

Cash Flow - 12 Month

Valley Income Properties, Inc.

Properties: 28th Drive - 5112 N. 28th Drive Phoenix, AZ 85017

Period Range: Jan 2024 to Dec 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	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Operating Income & Expense													
Income													
RENTS													
Rental Income	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	1,000.00	24,500.00
(-) Less: Move in Concessions	0.00	0.00	0.00	0.00	0.00	0.00	-300.00	0.00	0.00	0.00	0.00	0.00	-300.00
Total RENTS	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	1,700.00	2,000.00	2,000.00	2,000.00	2,000.00	1,000.00	24,200.00
Rental Tax	51.75	51.75	51.75	51.75	51.75	51.75	49.45	49.45	49.45	49.45	49.45	26.45	584.20
LATE FEES													
Late Fee Income	75.00	0.00	115.00	10.00	115.00	30.00	0.00	0.00	0.00	75.00	75.00	0.00	495.00
Late Fees Concessions	0.00	0.00	-30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-30.00
Total LATE FEES	75.00	0.00	85.00	10.00	115.00	30.00	0.00	0.00	0.00	75.00	75.00	0.00	465.00
UTILITY INCOME													
RUBS Income	150.00	150.00	150.00	140.00	150.00	160.00	155.00	155.00	155.00	80.00	157.00	80.00	1,682.00
Total UTILITY INCOME	150.00	150.00	150.00	140.00	150.00	160.00	155.00	155.00	155.00	80.00	157.00	80.00	1,682.00
OTHER INCOME													
Pest Control Income	0.00	0.00	0.00	0.00	0.00	0.00	10.00	10.00	10.00	10.00	10.00	10.00	60.00
Total OTHER INCOME	0.00	0.00	0.00	0.00	0.00	0.00	10.00	10.00	10.00	10.00	10.00	10.00	60.00
Total Operating Income	2,526.75	2,451.75	2,536.75	2,451.75	2,566.75	2,491.75	1,914.45	2,214.45	2,214.45	2,214.45	2,291.45	1,116.45	26,991.20
Expense													
ADMIN EXPENSES													
Fees & Permits	0.00	0.00	30.00	0.00	45.00	0.00	0.00	30.00	30.00	45.00	0.00	0.00	180.00
Leasing Comm - New	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
Management Fees	168.00	173.25	168.00	173.95	168.00	176.05	170.80	151.55	151.55	151.55	151.55	156.94	1,961.19
Office Supplies	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
Other Administration Expenses	0.00	0.00	0.00	629.88	-629.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rental Privilege Tax	48.30	56.93	55.20	57.85	55.20	57.85	56.12	49.57	49.57	49.57	49.57	51.34	637.07

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Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
System Access	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
System Access - Smart Maintenance	7.50	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	48.75
Total ADMIN EXPENSES	253.80	263.93	286.95	895.43	-327.93	267.65	260.67	514.87	264.87	279.87	234.87	242.03	3,437.01
MAINTENANCE EXP													
M - Cabinet/Vanity/Counter	0.00	0.00	18.26	0.00	0.00	0.00	23.60	99.90	0.00	0.00	0.00	0.00	141.76
M - Carpentry	0.00	0.00	0.00	0.00	0.00	0.00	14.88	37.46	0.00	0.00	0.00	0.00	52.34
M - Door Repair / Replace	0.00	0.00	0.00	0.00	0.00	0.00	21.11	74.93	0.00	0.00	0.00	0.00	96.04
M - Drywall Repairs	0.00	0.00	195.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	195.09
M - Electrical Repairs	314.96	0.00	0.00	0.00	0.00	194.98	194.98	0.00	0.00	0.00	0.00	0.00	704.92
M - Exterior Building Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.30	0.00	0.00	350.30
M - Flooring Repair/Replace	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.95	170.95	0.00	0.00	153.00	373.90
M - Glass/Window Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62.44	0.00	0.00	0.00	0.00	62.44
M - Locks & Keys	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.44	0.00	0.00	0.00	0.00	110.44
M - Painting and Decorating	0.00	0.00	0.00	0.00	0.00	0.00	18.92	0.00	0.00	0.00	0.00	0.00	18.92
M - Plumbing Fixtures	0.00	0.00	0.00	0.00	0.00	0.00	-98.80	0.00	0.00	0.00	0.00	0.00	-98.80
M - Plumbing Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	116.90	-42.76	74.14
M - Trash Removal & Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.97	0.00	0.00	0.00	0.00	24.97
Total MAINTENANCE EXP	314.96	0.00	213.35	0.00	0.00	194.98	174.69	460.09	170.95	350.30	116.90	110.24	2,106.46
SALARY EXP													
Manager Salaries	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
ADP Payroll Taxes	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	104.16
Total SALARY EXP	58.68	58.68	58.68	58.68	58.68	58.68	58.68	58.68	58.68	58.68	58.68	58.68	704.16
UTILITY EXP													
Trash Collection Service	105.66	107.76	107.76	107.76	107.76	107.76	107.76	107.76	107.76	107.76	107.96	107.76	1,291.22
Electricity Expense - Apt Turn	0.00	82.55	16.39	0.00	334.69	31.05	-227.84	83.18	57.76	383.82	115.13	34.18	910.91
Water and Sanitation	52.79	52.79	47.96	49.44	49.44	50.12	51.48	28.81	30.85	30.18	41.13	59.11	544.10
Total UTILITY EXP	158.45	243.10	172.11	157.20	491.89	188.93	-68.60	219.75	196.37	521.76	264.22	201.05	2,746.23
Total Operating Expense	785.89	565.71	731.09	1,111.31	222.64	710.24	425.44	1,253.39	690.87	1,210.61	674.67	612.00	8,993.86
NOI - Net Operating Income	1,740.86	1,886.04	1,805.66	1,340.44	2,344.11	1,781.51	1,489.01	961.06	1,523.58	1,003.84	1,616.78	504.45	17,997.34

