

Cash Flow - 12 Month

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Quatr Living LLC

Properties: Augusta - 2122 W. Augusta Avenue Phoenix, AZ 85021

Period Range: Sep 2023 to Aug 2024

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Sep 2023	Oct 2023	Nov 2023	Dec 2023
Operating Income & Expense				
Income				
INCOME				
RENT INCOME				
Gross Potential Rent	0.00	0.00	0.00	9,750.00
Loss/Gain to Market	0.00	0.00	0.00	-80.00
Prepaid Rent	0.00	0.00	0.00	5,997.88
Total RENT INCOME	0.00	0.00	0.00	15,667.88
RENTAL LOSSES				
Delinquency	0.00	0.00	0.00	0.00
Vacancy	0.00	0.00	0.00	0.00
Total RENTAL LOSSES	0.00	0.00	0.00	0.00
OTHER INCOME				
Non Refundable Admin Fee	0.00	0.00	0.00	0.00
Pet Fee-Non Refundable	0.00	0.00	0.00	0.00
Pet Rent	0.00	0.00	0.00	0.00
Application Fee Income	0.00	0.00	0.00	0.00
Insurance Services	0.00	0.00	0.00	0.00
Administrative Charges - Mgmt	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	0.00	0.00
Damage Charges	0.00	0.00	0.00	0.00
Total OTHER INCOME	0.00	0.00	0.00	0.00
UTILITY REIMBURSEMENTS				
Utility Reimbursement Fee	0.00	0.00	0.00	555.00
Total UTILITY REIMBURSEMEN	0.00	0.00	0.00	555.00
Total INCOME	0.00	0.00	0.00	16,222.88
Total Operating Income	0.00	0.00	0.00	16,222.88
Expense				
CONTROLLABLE EXPENSES				

ADMINISTRATIVE				
Bank Fees	0.00	0.00	0.00	0.00
Legal & Eviction Expenses	0.00	0.00	0.00	0.00
Software Fees	0.00	0.00	0.00	21.00
Credit Check & Screening	0.00	0.00	0.00	0.00
Resident Insurance	0.00	0.00	0.00	0.00
Total ADMINISTRATIVE	0.00	0.00	0.00	21.00
MAKE READY EXPENSE				
Unit Cleaning	0.00	0.00	0.00	0.00
Unit Turn Painting	0.00	0.00	0.00	0.00
General Turn Labor	0.00	0.00	0.00	0.00
Unit Turn Damage Repairs	0.00	0.00	0.00	0.00
Total MAKE READY EXPENSE	0.00	0.00	0.00	0.00
REPAIRS & MAINTENANCE				
Electrical Repairs or Supplies	0.00	0.00	0.00	0.00
Plumbing Repairs or Supplies	0.00	0.00	0.00	0.00
HVAC Repairs or Supplies	0.00	0.00	0.00	0.00
Key/Lock Replacement	0.00	0.00	0.00	0.00
Door & Window Repair	0.00	0.00	0.00	0.00
Appliance Repair	0.00	0.00	0.00	0.00
Repairs - Other	0.00	0.00	0.00	250.00
Maintenance Vendor Fee	0.00	0.00	0.00	0.00
Total REPAIRS & MAINTENANCE	0.00	0.00	0.00	250.00
CONTRACT SERVICES				
Landscaping	0.00	0.00	0.00	0.00
Pest Control Contract	0.00	0.00	0.00	0.00
Groundskeeping	0.00	0.00	0.00	0.00
Total CONTRACT SERVICES	0.00	0.00	0.00	0.00
UTILITIES				
Electric - Common Area	0.00	0.00	0.00	0.00
Electric - Occupied Units	0.00	0.00	0.00	0.00
Water/Sewer	0.00	0.00	0.00	0.00
Trash and Recycling	0.00	0.00	0.00	0.00
Bulk Trash Pickup	0.00	0.00	0.00	0.00
Total UTILITIES	0.00	0.00	0.00	0.00
MANAGEMENT FEES				
Management Fees	0.00	0.00	0.00	811.14
Leasing and Renewal Fees	0.00	0.00	0.00	0.00
Premier Vendor Fee	0.00	0.00	0.00	132.99
Total MANAGEMENT FEES	0.00	0.00	0.00	944.13
Total CONTROLLABLE EXPENSE:	0.00	0.00	0.00	1,215.13
Total Operating Expense	0.00	0.00	0.00	1,215.13

