

# Cash Flow - 12 Month

Exported On: 04/09/2024 10:25 AM

**Quatr Living LLC**

**Properties:** Active

**Period Range:** Apr 2023 to Mar 2024

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Nov 2023	Dec 2023
<b>Operating Income &amp; Expense</b>		
<b>Income</b>		
<b>RENTS</b>		
Rent Income	0.00	5,983.14
<b>Total RENTS</b>	<b>0.00</b>	<b>5,983.14</b>
<b>POTENTIAL RENT</b>		
Gross Potential Rent	0.00	266,551.73
Loss/Gain to Market	0.00	-28,930.24
Prepaid Rent	0.00	14,117.78
Concessions	0.00	-3,755.01
Delinquency	0.00	-5,319.80
Vacancy	0.00	-120,533.70
<b>Total POTENTIAL RENT</b>	<b>0.00</b>	<b>122,130.76</b>
<b>OTHER INCOME</b>		
NSF Fee	0.00	58.25
Non Refundable Admin Fee	0.00	0.00
Bank Convenience Fees	0.00	145.92
Pet Fee-Non Refundable	0.00	0.00
Pet Rent	0.00	460.00
Storage Rent	0.00	3.74
Parking	0.00	0.00
Application Fee Income	0.00	0.00
Insurance Services	0.00	328.00
Administrative Charges - Mgr	0.00	0.00
Late Fee	0.00	2,681.64
Legal Notice Fee	0.00	655.00
Cleaning and Damage Charg	0.00	850.00
Legal Fees	0.00	0.00
Early Termination Fee	0.00	2,585.00
Utility Reimbursement Fee	0.00	6,725.82

CAM Fee	0.00	12.36
Month-to-Month Fee	0.00	0.00
Miscellaneous Income	0.00	500.00
<b>Total OTHER INCOME</b>	<b>0.00</b>	<b>15,005.73</b>
<b>UTILITY REIMBURSEMENTS</b>		
Water/Sewer Reimbursement	0.00	0.00
Trash Reimbursements	0.00	75.48
<b>Total UTILITY REIMBURSEMENTS</b>	<b>0.00</b>	<b>75.48</b>
<b>Total Operating Income</b>	<b>0.00</b>	<b>143,195.11</b>
<b>Expense</b>		
<b>MARKETING &amp; ADVERTISING</b>		
Internet Listing Services (ILS)	0.00	567.51
Website Hosting	0.00	75.00
PPC Campaigns	0.00	0.00
Other Marketing Expense	0.00	1,110.00
<b>Total MARKETING &amp; ADVERTISING</b>	<b>0.00</b>	<b>1,752.51</b>
<b>PAYROLL</b>		
Maintenance Salaries	0.00	3,335.00
<b>Total PAYROLL</b>	<b>0.00</b>	<b>3,335.00</b>
<b>ADMINISTRATIVE</b>		
Legal Expense	0.00	0.00
Dues & Subscriptions	0.00	786.88
Bank Fees	0.00	320.34
Phone and Internet	0.00	1,101.19
Software Fees	0.00	288.00
Credit Check & Screening	0.00	0.00
Resident Insurance	0.00	290.13
Miscellaneous Administrative	0.00	0.00
<b>Total ADMINISTRATIVE</b>	<b>0.00</b>	<b>2,786.54</b>
<b>MAKE READY EXPENSE</b>		
Carpet Cleaning	0.00	775.00
Unit Cleaning	0.00	960.00
General Turn Labor	0.00	250.00
Unit Turn Painting	0.00	1,941.80
Unit Turn Trash Out	0.00	0.00
Unit Turn Damage Repairs	0.00	-1,825.00
Other Make Ready Expense	0.00	250.00
<b>Total MAKE READY EXPENSE</b>	<b>0.00</b>	<b>2,351.80</b>
<b>REPAIRS &amp; MAINTENANCE</b>		
Electrical Repairs or Supplies	0.00	310.00
Plumbing Repairs or Supplies	0.00	210.00
HVAC Repairs or Supplies	0.00	740.57

