

## Cash Flow - 12 Month

ProsPM

Properties: 2518 N Fitzhugh - 2518 N Fitzhugh Ave Dallas, TX 75204

Period Range: Jan 2024 to Dec 2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name                            | Jan 2024        | Feb 2024         | Mar 2024        | Apr 2024        | May 2024        | Jun 2024        | Jul 2024        | Aug 2024        | Sep 2024    | Oct 2024    | Nov 2024    | Dec 2024    | Total            |
|---|-----------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------|-------------|-------------|-------------|------------------|
| <b>Operating Income &amp; Expense</b>   |                 |                  |                 |                 |                 |                 |                 |                 |             |             |             |             |                  |
| <b>Income</b>                           |                 |                  |                 |                 |                 |                 |                 |                 |             |             |             |             |                  |
| Rent                                    | 6,240.97        | 7,001.00         | 831.00          | 2,332.67        | 3,816.00        | 4,361.00        | 4,486.00        | 4,251.00        | 0.00        | 0.00        | 0.00        | 0.00        | 33,319.64        |
| Section8                                | 3,319.51        | 3,059.00         | 2,984.00        | 2,984.00        | 2,984.00        | 2,984.00        | 2,984.00        | 2,984.00        | 0.00        | 0.00        | 0.00        | 0.00        | 24,282.51        |
| Community Fee                           | 60.00           | 64.52            | -15.00          | 25.00           | 23.45           | 99.00           | -12.50          | 50.10           | 0.00        | 0.00        | 0.00        | 0.00        | 294.57           |
| Maintenance Fee                         | 0.00            | 90.00            | 0.00            | 141.95          | 500.00          | 240.08          | 0.00            | 0.00            | 0.00        | 0.00        | 0.00        | 0.00        | 972.03           |
| <b>Total Operating Income</b>           | <b>9,620.48</b> | <b>10,214.52</b> | <b>3,800.00</b> | <b>5,483.62</b> | <b>7,323.45</b> | <b>7,684.08</b> | <b>7,457.50</b> | <b>7,285.10</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>58,868.75</b> |
| <b>Expense</b>                          |                 |                  |                 |                 |                 |                 |                 |                 |             |             |             |             |                  |
| Leasing Fee: Renewal Fee                | 0.00            | 150.00           | 150.00          | 0.00            | 0.00            | 0.00            | 150.00          | 0.00            | 0.00        | 0.00        | 0.00        | 0.00        | 450.00           |
| Make Ready                              | 0.00            | 0.00             | 0.00            | 0.00            | 1,312.33        | 1,655.80        | 0.00            | 0.00            | 0.00        | 0.00        | 0.00        | 0.00        | 2,968.13         |
| Make Ready: Materials                   | 0.00            | 0.00             | 0.00            | 0.00            | 616.47          | 394.20          | 0.00            | 0.00            | 0.00        | 0.00        | 0.00        | 0.00        | 1,010.67         |
| Make Ready: Maid/Carpet Cleaning        | 0.00            | 0.00             | 0.00            | 0.00            | 575.00          | 300.00          | 0.00            | 0.00            | 0.00        | 0.00        | 0.00        | 0.00        | 875.00           |
| Contract Expenses: Landscaping Services | 752.34          | 1,092.34         | 752.34          | 752.34          | 752.34          | 887.34          | 752.34          | 752.34          | 0.00        | 0.00        | 0.00        | 0.00        | 6,493.72         |
| Common Area Maintenance                 | 55.21           | 55.21            | 55.21           | 55.21           | 55.21           | 55.21           | 57.87           | 0.00            | 0.00        | 0.00        | 0.00        | 0.00        | 389.13           |
| Repairs: Door/Window Repair             | 0.00            | 0.00             | 0.00            | 122.50          | 0.00            | 0.00            | 0.00            | 0.00            | 0.00        | 0.00        | 0.00        | 0.00        | 122.50           |
| Repairs: Fire & Safety                  | 0.00            | 0.00             | 105.78          | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00        | 0.00        | 0.00        | 0.00        | 105.78           |
| Repairs: General Maintenance            | 500.00          | 590.00           | 725.00          | 500.00          | 500.00          | 500.00          | 500.00          | 683.36          | 0.00        | 0.00        | 0.00        | 0.00        | 4,498.36         |
| Repairs: Pest Control                   | 0.00            | 0.00             | 102.84          | 0.00            | 0.00            | 102.84          | 0.00            | 0.00            | 0.00        | 0.00        | 0.00        | 0.00        | 205.68           |

