

Cash Flow

Altos Realty & Property Management

Properties: Marion Place - 1258 Marion St Denver, CO 80218

Date Range: 03/01/2025 to 02/28/2026 (Trailing 12 Months)

Accounting Basis: Cash

Additional Cash GL Accounts: None

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Rent	177,032.50	92.55	206,722.93	93.62
Pet Rent	990.00	0.52	1,160.00	0.53
Concessions	-65.00	-0.03	-2,118.33	-0.96
Application Fee Income	135.00	0.07	135.00	0.06
Parking	2,467.50	1.29	2,767.50	1.25
Passthru Legal Expenses	65.00	0.03	65.00	0.03
Passthru Utilities	10,244.16	5.36	11,662.15	5.28
Move Out Charges	420.00	0.22	420.00	0.19
Total Operating Income	191,289.16	100.00	220,814.25	100.00
Expense				
Keys	0.00	0.00	15.86	0.01
Repair	16,336.39	8.54	17,207.39	7.79
Cleaning	5,353.38	2.80	5,698.38	2.58
HVAC (Heat, Ventilation, Air)	620.00	0.32	620.00	0.28
Snow Removal	588.00	0.31	768.00	0.35
Gardening/Landscaping	5,570.00	2.91	5,920.00	2.68
Tree Removal/Trimming	0.00	0.00	950.00	0.43
Management	13,442.04	7.03	15,652.53	7.09
Insurance - Property	15,516.40	8.11	15,516.40	7.03
Property Tax	7,829.91	4.09	15,659.82	7.09
Gas & Electricity	6,556.38	3.43	8,374.85	3.79
Water & Sewer	3,665.03	1.92	4,299.97	1.95
Stormwater	544.76	0.28	544.76	0.25
Garbage and Recycling	2,469.48	1.29	2,830.64	1.28
Pest Control	786.52	0.41	786.52	0.36
Telephone/DSL	4,312.05	2.25	5,009.37	2.27
Miscellaneous Expense	1,435.00	0.75	1,435.00	0.65
Legal Expenses	65.00	0.03	65.00	0.03
Other Profession Fees	1,307.40	0.68	1,307.40	0.59
Total Operating Expense	86,397.74	45.17	102,661.89	46.49
NOI - Net Operating Income	104,891.42	54.83	118,152.36	53.51
Other Income & Expense				
Other Expense				
1st Mortgage Expense	84,852.35	44.36	96,907.57	43.89
Total Other Expense	84,852.35	44.36	96,907.57	43.89

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Net Other Income	-84,852.35	-44.36	-96,907.57	-43.89
Total Income	191,289.16	100.00	220,814.25	100.00
Total Expense	171,250.09	89.52	199,569.46	90.38
Net Income	20,039.07	10.48	21,244.79	9.62
Other Items				
Security Deposits Clearing	1,435.00		1,435.00	
Prepaid Rent	-9,029.00		2,787.33	
Owner Contribution	21,792.00		21,792.00	
Owner Distribution	-43,033.39		-46,294.66	
Net Other Items	-28,835.39		-20,280.33	
Cash Flow	-8,796.32		964.46	
Beginning Cash	19,322.45		9,561.67	
Beginning Cash + Cash Flow	10,526.13		10,526.13	
Actual Ending Cash	10,526.13		10,526.13	