

Cash Flow - 12 Month

Exported On: 06/11/2024 07:37 PM

Quatr Living LLC

Properties: Ethos on Kinderman - 312 E Kinderman Drive Avondale, AZ 85323

Period Range: Jun 2023 to May 2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Total
Operating Income & Expense													
Income													
POTENTIAL RENT													
Gross Potential Rent	0.00	0.00	0.00	0.00	0.00	0.00	19,137.05	19,700.32	19,610.00	19,610.00	19,610.00	19,610.00	117,277.37
Loss/Gain to Market	0.00	0.00	0.00	0.00	0.00	0.00	-546.10	-851.05	-794.02	-782.73	-727.52	-699.02	-4,400.44
Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00	6,493.25	0.00	0.00	0.00	0.00	0.00	6,493.25
Concessions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	-1,500.00
Delinquency	0.00	0.00	0.00	0.00	0.00	0.00	2,996.45	2,723.02	-605.65	-506.52	1,193.60	2,904.53	-2,733.51

Vacancy	0.00	0.00	0.00	0.00	0.00	0.00	4,574.50	3,543.55	1,600.00	1,238.71	0.00	0.00	10,956.76
Total POTENTIAL RENT	0.00	0.00	0.00	0.00	0.00	0.00	17,513.25	11,082.70	16,610.33	17,082.04	20,076.08	21,815.51	104,179.91
OTHER INCOME													
NSF Fee Non Refundable Admin Fee	0.00	0.00	0.00	0.00	0.00	0.00	8.25	41.75	50.00	0.00	50.00	150.00	300.00
Pet Rent	0.00	0.00	0.00	0.00	0.00	0.00	270.00	211.94	323.23	270.00	270.00	240.00	1,585.17
Application Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00	0.00	55.00
Insurance Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46.38	118.62	165.00
Administrative Charges - Mgmt Only	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.34	0.00	30.34
Late Fee Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	310.00	330.00	300.00	412.69	757.31	2,110.00
Notice Fee Utility	0.00	0.00	0.00	0.00	0.00	0.00	25.00	50.00	50.00	50.00	25.00	25.00	225.00
Reimbursement Fee	0.00	0.00	0.00	0.00	0.00	0.00	460.00	463.87	686.45	701.94	833.55	861.47	4,007.28
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,553.00	0.00	0.00	0.00	2,553.00
Total OTHER INCOME	0.00	0.00	0.00	0.00	0.00	0.00	763.25	1,077.56	4,442.68	1,321.94	1,872.96	2,152.40	11,630.79
Total Operating Income	0.00	0.00	0.00	0.00	0.00	0.00	18,276.50	12,160.26	21,053.01	18,403.98	21,949.04	23,967.91	115,810.70

Electrical Repairs or Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	0.00	225.00	0.00	250.00	825.00
Plumbing Repairs or Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	210.00	0.00	90.00	300.00
HVAC Repairs or Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85.00	85.00
Key/Lock Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	393.78	0.00	393.78
Roof Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	238.75	0.00	238.75
Repairs - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	97.00	0.00	0.00	492.00	170.00	759.00
Maintenance Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.00	0.00	17.00
Maintenance Vendor Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.00	333.40	307.31	664.71
Total REPAIRS & MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	447.00	0.00	459.00	1,474.93	902.31	3,283.24
CONTRACT SERVICES													
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	310.00	250.00	0.00	325.00	0.00	885.00
Pest Control Contract	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
Groundskeeping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00	120.00	120.00	225.00	120.00	705.00