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| Account Name                      | Jan 2024         | Feb 2024         | Mar 2024        | Apr 2024         | May 2024         | Jun 2024         | Jul 2024         | Aug 2024         | Sep 2024    | Oct 2024    | Nov 2024    | Dec 2024    | Total             |
|-----------------------------------|------------------|------------------|-----------------|------------------|------------------|------------------|------------------|------------------|-------------|-------------|-------------|-------------|-------------------|
| Repairs: Plumbing                 | 0.00             | 0.00             | 0.00            | 90.00            | 0.00             | 180.00           | 0.00             | 0.00             | 0.00        | 0.00        | 0.00        | 0.00        | 270.00            |
| Repairs: Materials                | 190.43           | 0.00             | 234.20          | 414.10           | 231.98           | 581.43           | 0.00             | 816.64           | 0.00        | 0.00        | 0.00        | 0.00        | 2,468.78          |
| Lawn Service                      | 0.00             | 0.00             | 0.00            | 255.00           | 0.00             | 0.00             | 0.00             | 0.00             | 0.00        | 0.00        | 0.00        | 0.00        | 255.00            |
| Repairs: Roofing                  | 0.00             | 0.00             | 0.00            | 1,000.00         | 0.00             | 0.00             | 0.00             | 0.00             | 0.00        | 0.00        | 0.00        | 0.00        | 1,000.00          |
| Gate Repair                       | 0.00             | 0.00             | 0.00            | 0.00             | 184.73           | 0.00             | 0.00             | 0.00             | 0.00        | 0.00        | 0.00        | 0.00        | 184.73            |
| Eviction/ Legal Fees              | 0.00             | 0.00             | 137.21          | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00        | 0.00        | 0.00        | 0.00        | 137.21            |
| Management Fees                   | 0.00             | 800.00           | 50.00           | 350.00           | 300.00           | 0.00             | 490.00           | 0.00             | 0.00        | 0.00        | 0.00        | 0.00        | 1,990.00          |
| Utility Expenses: Water           | 212.47           | 268.96           | 225.83          | 205.29           | 459.86           | 0.00             | 234.03           | 348.04           | 0.00        | 0.00        | 0.00        | 0.00        | 1,954.48          |
| Utility Expenses: Electric        | 55.66            | 29.97            | 24.63           | 23.76            | 32.28            | 67.62            | 49.79            | 19.46            | 0.00        | 0.00        | 0.00        | 0.00        | 303.17            |
| Utility Expenses: Trash           | 1,326.96         | 1,326.96         | 663.48          | 663.48           | 663.48           | 809.44           | 809.44           | 809.44           | 0.00        | 0.00        | 0.00        | 0.00        | 7,072.68          |
| <b>Total Operating Expense</b>    | <b>3,093.07</b>  | <b>4,313.44</b>  | <b>3,226.52</b> | <b>4,431.68</b>  | <b>5,683.68</b>  | <b>5,533.88</b>  | <b>3,043.47</b>  | <b>3,429.28</b>  | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>32,755.02</b>  |
| <b>NOI - Net Operating Income</b> | <b>6,527.41</b>  | <b>5,901.08</b>  | <b>573.48</b>   | <b>1,051.94</b>  | <b>1,639.77</b>  | <b>2,150.20</b>  | <b>4,414.03</b>  | <b>3,855.82</b>  | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>26,113.73</b>  |
| Total Income                      | 9,620.48         | 10,214.52        | 3,800.00        | 5,483.62         | 7,323.45         | 7,684.08         | 7,457.50         | 7,285.10         | 0.00        | 0.00        | 0.00        | 0.00        | 58,868.75         |
| Total Expense                     | 3,093.07         | 4,313.44         | 3,226.52        | 4,431.68         | 5,683.68         | 5,533.88         | 3,043.47         | 3,429.28         | 0.00        | 0.00        | 0.00        | 0.00        | 32,755.02         |
| <b>Net Income</b>                 | <b>6,527.41</b>  | <b>5,901.08</b>  | <b>573.48</b>   | <b>1,051.94</b>  | <b>1,639.77</b>  | <b>2,150.20</b>  | <b>4,414.03</b>  | <b>3,855.82</b>  | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>26,113.73</b>  |
| <b>Other Items</b>                |                  |                  |                 |                  |                  |                  |                  |                  |             |             |             |             |                   |
| Operating Bank Account            | -1,411.16        | -6,376.42        | 7,141.19        | -1,999.99        | -1,397.47        | -2,816.20        | -4,133.53        | 7,327.78         | 0.00        | 0.00        | 0.00        | 0.00        | -3,665.80         |
| SECDEP Bank Account               | -1,050.00        | 0.00             | 0.00            | 0.00             | 2,906.00         | 0.00             | 0.00             | 0.00             | 0.00        | 0.00        | 0.00        | 0.00        | 1,856.00          |
| Mgmt Held Security Deposit        | 803.13           | 0.00             | 0.00            | 0.00             | -500.00          | 0.00             | 0.00             | 0.00             | 0.00        | 0.00        | 0.00        | 0.00        | 303.13            |
| Prepayments                       | -995.00          | -39.04           | -45.00          | 938.55           | -579.50          | 425.50           | -40.00           | -2,155.00        | 0.00        | 0.00        | 0.00        | 0.00        | -2,489.49         |
| Owner Draw                        | -4,000.00        | 0.00             | -6,484.17       | 0.00             | -2,068.80        | 0.00             | 0.00             | -9,062.50        | 0.00        | 0.00        | 0.00        | 0.00        | -21,615.47        |
| <b>Net Other Items</b>            | <b>-6,653.03</b> | <b>-6,415.46</b> | <b>612.02</b>   | <b>-1,061.44</b> | <b>-1,639.77</b> | <b>-2,390.70</b> | <b>-4,173.53</b> | <b>-3,889.72</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>-25,611.63</b> |