Key/Lock Replacement	0.00	310.00
Flooring Repairs	0.00	0.00
Exterior Repairs	0.00	225.00
Appliance Repair	0.00	0.00
Roof Repair	0.00	0.00
Repairs - Other	0.00	345.00
Maintenance Supplies	0.00	24.19
Irrigation Repairs	0.00	0.00
Maintenance Vendor Fee	0.00	0.00
<b>Total REPAIRS &amp; MAINTENAN</b>	<b>0.00</b>	<b>2,164.76</b>
<b>CONTRACT SERVICES</b>		
Landscaping	0.00	300.00
Pest Control Contract	0.00	0.00
Groundskeeping	0.00	200.00
<b>Total CONTRACT SERVICES</b>	<b>0.00</b>	<b>500.00</b>
<b>UTILITIES</b>		
Electricity	0.00	-281.45
Gas	0.00	0.00
Water/Sewer	0.00	4,184.18
Trash and Recycling	0.00	1,093.26
Bulk Trash Pickup	0.00	0.00
<b>Total UTILITIES</b>	<b>0.00</b>	<b>4,995.99</b>
<b>TAXES</b>		
Property Tax	0.00	8,374.00
<b>Total TAXES</b>	<b>0.00</b>	<b>8,374.00</b>
<b>INSURANCE</b>		
Property Insurance	0.00	2,142.87
<b>Total INSURANCE</b>	<b>0.00</b>	<b>2,142.87</b>
<b>MANAGEMENT FEES</b>		
Management Fees	0.00	7,389.27
Leasing and Renewal Fees	0.00	2,999.60
Premier Vendor Fee	0.00	851.17
<b>Total MANAGEMENT FEES</b>	<b>0.00</b>	<b>11,240.04</b>
<b>NON ROUTINE CAPITAL EXPENSES</b>		
Appliances	0.00	0.00
Tub or Shower Resurfacing	0.00	0.00
<b>Total NON ROUTINE CAPITAL</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Operating Expense</b>	<b>0.00</b>	<b>39,643.51</b>
<b>NOI - Net Operating Income</b>	<b>0.00</b>	<b>103,551.60</b>

**Other Income & Expense**

**Other Expense****MORTGAGE**

Mortgage - Other	0.00	58,812.31
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<b>Total MORTGAGE</b>	<b>0.00</b>	<b>58,812.31</b>
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**LEGAL AND OTHER PROFESSIONAL FEES**

Professional Fees	0.00	187.29
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<b>Total LEGAL AND OTHER PRO</b>	<b>0.00</b>	<b>187.29</b>
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**PARTNERSHIP EXPENSES**

Partnership Expense	0.00	6,400.00
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Asset Management Fee	0.00	2,371.65
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<b>Total PARTNERSHIP EXPENS</b>	<b>0.00</b>	<b>8,771.65</b>
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**CAPITAL EXPENDITURES**

Appliance Replacement	0.00	775.00
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Carpet Replacement	0.00	1,825.00
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Vinyl Flooring Replacement	0.00	0.00
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Unit Renovation Expense	0.00	0.00
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HVAC Replacement	0.00	165.00
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Hot Water Heater Replaceme	0.00	0.00
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Exterior Repairs	0.00	0.00
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Start Up Expenses	0.00	0.00
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Landscaping	0.00	0.00
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Major Plumbing Repairs	0.00	825.00
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Window and Door Replaceme	0.00	618.00
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Major Electrical Repairs	0.00	0.00
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CapEx Leasing Expense	0.00	0.00
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Misc Capital Expenditures	0.00	1,406.88
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<b>Total CAPITAL EXPENDITURE</b>	<b>0.00</b>	<b>5,614.88</b>
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<b>Total Other Expense</b>	<b>0.00</b>	<b>73,386.13</b>
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<b>Net Other Income</b>	<b>0.00</b>	<b>-73,386.13</b>
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Total Income	0.00	143,195.11
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Total Expense	0.00	113,029.64
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<b>Net Income</b>	<b>0.00</b>	<b>30,165.47</b>
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**Other Items**

Accounts Receivable	-88,005.27	1,000.23
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Accounts Receivable - Other	-157.86	0.00
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Buildings	-23,267,604.78	0.00
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Owner Held Security Deposits	0.00	922.50
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Owner Held Pet Deposits	0.00	0.00
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Clearing Account	1.19	0.00
Accounts Payable	38,012.66	2,900.00
Mortgage Payable	0.00	0.00
Owner Contribution	9,105,323.72	3,500.00
Owner Distribution	0.00	-22,400.00
Appfolio Opening Balance Equit	30,600.00	-10,031.79
<b>Net Other Items</b>	<b>-14,181,830.34</b>	<b>-24,109.06</b>
<b>Cash Flow</b>	<b>-14,181,830.34</b>	<b>6,056.41</b>
<b>Beginning Cash</b>	<b>1,392.50</b>	<b>27,205.51</b>
<b>Beginning Cash + Cash Flow</b>	<b>-14,180,437.84</b>	<b>33,261.92</b>
<b>Actual Ending Cash</b>	<b>27,205.51</b>	<b>87,404.75</b>