Total CONTRACT SERVICES UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	430.00	370.00	120.00	550.00	195.00	1,665.00
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.17	0.00	0.00	0.00	-568.59	-448.42
Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	201.26	201.26
Water/Sewer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	824.38	263.96	341.42	285.56	415.57	2,130.89
Trash and Recycling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	318.73	143.15	144.73	144.73	185.09	936.43
Bulk Trash Pickup	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00	400.00	625.00
Total UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,263.28	407.11	486.15	655.29	633.33	3,445.16
INSURANCE													
Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	361.83	0.00	361.83	361.83	723.66	1,809.15
Total INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	361.83	0.00	361.83	361.83	723.66	1,809.15
MANAGEMENT FEES													
Management Fees	0.00	0.00	0.00	0.00	0.00	0.00	913.83	78.00	295.55	1,052.65	920.20	1,093.62	4,353.85
Leasing and Renewal Fees	0.00	0.00	0.00	0.00	0.00	0.00	720.00	0.00	1,536.48	0.00	992.00	0.00	3,248.48
Premier Vendor Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.40	0.00	0.00	0.00	125.40
Total MANAGEMENT FEES	0.00	0.00	0.00	0.00	0.00	0.00	1,633.83	78.00	1,957.43	1,052.65	1,912.20	1,093.62	7,727.73
Total Operating Expense	0.00	0.00	0.00	0.00	0.00	0.00	1,672.83	2,703.40	3,059.54	3,421.63	5,298.25	3,848.92	20,004.57

NOI - Net Operating Income	0.00	0.00	0.00	0.00	0.00	0.00	16,603.67	9,456.86	17,993.47	14,982.35	16,650.79	20,118.99	95,806.13	
Other Income & Expense														
Other Expense														
CAPITAL EXPENDITURE S														
Appliance Replacement Unit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,100.00	0.00	0.00	2,100.00	
Renovation Expense Major	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,523.25	0.00	0.00	0.00	11,523.25	
Plumbing Repairs Major	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00	0.00	0.00	750.00	
Electrical Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	875.00	0.00	0.00	875.00	
Total CAPITAL EXPENDITURE S	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,523.25	3,725.00	0.00	0.00	15,248.25
Total Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,523.25	3,725.00	0.00	0.00	15,248.25
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,523.25	3,725.00	0.00	0.00	15,248.25
Total Income	0.00	0.00	0.00	0.00	0.00	0.00	18,276.50	12,160.26	21,053.01	18,403.98	21,949.04	23,967.91	115,810.70	

Total Expense	0.00	0.00	0.00	0.00	0.00	0.00	1,672.83	2,703.40	14,582.79	7,146.63	5,298.25	3,848.92	35,252.82
Net Income	0.00	0.00	0.00	0.00	0.00	0.00	16,603.67	9,456.86	6,470.22	11,257.35	16,650.79	20,118.99	80,557.88
Other Items													
Accounts Receivable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,600.00	178.38	0.00	0.00	1,778.38
Owner Held Security Deposits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00	0.00	0.00	0.00	0.00	-1,100.00
Owner Held Pet Deposits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-250.00	0.00	0.00	0.00	0.00	-250.00
Clearing Account	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	-220.00	-30.00	0.00	-30.34	-30.34
Owner Distribution	0.00	0.00	0.00	0.00	0.00	0.00	9,400.00	11,300.00	6,329.00	14,500.00	10,200.00	17,510.70	69,239.70
Net Other Items	0.00	0.00	0.00	0.00	0.00	0.00	9,400.00	12,400.00	4,949.00	14,351.62	10,200.00	17,541.04	68,841.66
Cash Flow	0.00	0.00	0.00	0.00	0.00	0.00	7,203.67	2,943.14	1,521.22	3,094.27	6,450.79	2,577.95	11,716.22
Beginning Cash	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,455.90	692.32	2,221.26	2,258.07	7,533.19	0.00
Beginning Cash + Cash Flow	0.00	0.00	0.00	0.00	0.00	0.00	7,203.67	5,512.76	2,213.54	-873.01	8,708.86	10,111.14	11,716.22
Actual Ending Cash	0.00	0.00	0.00	0.00	0.00	0.00	8,455.90	692.32	2,221.26	2,258.07	7,533.19	10,979.50	10,979.50