

Income Statement - 12 Month

1900 Pacific MT LLC

Properties: 1900 Pacific Residences - 1900 Pacific Ave Ste 100 Dallas, TX 75201

Fund Type: All

Period Range: Jan 2024 to Dec 2024

Accounting Basis: Accrual

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
Operating Income & Expense													
Income													
Commercial Rents													
1907 Elm MT Garage	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	9,688.32	6,365.40	6,365.40	6,365.40	76,784.52
1st Floor Retail	5,000.00	5,000.00	5,000.00	5,000.00	5,250.00	5,425.00	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	62,175.00
1907 Elm Mt 3rd Floor	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	7,881.50	5,304.50	5,304.50	5,304.50	63,795.00
Billboard	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	96,000.00
Total Commercial Rents	24,000.00	24,000.00	24,000.00	24,000.00	24,250.00	24,425.00	24,250.00	24,250.00	30,819.82	24,919.90	24,919.90	24,919.90	298,754.52
Rental Income													
Gross Potential Rent	313,287.16	335,592.95	336,390.18	337,180.59	337,045.73	336,904.21	331,573.96	328,986.65	324,997.00	325,037.29	347,446.19	404,183.44	4,058,625.35
Loss/Gain to Market	-11,154.57	-35,178.05	-33,430.26	-30,573.28	-35,609.38	-37,225.11	-29,129.05	-30,892.38	-27,001.17	-26,958.67	-43,313.26	-87,888.57	-428,353.75
Less Vacancy	-34,011.58	-37,854.45	-43,337.36	-50,979.96	-55,609.61	-51,670.99	-45,822.20	-34,024.79	-30,669.34	-31,966.85	-43,340.50	-62,302.42	-521,590.05
Less Concessions	-405.00	-20.25	-7,240.60	-2,766.17	-3,707.00	-2,652.00	-2,288.00	-679.77	-665.00	0.00	-76.60	-88.70	-20,589.09
Loss from Model	-1,997.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,997.73
Rent Adjustment	0.00	-1,400.00	0.00	-2,152.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-3,552.50
Lease Charges	0.00	0.00	0.00	0.00	0.00	-1.00	0.00	0.00	0.00	0.00	0.00	0.00	-1.00
Rent Income	420.97	1,462.00	1,462.00	1,462.00	1,212.00	1,287.00	1,462.00	1,462.00	1,462.00	1,655.00	1,655.00	1,655.00	16,656.97
Total Rental Income	266,139.25	262,602.20	253,843.96	252,170.68	243,331.74	246,642.11	255,796.71	264,851.71	268,123.49	267,766.77	262,370.83	255,558.75	3,099,198.20