Jan 2024	Feb 2024	Mar 2024
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-9,771.92	-6,280.01	6,978.76
<b>-9,771.92</b>	<b>-6,280.01</b>	<b>6,978.76</b>

394,267.61	423,346.24	459,994.71
-10,043.11	-19,182.33	-21,676.57
-4,594.04	0.00	0.00
-3,947.12	-5,483.63	-1,492.68
-6,303.85	-7,514.90	-5,482.25
-178,693.39	-166,685.01	-168,899.83
<b>190,686.10</b>	<b>224,480.37</b>	<b>262,443.38</b>

41.75	100.00	0.00
430.00	2,040.00	1,600.00
0.00	0.00	0.00
0.00	150.00	-150.00
631.94	931.94	1,001.45
5.48	5.00	5.20
0.00	25.00	25.00
300.00	110.00	1,075.00
15.00	30.00	235.31
0.00	0.00	294.30
2,038.41	2,655.00	1,691.19
150.00	375.00	225.00
0.00	1,965.00	1,825.00
639.00	0.00	0.00
0.00	1,000.00	2,495.00
9,074.16	10,058.35	11,907.66

10.22	0.00	0.00
21.99	78.01	200.00
0.00	2,553.00	25.00
<b>13,357.95</b>	<b>22,076.30</b>	<b>22,455.11</b>

0.00	220.40	0.00
60.00	307.76	454.79
<b>60.00</b>	<b>528.16</b>	<b>454.79</b>
<b>194,332.13</b>	<b>240,804.82</b>	<b>292,332.04</b>

1,304.26	1,342.13	2,190.15
120.00	75.00	75.00
500.00	0.00	0.00
0.00	0.00	0.00
<b>1,924.26</b>	<b>1,417.13</b>	<b>2,265.15</b>

0.00	0.00	0.00
<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

867.86	1,321.00	1,353.00
0.00	0.00	0.00
0.00	0.00	95.00
0.00	350.00	150.00
180.00	381.00	1,017.00
275.00	660.00	0.00
15.00	30.00	0.00
0.00	0.00	18.00
<b>1,337.86</b>	<b>2,742.00</b>	<b>2,633.00</b>

100.00	875.00	1,250.00
250.00	1,250.00	1,300.00
340.00	2,080.00	2,540.00
2,145.36	5,977.50	7,513.17
350.00	0.00	0.00
2,015.00	225.00	42.00
0.00	0.00	2,300.00
<b>5,200.36</b>	<b>10,407.50</b>	<b>14,945.17</b>

647.50	915.00	2,752.43
2,077.50	755.00	2,683.75
329.76	850.00	514.99

0.00	140.00	140.00
0.00	0.00	40.00
0.00	0.00	1,339.00
255.00	175.00	130.00
0.00	0.00	330.00
487.00	390.00	3,470.66
0.00	21.66	0.00
65.00	0.00	0.00
0.00	0.00	3,215.93
<b>3,861.76</b>	<b>3,246.66</b>	<b>14,616.76</b>
748.02	1,270.00	2,205.00
125.00	1,130.00	1,345.00
1,549.00	1,399.66	2,549.18
<b>2,422.02</b>	<b>3,799.66</b>	<b>6,099.18</b>
612.90	1,737.42	436.73
0.00	368.68	2,122.03
7,456.32	6,562.18	8,520.42
1,546.12	4,794.84	435.26
250.00	675.00	100.00
<b>9,865.34</b>	<b>14,138.12</b>	<b>11,614.44</b>
8,374.00	8,707.00	0.00
<b>8,374.00</b>	<b>8,707.00</b>	<b>0.00</b>
2,765.45	2,222.41	299.41
<b>2,765.45</b>	<b>2,222.41</b>	<b>299.41</b>
7,617.29	3,510.02	13,151.08
-4,034.00	12,500.79	7,862.37
885.25	1,243.23	0.00
<b>4,468.54</b>	<b>17,254.04</b>	<b>21,013.45</b>
65.00	0.00	0.00
350.00	700.00	0.00
<b>415.00</b>	<b>700.00</b>	<b>0.00</b>
<b>40,634.59</b>	<b>64,634.52</b>	<b>73,486.56</b>
<b>153,697.54</b>	<b>176,170.30</b>	<b>218,845.48</b>



