

## Cash Flow - 12 Month

Valley Income Properties, Inc.

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

Period Range: Jan 2025 to Feb 2025

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 2025	Feb 2025	Total
<b>Operating Income &amp; Expense</b>			
<b>Income</b>			
<b>RENTS</b>			
Rental Income	4,040.00	2,250.00	6,290.00
(-) Less: Move in Concessions	-1,040.00	0.00	-1,040.00
<b>Total RENTS</b>	<b>3,000.00</b>	<b>2,250.00</b>	<b>5,250.00</b>
Rental Tax	23.00	0.00	23.00
<b>LATE FEES</b>			
Late Fee Income	325.00	0.00	325.00
Late Fees Concessions	-425.00	0.00	-425.00
<b>Total LATE FEES</b>	<b>-100.00</b>	<b>0.00</b>	<b>-100.00</b>
<b>UTILITY INCOME</b>			
RUBS Income	363.67	150.00	513.67
<b>Total UTILITY INCOME</b>	<b>363.67</b>	<b>150.00</b>	<b>513.67</b>
<b>OTHER INCOME</b>			
Pest Control Income	18.67	20.00	38.67
Property Damage Liability Program	0.00	15.00	15.00
<b>Total OTHER INCOME</b>	<b>18.67</b>	<b>35.00</b>	<b>53.67</b>
<b>Total Operating Income</b>	<b>3,305.34</b>	<b>2,435.00</b>	<b>5,740.34</b>
<b>Expense</b>			
<b>ADMIN EXPENSES</b>			
Leasing Comm - New	0.00	250.00	250.00
Management Fees	76.30	302.56	378.86
Office Supplies	15.00	15.00	30.00
Rental Privilege Tax	24.84	0.00	24.84
System Access	15.00	15.00	30.00
System Access - Smart Maintenance	3.75	3.75	7.50
<b>Total ADMIN EXPENSES</b>	<b>134.89</b>	<b>586.31</b>	<b>721.20</b>

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Account Name	Jan 2025	Feb 2025	Total
<b>MAINTENANCE EXP</b>			
M - Tree Trim/Removal	300.00	0.00	300.00
<b>Total MAINTENANCE EXP</b>	<b>300.00</b>	<b>0.00</b>	<b>300.00</b>
<b>SALARY EXP</b>			
Manager Salaries	50.00	50.00	100.00
ADP Payroll Taxes	8.68	8.68	17.36
<b>Total SALARY EXP</b>	<b>58.68</b>	<b>58.68</b>	<b>117.36</b>
<b>UTILITY EXP</b>			
Trash Collection Service	107.76	0.00	107.76
Electricity Expense - Apt Turn	-239.59	0.00	-239.59
Water and Sanitation	29.49	0.00	29.49
<b>Total UTILITY EXP</b>	<b>-102.34</b>	<b>0.00</b>	<b>-102.34</b>
<b>Total Operating Expense</b>	<b>391.23</b>	<b>644.99</b>	<b>1,036.22</b>
<b>NOI - Net Operating Income</b>	<b>2,914.11</b>	<b>1,790.01</b>	<b>4,704.12</b>
<b>Other Income &amp; Expense</b>			
<b>Other Expense</b>			
<b>CAPX - REDECORATING</b>			
R - A/C Filters	27.98	0.00	27.98
R - Bath Accessories	71.90	0.00	71.90
R - Cabinet/Vanity/Counter	166.32	0.00	166.32
R - Cleaning - Apt / House	0.00	110.00	110.00
R - Cleaning Supplies	8.54	0.00	8.54
R - Door Repair / Replace	482.27	0.00	482.27
R - Drywall Repairs	149.85	0.00	149.85
R - Electrical Repairs	77.67	0.00	77.67
R - Lighting Fixtures/Supplies	57.66	0.00	57.66
R - Locks & Keys	31.71	0.00	31.71
R - Painting & Decorating	615.20	0.00	615.20
R - Plumbing Repairs	30.26	0.00	30.26
R - Window Coverings	288.17	0.00	288.17
<b>Total CAPX - REDECORATING</b>	<b>2,007.53</b>	<b>110.00</b>	<b>2,117.53</b>

## Cash Flow - 12 Month

Account Name	Jan 2025	Feb 2025	Total
<b>CAPX - OTHER</b>			
Capital - Appliance (Refrig.)	0.00	350.00	350.00
<b>Total CAPX - OTHER</b>	<b>0.00</b>	<b>350.00</b>	<b>350.00</b>
<b>Total Other Expense</b>	<b>2,007.53</b>	<b>460.00</b>	<b>2,467.53</b>
<b>Net Other Income</b>	<b>-2,007.53</b>	<b>-460.00</b>	<b>-2,467.53</b>
Total Income	3,305.34	2,435.00	5,740.34
Total Expense	2,398.76	1,104.99	3,503.75
<b>Net Income</b>	<b>906.58</b>	<b>1,330.01</b>	<b>2,236.59</b>
<b>Other Items</b>			
Management Held Security Deposit	500.00	0.00	500.00
Prepaid Rent	1,345.00	-2,435.00	-1,090.00
Owner Draw	-1,500.00	0.00	-1,500.00
<b>Net Other Items</b>	<b>345.00</b>	<b>-2,435.00</b>	<b>-2,090.00</b>
<b>Cash Flow</b>	<b>1,251.58</b>	<b>-1,104.99</b>	<b>146.59</b>
<b>Beginning Cash</b>	<b>2,343.02</b>	<b>3,594.60</b>	<b>2,343.02</b>
<b>Beginning Cash + Cash Flow</b>	<b>3,594.60</b>	<b>2,489.61</b>	<b>2,489.61</b>
<b>Actual Ending Cash</b>	<b>3,594.60</b>	<b>2,489.61</b>	<b>2,489.61</b>