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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
Garage Parking													
Parking Covered 14-120	10,265.35	10,147.93	10,149.99	9,895.00	9,765.31	9,880.49	10,345.66	10,716.74	9,813.76	9,759.12	9,279.83	8,589.42	118,608.60
Parking 121-141	0.00	75.00	75.00	75.00	75.00	75.00	14.52	0.00	632.50	631.46	710.00	675.00	3,038.48
Parking 142-149	0.00	75.00	150.00	450.00	225.00	150.00	225.00	225.00	222.50	150.00	172.50	225.00	2,270.00
Parking EV 2-7 & 63	0.00	500.00	625.00	625.00	625.00	508.33	500.00	500.00	825.00	780.00	775.00	867.00	7,130.33
Parking Hotel 8,9,10,12	965.00	660.00	680.00	680.00	825.00	1,155.00	806.66	775.00	775.00	799.36	799.36	799.36	9,719.74
Total Garage Parking	11,230.35	11,457.93	11,679.99	11,725.00	11,515.31	11,768.82	11,891.84	12,216.74	12,268.76	12,119.94	11,736.69	11,155.78	140,767.15
Utility Income													
Electric Income	6,343.93	5,090.46	7,911.60	867.12	10,416.62	501.65	11,994.39	7,120.13	7,114.40	8,325.14	6,760.93	7,473.19	79,919.56
Drainage/ Stormwater Allocation	20.86	1,703.49	1,703.93	302.32	3,345.15	170.77	3,186.53	2,500.21	2,155.88	3,348.92	2,465.00	1,461.37	22,364.43
Water Income	2,921.91	2,033.10	1,885.59	306.21	4,057.54	182.14	3,983.19	2,851.18	2,615.17	4,436.70	3,001.60	2,830.46	31,104.79
Gas Income	513.32	885.70	1,743.47	162.80	1,684.04	89.69	1,618.09	869.00	534.82	544.84	456.05	1,128.08	10,229.90
Trash Income	2,691.37	2,724.19	2,595.21	2,581.60	2,474.62	2,513.00	2,499.67	2,790.87	2,736.30	2,685.29	2,564.10	2,404.15	31,260.37
Pest Control	1,025.29	1,030.81	972.64	978.13	932.90	941.33	941.69	932.89	1,034.41	1,015.49	970.67	913.29	11,689.54
Utility Billing Fee	225.00	250.00	108.92	310.20	311.12	305.00	278.80	257.94	317.60	323.91	340.00	313.45	3,341.94
Total Utility Income	13,741.68	13,717.75	16,921.36	5,508.38	23,221.99	4,703.58	24,502.36	17,322.22	16,508.58	20,680.29	16,558.35	16,523.99	189,910.53
Other Income													
Application Fee Income	75.00	420.00	280.00	1,400.00	1,050.00	1,400.00	1,330.00	1,755.00	840.00	630.00	280.00	560.00	10,020.00
Cable Commissions	837.55	704.45	712.47	701.02	668.00	670.55	601.35	662.50	1,392.97	0.00	702.78	702.38	8,356.02
Cleaning Income	250.00	350.00	200.00	400.00	0.00	300.00	720.00	1,550.00	0.00	50.00	0.00	24,681.36	28,501.36
ClubHouse Rental	0.00	0.00	0.00	300.00	0.00	1,000.00	200.00	900.00	200.00	600.00	200.00	400.00	3,800.00
Community Amenity Fee	160.00	40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Key/Fob Replacement	0.00	50.00	100.00	0.00	350.00	200.00	0.00	0.00	0.00	200.00	0.00	0.00	900.00

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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
Late Fee	1,486.80	660.49	1,313.20	1,379.29	545.50	239.80	846.64	801.30	951.70	780.20	958.90	1,220.50	11,184.32
Lease Admin Fees	25.00	0.00	0.00	1,400.00	525.00	1,225.00	1,225.00	1,575.00	875.00	359.00	356.00	181.00	7,746.00
Lease Break Fees	0.00	1,641.35	0.00	0.00	0.00	2,107.15	0.00	0.00	0.00	5,146.00	0.00	2,266.00	11,160.50
NSF Fees Collected	0.00	75.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	150.00	0.00	525.00
Maintenance & Repairs Income	90.00	0.00	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	100.00	790.00
Month to Month Rent	350.00	0.00	0.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	6.66	200.00	569.66
Pet Fees	0.00	0.00	0.00	800.00	0.00	801.67	850.00	1,650.00	450.00	450.00	1,250.00	450.00	6,701.67
Renter Insurance	-159.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-159.58
Deposit Forfeit	0.00	0.00	0.00	0.00	250.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	600.00
Relet Fee	5,965.45	3,760.00	4,752.00	0.00	0.00	4,958.00	0.00	0.00	0.00	1,487.50	0.00	2,038.30	22,961.25
Misc. Carport	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	416.67	50.00	716.67
Misc. Key/ Lock Change	280.00	0.00	10.00	0.00	50.00	50.00	0.00	0.00	0.00	25.00	0.00	0.00	415.00
Pet Rent	650.00	583.00	583.00	556.33	485.75	469.67	398.15	668.00	459.66	484.94	468.00	539.19	6,345.69
Total Other Income	10,010.22	8,284.29	7,950.67	6,949.64	3,924.25	13,421.84	7,121.14	9,861.80	5,419.33	10,212.64	4,789.01	33,388.73	121,333.56
Total Operating Income	325,121.50	320,062.17	314,395.98	300,353.70	306,243.29	300,961.35	323,562.05	328,502.47	333,139.98	335,699.54	320,374.78	341,547.15	3,849,963.96
Expense													
Advertising	4,755.41	462.39	4,642.34	2,589.00	2,589.00	4,705.01	2,670.18	2,589.00	2,767.61	2,589.00	2,589.00	2,589.00	35,536.94
Tenant Promotions	618.34	105.92	250.00	29.22	575.00	375.00	300.42	600.00	0.00	750.00	0.00	635.41	4,239.31
Cleaning And Maintenance													
Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-75.00	-75.00
Janitorial Expense	0.00	0.00	0.00	398.66	927.39	0.00	1,571.74	236.55	1,081.19	1,639.43	2,470.66	1,286.19	9,611.81
General Maintenance Labor	1,803.87	852.53	444.53	722.03	974.96	444.53	831.52	3,444.53	444.64	857.13	487.13	857.13	12,164.53
Landscaping	0.00	352.36	378.29	352.36	367.57	362.66	714.60	357.30	352.36	4.94	357.30	362.59	3,962.33
Pest Control	974.26	162.38	162.38	162.38	162.38	162.38	162.38	291.20	162.38	162.38	156.25	-8.00	2,712.75

