

Cash Flow - 12 Month

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

Quatr Living LLC

Properties: Ethos on Polk - 7602 E Polk Street Scottsdale, AZ 85257

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	0.00	11,200.00	10,979.32	9,646.78	9,600.00	9,600.00	51,026.10
Loss/Gain to Market	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-170.52	37.74	-10.00	-30.00	-172.78
Concessions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,237.50	3,075.00	4,312.50
Delinquency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,500.00	2,500.00
Vacancy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,200.00	9,113.80	7,350.81	3,170.00	1,650.00	32,484.61
Total POTENTIAL RENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,695.00	2,333.71	4,182.50	3,345.00	11,556.21

**OTHER
INCOME**

Non
Refundable

Admin Fee 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 290.00 140.00 0.00 430.00

Pet Fee-
Non Refundable

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 300.00 0.00 300.00

Pet Rent

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 40.00 30.00 70.00

Application Fee
Income

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 50.00 0.00 0.00 100.00 0.00 150.00

Insurance
Services

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 45.00 45.00 90.00

Administrative
Charges - Mgmt
Only

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 51.88 0.00 51.88

Utility
Reimbursement
Fee

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 155.16 212.00 195.00 562.16

**Total
OTHER INCOME**

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 50.00 0.00 445.16 888.88 270.00 1,654.04

**Total
Operating
Income**

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 50.00 1,695.00 2,778.87 5,071.38 3,615.00 13,210.25

**Expense
MARKETING &
ADVERTISING**

Internet
Listing Services
(ILS)

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 35.48 100.00 135.48

**Total
MARKETING &
ADVERTISING**

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 35.48 100.00 135.48

**ADMINISTRATIV
E**

Fees	Bank	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.00	6.00	101.00	112.00
Fees	Software	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.00	18.00	18.00	18.00	72.00
Check & Screening	Credit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00	0.00	0.00	75.00	130.00
Insurance	Resident	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00	60.00
Total ADMINISTRATIVE MAKE READY EXPENSE		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	73.00	23.00	24.00	254.00	374.00
Cleaning	Unit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	250.00	0.00	0.00	550.00
Turn Labor	General	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	375.00	0.00	0.00	0.00	375.00
Painting	Unit Turn	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	975.00	1,050.00	0.00	0.00	2,025.00
Total MAKE READY EXPENSE		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,650.00	1,300.00	0.00	0.00	2,950.00
Repairs or Supplies	Plumbing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85.00	0.00	85.00
Repairs or Supplies	HVAC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	50.00
Repair	Key/Lock Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.00	0.00	560.00	122.80	747.80
Repair	Appliance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.00	0.00	42.00
Repair	Roof	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	250.00

Management Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.75	138.94	248.73	508.42
Leasing and Renewal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	858.00	1,959.00	0.00	2,817.00
Premier Vendor Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	100.00
Total MANAGEMENT FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	978.75	2,097.94	248.73	3,425.42
Total Operating Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,888.00	3,903.44	5,625.26	2,198.76	13,615.46
NOI - Net Operating Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	-193.00	-1,124.57	-553.88	1,416.24	-405.21
Other Income & Expense													
Other Expense													
CAPITAL EXPENDITURES													
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	1,500.00
Total CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	1,500.00
Total Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	1,500.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	-	0.00	0.00	1,500.00
Total Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	1,695.00	2,778.87	5,071.38	3,615.00	13,210.25

Total Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,388.00	3,903.44	5,625.26	2,198.76	15,115.46
Net Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	1,693.00	-1,124.57	-553.88	1,416.24	-1,905.21
Other Items													
Owner Held Security Deposits Clearing Account	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,650.00	0.00	0.00	1,650.00
Owner Contribution	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	2,500.00
Owner Distribution	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,400.00	0.00	-1,800.00	-3,200.00
Net Other Items	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	250.00	0.00	1,851.88	898.12
Cash Flow	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	807.00	-874.57	-553.88	-435.64	1,007.09
Beginning Cash	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	1,529.32	664.18	1,398.64	0.00
Beginning Cash + Cash Flow	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	857.00	654.75	110.30	963.00	-1,007.09
Actual Ending Cash	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	1,529.32	664.18	1,398.64	844.58	844.58