<b>-1,212.08</b>	<b>0.00</b>	<b>-2,000.00</b>	<b>-12,877.34</b>
<b>Total Income</b>	<b>28,553.00</b>	<b>31,151.00</b>	<b>31,379.00</b>	<b>34,914.50</b>	<b>30,108.00</b>	<b>33,926.00</b>	<b>34,186.50</b>	<b>35,280.00</b>	<b>35,497.25</b>	<b>34,733.75</b>	<b>34,542.26</b>	<b>35,610.49</b>	<b>399,921.75</b>
<b>Total</b>	<b>25,164.74</b>	<b>25,398.30</b>	<b>27,644.62</b>	<b>26,160.76</b>	<b>23,921.40</b>	<b>26,662.48</b>	<b>28,530.28</b>	<b>33,248.05</b>	<b>77,282.10</b>	<b>27,952.84</b>	<b>27,116.16</b>	<b>25,169.86</b>	<b>374,241.59</b>

## Cash Flow - 12 Month

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Expense													
Net Income	3,388.26	5,802.70	3,734.38	8,783.74	6,186.60	7,263.52	5,656.22	2,031.95	-41,784.85	6,780.91	7,426.10	10,440.63	25,680.16
Other Items													
Prepaid Rent	39.00	-147.00	960.00	-879.00	1,011.00	-1,229.00	-1.00	1,859.00	-124.00	72.00	-1,169.00	-50.00	342.00
Tenant Deposits	0.00	365.00	400.00	500.00	-975.00	2,625.00	475.00	675.00	75.00	0.00	1,000.00	-575.00	4,565.00
Net Other Items	39.00	218.00	1,360.00	-379.00	36.00	1,396.00	474.00	2,534.00	-49.00	72.00	-169.00	-625.00	4,907.00
Cash Flow	3,427.26	6,020.70	5,094.38	8,374.74	6,222.60	8,659.52	6,130.22	4,565.95	-41,833.85	6,852.91	7,257.10	9,815.63	30,587.16
Beginning Cash	2,643.68	6,070.94	11,726.64	16,421.02	24,295.76	31,493.36	37,527.88	43,183.10	47,074.05	5,165.20	12,018.11	18,275.21	2,643.68
Beginning Cash + Cash Flow	6,070.94	12,091.64	16,821.02	24,795.76	30,518.36	40,152.88	43,658.10	47,749.05	5,240.20	12,018.11	19,275.21	28,090.84	33,230.84
Actual Ending Cash	6,070.94	11,726.64	16,421.02	24,295.76	31,493.36	37,527.88	43,183.10	47,074.05	5,165.20	12,018.11	18,275.21	28,665.84	28,665.84