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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
Make Ready Clean	360.00	670.00	580.00	1,010.00	2,155.00	4,105.00	-150.00	1,745.00	1,530.00	1,290.00	360.00	590.00	14,245.00
Landscaping	352.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	352.36
Total Cleaning And Maintenance	3,490.49	2,037.27	1,565.20	2,645.43	4,587.30	5,074.57	3,130.24	6,074.58	3,570.57	3,953.88	3,831.34	3,012.91	42,973.78
Administrative Expense													
Dues & Subscriptions	260.91	729.11	1,724.69	546.56	900.46	1,842.43	1,784.14	1,351.34	1,644.58	1,088.76	1,109.63	1,113.26	14,095.87
Legal	0.00	0.00	4,820.25	0.00	0.00	0.00	0.00	0.00	0.00	96.69	0.00	0.00	4,916.94
Accounting	5,575.00	5,237.50	3,531.25	3,250.00	4,450.00	3,625.00	2,800.00	1,318.75	1,837.50	4,837.50	3,237.50	5,737.50	45,437.50
Professional	13,428.96	0.00	8,150.00	99.00	0.00	850.00	750.00	750.00	0.00	3,360.00	750.00	687.38	28,825.34
Bank Fees	746.20	61.84	75.71	83.20	68.22	83.22	0.00	10.00	93.80	0.00	93.80	93.90	1,409.89
Total Administrative Expense	20,011.07	6,028.45	18,301.90	3,978.76	5,418.68	6,400.65	5,334.14	3,430.09	3,575.88	9,382.95	5,190.93	7,632.04	94,685.54
Bad Debt/Write-Offs	8,233.34	0.00	0.00	0.00	5,465.66	347.78	0.00	0.00	0.00	0.00	0.00	0.00	14,046.78
Management Fees													
Management Fees	9,457.79	8,299.19	8,478.97	8,639.59	7,856.88	8,217.54	8,351.93	8,136.80	7,996.34	7,920.02	7,771.80	7,641.17	98,768.02
Commissions/Placement Fees	3,986.15	3,710.25	1,800.00	0.00	1,800.00	2,350.00	2,710.00	1,950.00	2,090.00	1,740.00	0.00	0.00	22,136.40
Total Management Fees	13,443.94	12,009.44	10,278.97	8,639.59	9,656.88	10,567.54	11,061.93	10,086.80	10,086.34	9,660.02	7,771.80	7,641.17	120,904.42
Other interest	0.00	0.00	0.00	122.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	122.96
Repairs													
Sheetrock Repairs	0.00	0.00	-260.00	0.00	0.00	0.00	30.00	270.00	160.00	0.00	0.00	-300.00	-100.00
Painting Repairs	0.00	1,174.50	0.00	-150.00	0.00	525.82	-375.82	722.04	993.30	190.86	0.00	-184.14	2,896.56
Key Fob/Lock Replacement	0.00	364.78	0.00	464.78	-5.00	0.00	769.45	0.00	0.00	0.00	0.00	0.00	1,594.01
Repairs - Other	750.00	189.44	0.00	2,259.12	0.00	1,500.00	1,248.75	0.00	0.00	50.00	3,500.00	21,031.36	30,528.67
Elevator	3,355.76	2,797.88	1,677.88	1,677.88	1,677.88	2,127.88	2,937.88	1,677.88	2,037.88	3,177.88	1,677.88	1,677.88	26,502.44
Total Repairs	4,105.76	4,526.60	1,417.88	4,251.78	1,672.88	4,153.70	4,610.26	2,669.92	3,191.18	3,418.74	5,177.88	22,225.10	61,421.68

