

Income Statement

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Owner = Estate of Micheal J Meraz (1901 S. Alameda Street)

1901 S. Alameda Street

Period = Jan 2025-Oct 2025

Book = Cash

ACCOUNT	PERIOD TO DATE	%	YEAR TO DATE	%
INCOME				
RENT INCOME				
Rent	422,094.25	95.33	422,094.25	95.33
NET RENT INCOME	422,094.25	95.33	422,094.25	95.33
EXPENSE REIMBURSEMENT				
Passthru Maintenance	3,618.66	0.82	3,618.66	0.82
Passthru HVAC	165.00	0.04	165.00	0.04
Passthru Insurance	1,331.50	0.30	1,331.50	0.30
Passthru Property Tax	1,466.90	0.33	1,466.90	0.33
Passthru Electricity	1,789.86	0.40	1,789.86	0.40
Passthru Water & Sewer	1,928.47	0.44	1,928.47	0.44
Estimated CAM Charges	10,369.00	2.34	10,369.00	2.34
TOTAL REIMBURSEMENT	20,669.39	4.67	20,669.39	4.67
TOTAL INCOME	442,763.64	100.00	442,763.64	100.00
EXPENSES				
DIRECT EXPENSES				
Maintenance	10,348.27	2.34	10,348.27	2.34
Repair	48,230.00	10.89	48,230.00	10.89
Painting	584.44	0.13	584.44	0.13
HVAC (Heat, Ventilation, Air)	7,800.00	1.76	7,800.00	1.76
Management	36,000.00	8.13	36,000.00	8.13
Security Service	27,137.50	6.13	27,137.50	6.13
Insurance	26,291.00	5.94	26,291.00	5.94
Legal Expenses	2,195.70	0.50	2,195.70	0.50
Property Tax	56,669.36	12.80	56,669.36	12.80
Electricity	5,668.82	1.28	5,668.82	1.28
Water & Sewer	3,870.31	0.87	3,870.31	0.87
Trash Disposal	1,200.00	0.27	1,200.00	0.27
TOTAL DIRECT EXPENSES	225,995.40	51.04	225,995.40	51.04
GENERAL & ADMINISTRATIVE				
Bldg. Inspections	850.00	0.19	850.00	0.19
TOTAL G & A EXPENSE	850.00	0.19	850.00	0.19
TOTAL EXPENSES	226,845.40	51.23	226,845.40	51.23
NET INCOME	215,918.24	48.77	215,918.24	48.77

Income Statement

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Owner = Estate of Micheal J Meraz (1901 S. Alameda Street)

1901 S. Alameda Street

Month = Oct 2025

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
INCOME				
RENT INCOME				
Rent	28,775.72	96.44	422,094.25	95.33
Plus: Prepaid Rent	-29.93	-0.10	0.00	0.00
NET RENT INCOME	28,745.79	96.34	422,094.25	95.33
EXPENSE REIMBURSEMENT				
Passthru Maintenance	180.74	0.61	3,618.66	0.82
Passthru HVAC	55.00	0.18	165.00	0.04
Passthru Insurance	133.15	0.45	1,331.50	0.30
Passthru Property Tax	146.69	0.49	1,466.90	0.33
Passthru Electricity	75.75	0.25	1,789.86	0.40
Passthru Water & Sewer	82.10	0.28	1,928.47	0.44
Estimated CAM Charges	420.00	1.41	10,369.00	2.34
TOTAL REIMBURSEMENT	1,093.43	3.66	20,669.39	4.67
TOTAL INCOME	29,839.22	100.00	442,763.64	100.00
EXPENSES				
DIRECT EXPENSES				
Maintenance	0.00	0.00	10,348.27	2.34
Repair	12,992.00	43.54	48,230.00	10.89
Painting	0.00	0.00	584.44	0.13
HVAC (Heat, Ventilation, Air)	0.00	0.00	7,800.00	1.76
Management	0.00	0.00	36,000.00	8.13
Security Service	1,200.00	4.02	27,137.50	6.13
Insurance	0.00	0.00	26,291.00	5.94
Legal Expenses	0.00	0.00	2,195.70	0.50
Property Tax	0.00	0.00	56,669.36	12.80
Electricity	621.48	2.08	5,668.82	1.28
Water & Sewer	401.26	1.34	3,870.31	0.87
Trash Disposal	0.00	0.00	1,200.00	0.27
TOTAL DIRECT EXPENSES	15,214.74	50.99	225,995.40	51.04
GENERAL & ADMINISTRATIVE				
Bldg. Inspections	0.00	0.00	850.00	0.19
TOTAL G & A EXPENSE	0.00	0.00	850.00	0.19
TOTAL EXPENSES	15,214.74	50.99	226,845.40	51.23
NET INCOME	14,624.48	49.01	215,918.24	48.77