75,658.34	76,681.17	5,020.62
<b>75,658.34</b>	<b>76,681.17</b>	<b>5,020.62</b>
0.00	0.00	0.00
<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
0.00	0.00	0.00
2,671.87	2,724.72	0.00
<b>2,671.87</b>	<b>2,724.72</b>	<b>0.00</b>
0.00	2,424.34	4,540.00
0.00	0.00	225.00
0.00	1,340.00	0.00
0.00	11,523.25	10,000.00
330.00	650.00	0.00
0.00	0.00	1,450.00
5,500.00	4,421.00	800.00
375.00	0.00	0.00
0.00	1,500.00	0.00
4,625.00	0.00	2,125.00
-840.00	765.50	715.00
0.00	0.00	875.00
14,076.40	3,857.81	1,618.27
540.00	2,750.00	0.00
<b>24,606.40</b>	<b>29,231.90</b>	<b>22,348.27</b>
<b>102,936.61</b>	<b>108,637.79</b>	<b>27,368.89</b>
<b>-102,936.61</b>	<b>-108,637.79</b>	<b>-27,368.89</b>
194,332.13	240,804.82	292,332.04
143,571.20	173,272.31	100,855.45
<b>50,760.93</b>	<b>67,532.51</b>	<b>191,476.59</b>
-963.74	19,436.14	3,429.17
0.00	0.00	0.00
0.00	0.00	0.00
-3,780.25	-700.00	150.00
-250.00	0.00	-250.00

250.00	754.37	-629.37
1,171.87	-15,556.53	0.00
18,624.72	-18,624.72	-29,000.00
15,000.00	2,500.00	0.00
-50,414.28	-41,673.00	-80,400.00
0.00	-65,717.29	0.00
<b>-20,361.68</b>	<b>-119,581.03</b>	<b>-106,700.20</b>
<b>30,399.25</b>	<b>-52,048.52</b>	<b>84,776.39</b>
<b>87,404.75</b>	<b>154,320.76</b>	<b>146,168.41</b>
<b>117,804.00</b>	<b>102,272.24</b>	<b>230,944.80</b>
<b>154,320.76</b>	<b>146,168.41</b>	<b>227,437.41</b>

**Total**

-3,090.03

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**-3,090.03**

1,544,160.29

-79,832.25

9,523.74

-14,678.44

-24,620.80

-634,811.93

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**799,740.61**

200.00

4,070.00

145.92

0.00

3,025.33

19.42

50.00

1,485.00

608.31

294.30

9,066.24

1,405.00

4,640.00

639.00

6,080.00

37,765.99

22.58  
300.00  
3,078.00  

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**72,895.09**

220.40  
898.03  

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**1,118.43**  

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**870,664.10**

5,404.05  
345.00  
500.00  
1,110.00  

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**7,359.05**

3,335.00  

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**3,335.00**

3,541.86  
786.88  
415.34  
1,601.19  
1,866.00  
935.00  
335.13  
18.00  

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**9,499.40**

3,000.00  
3,760.00  
5,210.00  
17,577.83  
350.00  
457.00  
2,550.00  

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**32,904.83**

4,624.93  
5,726.25  
2,435.32

590.00  
40.00  
1,564.00  
560.00  
330.00  
4,692.66  
45.85  
65.00  
3,215.93

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**23,889.94**

4,523.02  
2,600.00  
5,697.84

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**12,820.86**

2,505.60  
2,490.71  
26,723.10  
7,869.48  
1,025.00

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**40,613.89**

25,455.00

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**25,455.00**

7,430.14

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**7,430.14**

31,667.66  
19,328.76  
2,979.65

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**53,976.07**

65.00  
1,050.00

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**1,115.00**

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**218,399.18**

**652,264.92**

216,172.44  

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**216,172.44**

187.29  

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**187.29**

6,400.00  
7,768.24  

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**14,168.24**

7,739.34  
2,050.00  
1,340.00  
21,523.25  
1,145.00  
1,450.00  
10,721.00  
375.00  
1,500.00  
7,575.00  
1,258.50  
875.00  
19,552.48  
4,696.88  

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**81,801.45**  

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**312,329.42**

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**-312,329.42**

870,664.10  
530,728.60  

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**339,935.50**

**-65,103.47**  
**-157.86**  
**-23,267,604.78**  
**-1,257.75**  
**-500.00**

376.19

26,528.00

-29,000.00

9,126,323.72

-197,037.28

-45,149.08

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**-14,452,582.31**

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**-14,112,646.81**

1,392.50

**-14,111,254.31**

227,437.41













