

Cash Flow

Properties: 8816 N 6th Place - 8816 N 6th Place Phoenix, AZ 85020

Display by Ownership %: No

Date Range: 01/01/2024 to 12/31/2024

Level of Detail: Detail View

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
RENTS				
Rent Income	36,560.09	76.78	36,560.09	76.78
Section 8 Rent	11,064.00	23.24	11,064.00	23.24
Reimbursements - Utilities	750.00	1.58	750.00	1.58
Reimbursements - Repairs	-111.24	-0.23	-111.24	-0.23
Total RENTS	48,262.85	101.36	48,262.85	101.36
FEES				
Tax Passthu	240.79	0.51	240.79	0.51
Late Fee	-888.90	-1.87	-888.90	-1.87
Total FEES	-648.11	-1.36	-648.11	-1.36
Total Operating Income	47,614.74	100.00	47,614.74	100.00
Expense				
MANAGEMENT FEES				
Leasing Fees	250.00	0.53	250.00	0.53
Management Fees	3,861.03	8.11	3,861.03	8.11
Leasing Fees- Renewal	100.00	0.21	100.00	0.21
Posting Fees Expense	30.00	0.06	30.00	0.06
Total MANAGEMENT FEES	4,241.03	8.91	4,241.03	8.91
CLEANING AND MAINTENANCE				
General Maintenance Labor	150.00	0.32	150.00	0.32
Landscaping	1,508.00	3.17	1,508.00	3.17
Pest Control	-172.50	-0.36	-172.50	-0.36
Trash CleanUp/Trash-Out	130.00	0.27	130.00	0.27
Total CLEANING AND MAINTENANCE	1,615.50	3.39	1,615.50	3.39
REPAIRS				
Repairs/Other	612.10	1.29	612.10	1.29
Plumbing	688.00	1.44	688.00	1.44
HVAC (Heat, Ventilation, Air)	672.00	1.41	672.00	1.41
Repairs - Other/General	955.00	2.01	955.00	2.01

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Fixtures, Doors, and Windows	209.00	0.44	209.00	0.44
Repairs - Exterior	45.00	0.09	45.00	0.09
Total REPAIRS	3,181.10	6.68	3,181.10	6.68
TENANT TURN REPAIRS				
Tenant Turn - Repairs Other	1,045.00	2.19	1,045.00	2.19
Tenant Turn - Doors, Locks, and Keys	175.00	0.37	175.00	0.37
Total TENANT TURN REPAIRS	1,220.00	2.56	1,220.00	2.56
TAXES				
City Taxes	9.51	0.02	9.51	0.02
Total TAXES	9.51	0.02	9.51	0.02
UTILITIES				
Electricity	7,730.54	16.24	7,730.54	16.24
Electricity - Tenant Vacant	777.55	1.63	777.55	1.63
Electricity - House Meter/RUBS	956.15	2.01	956.15	2.01
Water	1,761.69	3.70	1,761.69	3.70
Sewer	280.02	0.59	280.02	0.59
Garbage and Recycling	448.70	0.94	448.70	0.94
Total UTILITIES	11,954.65	25.11	11,954.65	25.11
OTHER				
Marketing - Listing	623.00	1.31	623.00	1.31
Total OTHER	623.00	1.31	623.00	1.31
Total Operating Expense	22,844.79	47.98	22,844.79	47.98
NOI - Net Operating Income	24,769.95	52.02	24,769.95	52.02
Total Income	47,614.74	100.00	47,614.74	100.00
Total Expense	22,844.79	47.98	22,844.79	47.98
Net Income	24,769.95	52.02	24,769.95	52.02
Other Items				
Security Deposit Cash	1,775.00		1,775.00	
Mgmt Held Security Deposits	-1,775.00		-1,775.00	
Prepaid Rent	-298.53		-298.53	

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Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
AZ Rent Tax Payable	-10.88		-10.88	
Owner Distribution	-28,333.28		-28,333.28	
Net Other Items	-28,642.69		-28,642.69	
Cash Flow	-3,872.74		-3,872.74	
Beginning Cash	9,375.92		9,375.92	
Beginning Cash + Cash Flow	5,503.18		5,503.18	
Actual Ending Cash	5,503.18		5,503.18	