NOI - Net Operating Income	0.00	0.00	0.00	15,007.75
Other Income & Expense				
Other Expense				
NONCONTROLLABLE EXPENSES				
INSURANCE				
Property & Liability Insurance	0.00	0.00	0.00	0.00
Total INSURANCE	0.00	0.00	0.00	0.00
Total NONCONTROLLABLE EXPE	0.00	0.00	0.00	0.00
NON ROUTINE EXPENSES				
Appliances	0.00	0.00	0.00	0.00
Total NON ROUTINE EXPENSES	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES				
HVAC Replacement	0.00	0.00	0.00	165.00
Window and Door Replacement	0.00	0.00	0.00	618.00
Total CAPITAL EXPENDITURES	0.00	0.00	0.00	783.00
Total Other Expense	0.00	0.00	0.00	783.00
Net Other Income	0.00	0.00	0.00	-783.00
Total Income	0.00	0.00	0.00	16,222.88
Total Expense	0.00	0.00	0.00	1,998.13
Net Income	0.00	0.00	0.00	14,224.75
Other Items				
Owner Held Security Deposits	1,425.00	0.00	0.00	0.00
Clearing Account	0.00	0.00	0.00	0.00
Owner Distribution	-1,425.00	0.00	0.00	-6,000.00
Net Other Items	0.00	0.00	0.00	-6,000.00
Cash Flow	0.00	0.00	0.00	8,224.75
Beginning Cash	0.00	0.00	0.00	0.00
Beginning Cash + Cash Flow	0.00	0.00	0.00	8,224.75
Actual Ending Cash	0.00	0.00	0.00	9,292.12

Jan 2024 Feb 2024 Mar 2024 Apr 2024 May 2024 Jun 2024 Jul 2024 Aug 2024

9,827.44	9,850.00	9,850.00	9,729.17	9,725.00	9,725.00	9,725.00	9,725.00
-189.89	1.38	39.03	198.00	198.00	198.00	198.00	212.45
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9,637.55	9,851.38	9,889.03	9,927.17	9,923.00	9,923.00	9,923.00	9,937.45
-457.26	329.86	91.53	185.78	-1,277.44	499.69	14.55	-1,219.11
-367.74	0.00	-152.42	-1,454.17	-982.26	0.00	0.00	0.00
-825.00	329.86	-60.89	-1,268.39	-2,259.70	499.69	14.55	-1,219.11
0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00
0.00	150.00	-150.00	0.00	0.00	0.00	0.00	0.00
0.00	8.71	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	110.00	0.00	0.00
0.00	0.00	0.00	15.00	15.00	15.00	60.00	30.00
0.00	0.00	0.00	0.00	0.00	28.77	0.00	0.00
50.00	100.00	-100.00	0.00	0.00	60.00	0.00	0.00
0.00	0.00	0.00	375.00	0.00	0.00	0.00	0.00
50.00	258.71	-250.00	390.00	15.00	363.77	60.00	30.00
521.29	515.97	500.00	557.12	492.56	572.74	500.00	555.00
521.29	515.97	500.00	557.12	492.56	572.74	500.00	555.00
9,383.84	10,955.92	10,078.14	9,605.90	8,170.86	11,359.20	10,497.55	9,303.34
9,383.84	10,955.92	10,078.14	9,605.90	8,170.86	11,359.20	10,497.55	9,303.34

