

Cash Flow - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
Operating Income & Expense													
Income													
Rent Income	7,901.82	7,813.35	7,725.00	7,725.06	7,725.00	7,725.00	7,710.96	7,725.00	6,408.71	8,505.00	8,505.00	8,505.00	93,974.90
Utility Income	174.98	319.49	154.26	43.56	61.42	77.12	177.58	-92.89	109.50	0.00	77.12	77.12	1,179.26
Total Operating Income	8,076.80	8,132.84	7,879.26	7,768.62	7,786.42	7,802.12	7,888.54	7,632.11	6,518.21	8,505.00	8,582.12	8,582.12	95,154.16
Expense													
Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	320.00	0.00	170.00	490.00
Landscaping	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	825.00	75.00	75.00	75.00	1,650.00
Cleaning Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	220.00	0.00	0.00	220.00
Property Mgmt Fees	395.09	390.67	386.25	386.25	386.25	386.25	385.55	380.49	451.20	425.25	425.25	425.25	4,823.75
Rental Business Tax	0.00	0.00	229.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	229.72
Water & Sewer	397.22	0.00	384.22	0.00	407.60	0.00	395.90	0.00	876.76	0.00	489.46	0.00	2,951.16
Plumbing	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	410.00	0.00	0.00	530.00
Maintenance Labor	0.00	0.00	135.00	415.00	785.00	55.00	0.00	0.00	55.00	530.00	0.00	3,555.00	5,530.00
Maintenance Materials	0.00	0.00	83.54	152.20	304.65	0.00	0.00	0.00	0.00	413.15	0.00	138.16	1,091.70
Construction Project	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,870.27	1,291.80	0.00	0.00	16,162.07
Pest Control	202.00	202.00	0.00	0.00	0.00	221.99	0.00	110.00	110.00	110.00	220.00	110.00	1,285.99
Fire Safety	0.00	0.00	97.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	97.49
Total Operating Expense	1,189.31	667.67	1,391.22	1,028.45	1,958.50	738.24	856.45	565.49	17,188.23	3,795.20	1,209.71	4,473.41	35,061.88
NOI - Net Operating Income	6,887.49	7,465.17	6,488.04	6,740.17	5,827.92	7,063.88	7,032.09	7,066.62	-10,670.02	4,709.80	7,372.41	4,108.71	60,092.28
Other Income & Expense													
Other Expense													
Appliances	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,689.52	0.00	0.00	1,689.52
Total Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,689.52	0.00	0.00	1,689.52

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Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,689.52	0.00	0.00	-1,689.52
Total Income	8,076.80	8,132.84	7,879.26	7,768.62	7,786.42	7,802.12	7,888.54	7,632.11	6,518.21	8,505.00	8,582.12	8,582.12	95,154.16
Total Expense	1,189.31	667.67	1,391.22	1,028.45	1,958.50	738.24	856.45	565.49	17,188.23	5,484.72	1,209.71	4,473.41	36,751.40
Net Income	6,887.49	7,465.17	6,488.04	6,740.17	5,827.92	7,063.88	7,032.09	7,066.62	-10,670.02	3,020.28	7,372.41	4,108.71	58,402.76
Other Items													
Prepaid Rent	-150.93	1,595.81	-1,493.63	289.99	1,595.36	-1,450.00	-557.63	1,925.90	179.21	0.00	-500.00	0.00	1,434.08
Owner Contribution	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	10,000.00
Owner Distribution	-6,793.36	-7,364.23	-6,749.86	-6,478.29	-5,872.92	-7,128.88	-6,812.59	-7,176.12	0.00	-2,184.47	-7,295.29	-4,373.32	-68,229.33
Net Other Items	-6,944.29	-5,768.42	-8,243.49	-6,188.30	-4,277.56	-8,578.88	-7,370.22	-5,250.22	10,179.21	-2,184.47	-7,795.29	-4,373.32	-56,795.25
Cash Flow	-56.80	1,696.75	-1,755.45	551.87	1,550.36	-1,515.00	-338.13	1,816.40	-490.81	835.81	-422.88	-264.61	1,607.51
Beginning Cash	1,000.00	943.20	2,639.95	884.50	1,436.37	2,986.73	1,471.73	1,133.60	2,950.00	2,459.19	3,295.00	2,872.12	1,000.00
Beginning Cash + Cash Flow	943.20	2,639.95	884.50	1,436.37	2,986.73	1,471.73	1,133.60	2,950.00	2,459.19	3,295.00	2,872.12	2,607.51	2,607.51
Actual Ending Cash	943.20	2,639.95	884.50	1,436.37	2,986.73	1,471.73	1,133.60	2,950.00	2,459.19	3,295.00	2,872.12	2,607.51	2,607.51