

12 Month Cash Flow

ENTITY: Desert Sun Capital LLC • PROPERTY: 2124 W Augusta Ave, 2122 W Augusta Ave • DATES: 01/01/2022 - 12/31/2022

	01/2022	02/2022	03/2022	04/2022	05/2022	06/2022	07/2022	08/2022	09/2022	10/2022	11/2022	12/2022	TOTAL
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Income

RENT

40010.000 Rent	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,265.00	\$1,650.00	\$1,650.00	\$0.00	\$4,565.00
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TOTAL RENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,265.00	\$1,650.00	\$1,650.00	\$0.00	\$4,565.00
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OTHER RENT

43036.000 Rental Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29.10	\$37.95	\$37.95	\$0.00	\$105.00
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TOTAL OTHER RENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29.10	\$37.95	\$37.95	\$0.00	\$105.00
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Total Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,294.10	\$1,687.95	\$1,687.95	\$0.00	\$4,670.00
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Operating Expenses

CONTRACT SERVICES

51330.000 Contract Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$300.00	\$0.00	\$450.00
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TOTAL CONTRACT SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$300.00	\$0.00	\$450.00
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REPAIRS AND MAINTENANCE OPERATING

52003.000 Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$150.00	\$850.00	\$300.00	\$500.00	\$300.00	\$2,600.00
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52062.000 Doors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$299.39	\$0.00	\$0.00	\$0.00	\$299.39
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52090.000 Gen Bldg Interior	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$160.00	\$0.00	\$160.00
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TOTAL REPAIRS AND MAINTENANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$150.00	\$1,149.39	\$300.00	\$660.00	\$300.00	\$3,059.39
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UTILITIES

54010.000 Electricity	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$246.62	\$483.66	\$389.56	\$199.15	\$0.00	\$1,318.99
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TOTAL UTILITIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$246.62	\$483.66	\$389.56	\$199.15	\$0.00	\$1,318.99
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REAL ESTATE TAXES

	01/2022	02/2022	03/2022	04/2022	05/2022	06/2022	07/2022	08/2022	09/2022	10/2022	11/2022	12/2022	TOTAL
56070.000 City Rental Tax Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29.10	\$37.95	\$37.95	\$105.00
TOTAL REAL ESTATE TAXES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29.10	\$37.95	\$37.95	\$105.00
PROPERTY MANAGEMENT FEES													
57010.000 Property Management	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$448.00	\$420.00	\$420.00	\$420.00	\$322.00	\$0.00	\$2,030.00
57010.001 Property Management	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$448.00)	(\$408.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$856.00)
57016.000 Utility Set Up Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$165.00	\$0.00	\$0.00	\$0.00	\$0.00	\$165.00
57020.000 Leasing Commission	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$825.00	\$0.00	\$0.00	\$825.00
TOTAL PROPERTY MANAGEMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$177.00	\$420.00	\$1,245.00	\$322.00	\$0.00	\$2,164.00
ADMINISTRATIVE													
58060.000 License & Permits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14.00
TOTAL ADMINISTRATIVE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14.00
Total Operating Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$514.00	\$573.62	\$2,053.05	\$2,113.66	\$1,519.10	\$337.95	\$7,111.38
Net Operating Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$514.00)	(\$573.62)	(\$758.95)	(\$425.71)	\$168.85	(\$337.95)	(\$2,441.38)
Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$514.00)	(\$573.62)	(\$758.95)	(\$425.71)	\$168.85	(\$337.95)	(\$2,441.38)
Adjustments													
13015.000 Deposits - Utilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,450.00)	\$536.11	\$0.00	\$0.00	\$0.00	(\$913.89)
21000.000 Prepaid Rent	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,348.84	(\$1,348.84)	\$0.00	\$0.00	\$0.00	\$0.00
23002.000 Mynd Payables	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,409.54	(\$1,110.45)	(\$299.09)	\$0.00	\$0.00	\$0.00
30010.000 Owner Contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00	\$374.73	\$3,529.00	\$0.00	\$1,051.22	\$337.95	\$7,792.90
30030.000 Owner Distribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$750.00)	\$0.00	(\$2,264.00)	\$0.00	(\$1,051.22)	(\$372.41)	(\$4,437.63)
Total Adjustments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,750.00	\$1,683.11	(\$658.18)	(\$299.09)	\$0.00	(\$34.46)	\$2,441.38

Cash Flow	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,236.00	\$1,109.49	(\$1,417.13)	(\$724.80)	\$168.85	(\$372.41)	(\$0.00)
Beginning Cash	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,236.00	\$2,345.49	\$928.36	\$203.56	\$372.41	\$0.00
Ending Cash	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,236.00	\$2,345.49	\$928.36	\$203.56	\$372.41	\$0.00	(\$0.00)



Trailing Income Statement

AUGUSTA
2122 W AUGUSTA AVE, PHOENIX, AZ 85021
GENERATED FOR JAN 2023

LEDGER ACCOUNT	12/2022	01/2023	TOTAL
4000 INCOME			
4095 Gross Potential Rent	\$9,393.00	\$0.00	\$9,393.00
4100 Base Rent	\$0.00	\$4,397.13	\$4,397.13
4120 Loss/Gain to Market	\$251.00	\$0.00	\$251.00
4230 Less: Vacancy	-\$7,703.97	\$0.00	-\$7,703.97
4400 OTHER INCOME			
4405 Pet Rent	\$51.24	\$68.98	\$120.22
4411 Administrative Income	\$0.00	\$175.80	\$175.80
4470 Utility Recapture	\$14.52	\$138.71	\$153.23
Total 4400 OTHER INCOME	\$65.76	\$383.49	\$449.25
Total 4000 INCOME	\$2,005.79	\$4,780.62	\$6,786.41
Total Operating Income	\$2,005.79	\$4,780.62	\$6,786.41
6000 EXPENSES			

LEDGER ACCOUNT	12/2022	01/2023	TOTAL
6020 PAYROLL AND TAXES			
6026 Maintenance Technician	\$67.50	\$0.00	\$67.50
Total 6020 PAYROLL AND TAXES	\$67.50	\$0.00	\$67.50
6110 MANAGEMENT FEES			
6111 Management Fees	\$103.35	\$137.19	\$240.54
Total 6110 MANAGEMENT FEES	\$103.35	\$137.19	\$240.54
6150 ADMINISTRATIVE			
6153 Computer Software	\$28.00	\$0.00	\$28.00
Total 6150 ADMINISTRATIVE	\$28.00	\$0.00	\$28.00
6170 UTILITIES			
6173 Water	\$0.00	\$187.05	\$187.05
Total 6170 UTILITIES	\$0.00	\$187.05	\$187.05
Total 6000 EXPENSES	\$198.85	\$324.24	\$523.09
Total Operating Expense	\$198.85	\$324.24	\$523.09
Net Operating Income (NOI)	\$1,806.94	\$4,456.38	\$6,263.32
Total Income	\$2,005.79	\$4,780.62	\$6,786.41
Total Expense	\$198.85	\$324.24	\$523.09

LEDGER ACCOUNT	12/2022	01/2023	TOTAL
Net Income	\$1,806.94	\$4,456.38	\$6,263.32