Cash Flow - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Other Income & Expense													
Other Expense													
CAPX - REDECORATING													
R - Appliance Repair	0.00	0.00	0.00	0.00	0.00	0.00	292.39	0.00	0.00	0.00	0.00	0.00	292.39
R - Bath Accessories	0.00	0.00	114.27	0.00	0.00	0.00	24.98	0.00	0.00	0.00	0.00	0.00	139.25
R - Cabinet/Vanity/Counter	599.96	0.00	395.65	174.83	0.00	0.00	60.42	0.00	0.00	0.00	0.00	0.00	1,230.86
R - Cleaning - Apt / House	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00	0.00	0.00	0.00	0.00	110.00
R - Cleaning Supplies	0.00	0.00	11.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.41
R - Door Repair / Replace	0.00	0.00	206.77	76.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	283.48
R - Drywall Repairs	0.00	0.00	934.71	324.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,259.39
R - Electrical Repairs	0.00	0.00	138.21	124.88	0.00	0.00	93.99	0.00	0.00	0.00	0.00	0.00	357.08
R - Flooring Replace/Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	341.66	0.00	341.66
R - Glass/Window Repair	0.00	0.00	24.98	0.00	629.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	654.86
R - Lighting Fixtures/Supplies	0.00	0.00	186.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	186.05
R - Locks & Keys	0.00	0.00	55.52	0.00	0.00	0.00	0.00	104.33	0.00	0.00	0.00	0.00	159.85
R - Painting & Decorating	425.00	0.00	361.65	917.32	0.00	0.00	286.74	0.00	0.00	0.00	0.00	146.86	2,137.57
R - Plumbing Fixtures	0.00	0.00	211.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	211.73
R - Plumbing Repairs	0.00	0.00	148.87	374.62	0.00	0.00	144.97	0.00	0.00	0.00	0.00	0.00	668.46
R - Trash Removal & Hauling	825.00	0.00	-275.00	424.85	0.00	0.00	24.96	877.11	0.00	0.00	0.00	0.00	1,876.92
R - Window Coverings	0.00	0.00	178.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	178.89
Total CAPX - REDECORATING	1,849.96	0.00	2,693.71	2,417.89	629.88	0.00	928.45	1,091.44	0.00	0.00	341.66	146.86	10,099.85
CAPX - OTHER													
Capital - Appliance (Stove)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-180.00	0.00	0.00	0.00	0.00	-180.00
Capital - Landscaping Improvements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	925.00	0.00	925.00
Total CAPX - OTHER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-180.00	0.00	0.00	925.00	0.00	745.00
Total Other Expense	1,849.96	0.00	2,693.71	2,417.89	629.88	0.00	928.45	911.44	0.00	0.00	1,266.66	146.86	10,844.85
Net Other Income	-1,849.96	0.00	-2,693.71	-2,417.89	-629.88	0.00	-928.45	-911.44	0.00	0.00	-1,266.66	-146.86	-10,844.85
Total Income	2,526.75	2,451.75	2,536.75	2,451.75	2,566.75	2,491.75	1,914.45	2,214.45	2,214.45	2,214.45	2,291.45	1,116.45	26,991.20
Total Expense	2,635.85	565.71	3,424.80	3,529.20	852.52	710.24	1,353.89	2,164.83	690.87	1,210.61	1,941.33	758.86	19,838.71

Cash Flow - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Net Income	-109.10	1,886.04	-888.05	-1,077.45	1,714.23	1,781.51	560.56	49.62	1,523.58	1,003.84	350.12	357.59	7,152.49
Other Items													
Management Held Security Deposit	0.00	0.00	0.00	0.00	1,000.00	0.00	-600.00	0.00	0.00	0.00	0.00	0.00	400.00
Prepaid Rent	0.00	0.00	0.00	0.00	0.00	966.45	150.00	0.00	0.00	0.00	0.00	-26.45	1,090.00
Owner Draw	0.00	0.00	0.00	0.00	-1,000.00	-1,500.00	-500.00	0.00	-1,000.00	-1,000.00	-1,000.00	-500.00	-6,500.00
Net Other Items	0.00	0.00	0.00	0.00	0.00	-533.55	-950.00	0.00	-1,000.00	-1,000.00	-1,000.00	-526.45	-5,010.00
Cash Flow	-109.10	1,886.04	-888.05	-1,077.45	1,714.23	1,247.96	-389.44	49.62	523.58	3.84	-649.88	-168.86	2,142.49
Beginning Cash	200.53	91.43	1,977.47	1,089.42	11.97	1,726.20	2,974.16	2,584.72	2,634.34	3,157.92	3,161.76	2,511.88	200.53
Beginning Cash + Cash Flow	91.43	1,977.47	1,089.42	11.97	1,726.20	2,974.16	2,584.72	2,634.34	3,157.92	3,161.76	2,511.88	2,343.02	2,343.02
Actual Ending Cash	91.43	1,977.47	1,089.42	11.97	1,726.20	2,974.16	2,584.72	2,634.34	3,157.92	3,161.76	2,511.88	2,343.02	2,343.02