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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
Plumbing Supplies	0.00	63.87	32.89	396.32	0.00	0.00	169.70	217.31	0.00	-135.30	136.92	87.96	969.67
Office Supplies	2,802.64	161.82	233.11	585.50	356.95	802.50	448.77	943.72	211.88	400.39	285.18	236.31	7,468.77
Painting Supplies	0.00	0.00	2,817.09	738.19	79.11	1,927.14	595.16	927.06	761.36	0.00	0.00	520.70	8,365.81
General Supplies	0.00	0.00	211.51	211.59	717.25	199.60	797.78	0.00	97.33	297.68	0.00	0.00	2,532.74
Personnel													
Worker's Comp	0.00	739.83	739.83	739.83	739.83	739.83	739.53	739.83	739.83	739.83	739.83	739.83	8,137.83
Manager	21,573.64	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	104,073.64
Leasing	1,302.00	3,465.00	3,500.39	3,657.78	3,935.19	5,387.98	3,804.94	4,282.36	5,764.92	1,945.96	584.28	605.85	38,236.65
Front Desk	1,614.50	3,300.05	4,012.98	4,005.05	5,665.04	4,008.28	4,568.95	6,005.89	4,654.46	4,711.86	4,813.46	4,216.66	51,577.18
Maintenance	3,588.50	10,622.75	13,717.85	12,613.02	13,489.56	9,364.25	11,253.48	10,707.37	10,535.16	12,521.73	11,921.08	11,600.64	131,935.39
Administrative Mgmt	3,887.04	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00	0.00	11,887.04
Taxes & Benefits	273.96	1,088.85	1,128.53	1,043.03	1,165.65	991.01	1,093.91	702.14	4,059.54	1,577.26	785.66	5,601.12	19,510.66
Housekeeping	1,887.00	3,145.00	3,145.00	2,618.00	3,400.00	5,040.00	5,675.66	7,113.62	2,909.22	2,399.76	2,332.70	2,740.44	42,406.40
Security Service	3,221.06	3,839.47	3,642.51	3,631.74	3,413.17	3,005.77	3,208.42	3,618.37	3,027.61	3,149.02	602.37	5,928.86	40,288.37
Total Personnel	37,347.70	34,700.95	38,387.09	36,808.45	40,308.44	37,037.12	38,844.89	41,669.58	40,190.74	34,545.42	29,279.38	38,933.40	448,053.16
Taxes - State Franchise	0.00	0.00	0.00	0.00	12,055.00	66.58	83.08	0.00	759.00	0.00	0.00	0.00	12,963.66
Utilities													
Electricity	6,707.81	8,227.60	7,650.07	6,984.79	7,470.58	8,614.39	9,246.31	9,850.02	10,196.05	8,931.02	8,340.61	8,100.44	100,319.69
Gas	67.93	109.82	99.70	593.04	336.57	194.97	172.45	0.00	0.00	0.00	0.00	300.77	1,875.25
Water	3,919.36	3,306.35	4,462.39	3,865.79	4,093.62	3,849.86	5,038.24	5,221.66	6,136.03	8,773.31	5,261.13	4,215.39	58,143.13
Utility Management	1,947.39	700.00	700.00	700.00	700.00	700.00	700.00	700.00	518.75	0.00	1,000.00	0.00	8,366.14
Garbage and Recycling	675.07	675.07	675.07	675.07	675.07	675.07	675.07	675.07	675.07	710.27	812.72	832.23	8,430.85
Telephone Expense	4,658.83	2,975.13	3,210.94	3,414.74	3,338.71	1,309.07	2,879.15	3,639.01	2,776.06	3,395.52	4,672.59	3,668.95	39,938.70
Total Utilities	17,976.39	15,993.97	16,798.17	16,233.43	16,614.55	15,343.36	18,711.22	20,085.76	20,301.96	21,810.12	20,087.05	17,117.78	217,073.76
Fire Life Safety	0.00	1,055.44	0.00	0.00	0.00	0.00	0.00	0.00	8,825.00	0.00	0.00	0.00	9,880.44
Safety Monitoring	0.00	0.00	681.99	0.00	0.00	1,657.95	914.35	681.99	0.00	3,894.93	0.00	792.93	8,624.14