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| Account Name               | Jan 2024 | Feb 2024 | Mar 2024  | Apr 2024 | May 2024 | Jun 2024 | Jul 2024  | Aug 2024  | Sep 2024 | Oct 2024 | Nov 2024 | Dec 2024 | Total    |
|----------------------------|----------|----------|-----------|----------|----------|----------|-----------|-----------|----------|----------|----------|----------|----------|
| Cash Flow                  | -125.62  | -514.38  | 1,185.50  | -9.50    | 0.00     | -240.50  | 240.50    | -33.90    | 0.00     | 0.00     | 0.00     | 0.00     | 502.10   |
| Beginning Cash             | 1,777.25 | 3,062.79 | 8,924.83  | 2,969.14 | 4,959.63 | 6,357.10 | 8,932.80  | 13,306.83 | 5,945.15 | 5,945.15 | 5,945.15 | 5,945.15 | 1,777.25 |
| Beginning Cash + Cash Flow | 1,651.63 | 2,548.41 | 10,110.33 | 2,959.64 | 4,959.63 | 6,116.60 | 9,173.30  | 13,272.93 | 5,945.15 | 5,945.15 | 5,945.15 | 5,945.15 | 2,279.35 |
| Actual Ending Cash         | 3,062.79 | 8,924.83 | 2,969.14  | 4,959.63 | 6,357.10 | 8,932.80 | 13,306.83 | 5,945.15  | 5,945.15 | 5,945.15 | 5,945.15 | 5,945.15 | 5,945.15 |