0.00	0.00	6.00	34.00	38.00	33.00	34.00	34.00
36.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00
0.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00
0.00	110.00	0.00	0.00	0.00	50.00	0.00	0.00
0.00	0.00	0.00	0.00	15.00	30.00	30.00	30.00
36.00	131.00	27.00	55.00	74.00	134.00	85.00	105.00
25.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00
575.00	0.00	0.00	515.00	0.00	0.00	0.00	0.00
125.00	0.00	0.00	215.00	0.00	0.00	0.00	0.00
190.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
915.00	0.00	0.00	880.00	0.00	0.00	0.00	0.00
-85.00	85.00	0.00	0.00	0.00	0.00	0.00	0.00
175.00	0.00	160.00	0.00	0.00	205.00	1,098.00	0.00
0.00	0.00	280.00	0.00	0.00	0.00	0.00	0.00
0.00	75.00	0.00	0.00	50.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	190.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	175.00	0.00	0.00
0.00	0.00	0.00	115.00	65.00	0.00	0.00	0.00
0.00	0.00	32.00	106.00	131.00	70.00	244.00	270.00
90.00	160.00	472.00	221.00	246.00	640.00	1,342.00	270.00
150.00	260.00	250.00	300.00	350.00	225.00	975.00	325.00
0.00	0.00	0.00	125.00	0.00	0.00	0.00	0.00
60.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
210.00	260.00	250.00	425.00	350.00	225.00	975.00	325.00
0.00	273.76	0.00	163.57	0.00	0.00	743.26	190.59
0.00	0.00	0.00	0.00	0.00	0.00	148.12	0.00
1,067.67	0.00	1,048.83	0.00	1,112.88	444.88	0.00	981.64
0.00	0.00	0.00	0.00	0.00	215.52	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00
1,067.67	273.76	1,048.83	163.57	1,112.88	660.40	966.38	1,172.23
42.00	169.30	547.80	503.91	479.55	407.79	449.80	681.27
0.00	856.00	0.00	0.00	696.00	0.00	0.00	100.00
0.00	223.00	0.00	0.00	0.00	0.00	0.00	0.00
42.00	1,248.30	547.80	503.91	1,175.55	407.79	449.80	781.27
2,360.67	2,073.06	2,345.63	2,248.48	2,958.43	2,067.19	3,818.18	2,653.50
2,360.67	2,073.06	2,345.63	2,248.48	2,958.43	2,067.19	3,818.18	2,653.50

7,023.17 8,882.86 7,732.51 7,357.42 5,212.43 9,292.01 6,679.37 6,649.84

261.25	261.25	261.25	261.25	261.25	261.25	261.25	261.25
261.25	261.25	261.25	261.25	261.25	261.25	261.25	261.25
261.25	261.25	261.25	261.25	261.25	261.25	261.25	261.25

65.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
65.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

165.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-840.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-675.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-348.75	261.25	261.25	261.25	261.25	261.25	261.25	261.25

348.75	-261.25	-261.25	-261.25	-261.25	-261.25	-261.25	-261.25
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9,383.84	10,955.92	10,078.14	9,605.90	8,170.86	11,359.20	10,497.55	9,303.34
2,011.92	2,334.31	2,606.88	2,509.73	3,219.68	2,328.44	4,079.43	2,914.75

7,371.92	8,621.61	7,471.26	7,096.17	4,951.18	9,030.76	6,418.12	6,388.59
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-1,399.00	2,360.00	0.00	-699.50	0.00	1,531.59	468.41	0.00
0.00	70.00	-70.00	0.00	0.00	0.00	0.00	0.00
-8,500.00	-6,344.00	#####	-3,800.00	-5,470.55	-9,500.00	-6,690.00	-6,500.00
-9,899.00	-3,914.00	#####	-4,499.50	-5,470.55	-7,968.41	-6,221.59	-6,500.00

-2,527.08	4,707.61	-2,598.74	2,596.67	-519.37	1,062.35	196.53	-111.41
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9,292.12	6,481.48	10,703.14	7,780.86	7,695.35	8,028.55	11,125.38	10,871.18
6,765.04	11,189.09	8,104.40	10,377.53	7,175.98	9,090.90	11,321.91	10,759.77
6,481.48	10,703.14	7,780.86	7,695.35	8,028.55	11,125.38	10,871.18	9,384.46



Total

87,906.61
774.97
5,997.88

94,679.46

-1,832.40
-2,956.59

-4,788.99

150.00
0.00
8.71
110.00
135.00
28.77
110.00
375.00

917.48

4,769.68

4,769.68

95,577.63

95,577.63

179.00

56.00

168.00

160.00

105.00

668.00

175.00

1,090.00

340.00

190.00

1,795.00

0.00

1,638.00

280.00

125.00

190.00

175.00

430.00

853.00

3,691.00

2,835.00

125.00

60.00

3,020.00

1,371.18

148.12

4,655.90

215.52

75.00

6,465.72

4,092.56

1,652.00

355.99

6,100.55

21,740.27

21,740.27

73,837.36

2,090.00

2,090.00

2,090.00

65.00

65.00

330.00
-222.00

108.00

2,263.00

-2,263.00

95,577.63
24,003.27

71,574.36

3,686.50
0.00
-64,229.55

-60,543.05

11,031.31

0.00
11,031.31
9,384.46