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Other													
Other Operating Expense	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	167.78	0.00	0.00	392.78
Equipment Rental	436.54	436.54	662.98	668.20	383.41	226.44	220.88	220.88	156.97	224.84	381.57	220.88	4,240.13
Total Other	661.54	436.54	662.98	668.20	383.41	226.44	220.88	220.88	156.97	392.62	381.57	220.88	4,632.91
Total Operating Expense	113,446.62	77,582.66	96,281.12	77,898.42	100,480.11	88,884.94	87,893.00	90,196.69	94,495.82	90,960.45	74,731.05	101,645.59	1,094,496.47
NOI - Net Operating Income	211,674.88	242,479.51	218,114.86	222,455.28	205,763.18	212,076.41	235,669.05	238,305.78	238,644.16	244,739.09	245,643.73	239,901.56	2,755,467.49
Other Income & Expense													
Other Income													
Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,399.66	0.00	1,399.66
Capital Reserve Reimbursement	0.00	0.00	17,734.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	108,009.95	125,744.41
Total Other Income	0.00	0.00	17,734.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,399.66	108,009.95	127,144.07
Other Expense													
Continuing Education	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	350.00
Capital Expenditures													
Flooring	0.00	0.00	0.00	0.00	0.00	134.00	0.00	0.00	0.00	0.00	0.00	0.00	134.00
HVAC (Heat, Ventilation, Air)	0.00	0.00	0.00	0.00	315.37	30,330.69	1,287.78	535.21	4,216.06	450.12	342.38	23.18	37,500.79
Appliances	1,488.62	0.00	565.22	1,913.91	10,787.99	4,160.58	2,769.61	6,435.46	2,737.93	9,365.14	9,496.62	197.54	49,918.62
Carpet Replacement	0.00	0.00	3,239.82	6,568.77	3,555.28	4,349.82	998.28	3,777.86	1,541.55	2,369.17	67.00	-333.00	26,134.55
Equipment/ Tools	0.00	0.00	0.00	0.00	0.00	0.00	214.03	0.00	0.00	0.00	0.00	0.00	214.03
Electrical Work	0.00	1,050.00	1,604.84	268.77	230.39	0.00	475.00	0.00	19.47	0.00	225.00	119.06	3,992.53
Glass Replacement	0.00	0.00	9,189.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,405.87	0.00	12,595.20

Income Statement - 12 Month

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
Major Repairs	0.00	0.00	4,797.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,797.41
Furniture	0.00	0.00	0.00	0.00	18,342.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,342.96
Total Capital Expenditures	1,488.62	1,050.00	19,396.62	8,751.45	33,231.99	38,975.09	5,744.70	10,748.53	8,515.01	12,184.43	13,536.87	6.78	153,630.09
Partnership Expenses	223,583.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	223,583.80
Debt Service	0.00	211,583.80	211,495.96	221,877.50	221,877.50	221,877.50	221,877.50	221,877.50	221,877.50	216,410.19	216,410.19	216,410.19	2,403,575.33
Total Other Expense	225,072.42	212,633.80	230,892.58	230,628.95	255,109.49	260,852.59	227,622.20	232,976.03	230,392.51	228,594.62	229,947.06	216,416.97	2,781,139.22
Net Other Income	-225,072.42	-212,633.80	-213,158.12	-230,628.95	-255,109.49	-260,852.59	-227,622.20	-232,976.03	-230,392.51	-228,594.62	-228,547.40	-108,407.02	-2,653,995.15
Total Income	325,121.50	320,062.17	332,130.44	300,353.70	306,243.29	300,961.35	323,562.05	328,502.47	333,139.98	335,699.54	321,774.44	449,557.10	3,977,108.03
Total Expense	338,519.04	290,216.46	327,173.70	308,527.37	355,589.60	349,737.53	315,515.20	323,172.72	324,888.33	319,555.07	304,678.11	318,062.56	3,875,635.69
Net Income	-13,397.54	29,845.71	4,956.74	-8,173.67	-49,346.31	-48,776.18	8,046.85	5,329.75	8,251.65	16,144.47	17,096.33	131,494.54	101,472.34