

Cash Flow - 12 Month

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

Display by Ownership %: No

Period Range: May 2024 to Apr 2025

Level of Detail: Detail View

Account Name	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	Total
Operating Income & Expense													
Income													
RENTS													
Rent Income	3,260.00	3,260.00	3,090.00	2,410.00	2,410.00	2,410.00	2,429.34	2,439.00	2,439.00	2,439.00	2,439.00	2,439.00	31,464.34
Section 8 Rent	1,009.62	1,009.62	1,009.62	1,009.62	1,009.62	787.04	1,100.00	1,100.00	1,051.44	1,009.62	857.50	1,100.00	12,053.70
Reimbursements - Utilities	0.00	0.00	0.00	0.00	50.16	249.84	0.00	0.00	0.00	50.00	200.00	0.00	550.00
Total RENTS	4,269.62	4,269.62	4,099.62	3,419.62	3,469.78	3,446.88	3,529.34	3,539.00	3,490.44	3,498.62	3,496.50	3,539.00	44,068.04
FEES													
Tax Passthru	21.85	21.85	21.85	21.85	21.85	21.85	22.29	0.00	0.00	0.00	0.00	0.00	153.39
Late Fee	0.00	0.00	34.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.00
Total FEES	21.85	21.85	55.85	21.85	21.85	21.85	22.29	0.00	0.00	0.00	0.00	0.00	187.39
Total Operating Income	4,291.47	4,291.47	4,155.47	3,441.47	3,491.63	3,468.73	3,551.63	3,539.00	3,490.44	3,498.62	3,496.50	3,539.00	44,255.43
Expense													
MANAGEMENT FEES													
Leasing Fees	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
Management Fees	341.57	341.57	327.97	273.57	0.00	553.33	282.35	283.12	279.24	279.89	279.72	283.12	3,525.45
Leasing Fees-Renewal	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	100.00
Posting Fees Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	0.00	0.00	0.00	0.00	30.00
Total MANAGEMENT FEES	341.57	341.57	577.97	273.57	0.00	553.33	382.35	313.12	279.24	279.89	279.72	283.12	3,905.45
CLEANING AND MAINTENANCE													
General Maintenance Labor	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00	0.00	0.00	275.00
Landscaping	102.00	102.00	102.00	197.00	102.00	102.00	102.00	102.00	0.00	354.00	102.00	102.00	1,469.00

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Account Name	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	Total
Cleaning and Maintenance -Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00	0.00	0.00	125.00
Pest Control	0.00	0.00	0.00	-27.93	0.00	-39.90	0.00	0.00	0.00	0.00	0.00	0.00	-67.83
Total CLEANING AND MAINTENANCE	252.00	102.00	102.00	169.07	102.00	62.10	102.00	102.00	0.00	604.00	102.00	102.00	1,801.17
REPAIRS													
Repairs/Other	44.55	15.30	154.05	29.55	15.30	15.30	66.00	20.40	0.00	120.80	20.40	82.00	583.65
Plumbing	0.00	0.00	350.00	0.00	0.00	0.00	338.00	0.00	0.00	0.00	0.00	0.00	688.00
HVAC (Heat, Ventilation, Air)	0.00	0.00	575.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	575.00
Fixtures, Doors, and Windows	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	155.00	155.00
Repairs - Exterior	45.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.00
Total REPAIRS	89.55	15.30	1,079.05	29.55	15.30	15.30	404.00	20.40	0.00	120.80	20.40	237.00	2,046.65
TAXES													
City Taxes	0.00	9.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.51
Total TAXES	0.00	9.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.51
UTILITIES													
Electricity	492.81	1,432.47	0.00	1,004.00	954.58	982.69	0.00	0.00	0.00	0.00	0.00	0.00	4,866.55
Electricity - Tenant Vacant	0.00	0.00	0.00	0.00	0.00	0.00	293.44	484.11	516.35	542.21	1.87	0.00	1,837.98
Electricity - House Meter/ RUBS	0.00	0.00	0.00	0.00	0.00	0.00	956.15	0.00	0.00	0.00	427.98	480.73	1,864.86
Water	728.56	46.27	0.00	16.55	226.80	44.51	0.00	63.43	49.50	52.69	43.01	59.05	1,330.37
Sewer	0.00	67.52	0.00	54.03	48.36	58.59	0.00	51.52	43.45	56.21	55.69	258.15	693.52
Garbage and Recycling	0.00	89.74	0.00	89.74	89.74	89.74	0.00	89.74	95.61	91.54	91.54	91.54	818.93
Total UTILITIES	1,221.37	1,636.00	0.00	1,164.32	1,319.48	1,175.53	1,249.59	688.80	704.91	742.65	620.09	889.47	11,412.21
OTHER													
Marketing - Listing	60.00	31.00	44.00	92.00	52.00	51.00	62.00	60.00	62.00	62.00	55.00	31.00	662.00
Total OTHER	60.00	31.00	44.00	92.00	52.00	51.00	62.00	60.00	62.00	62.00	55.00	31.00	662.00
Total Operating	1,964.49	2,135.38	1,803.02	1,728.51	1,488.78	1,857.26	2,199.94	1,184.32	1,046.15	1,809.34	1,077.21	1,542.59	19,836.99

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Account Name	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	Total
Expense													
NOI - Net Operating Income	2,326.98	2,156.09	2,352.45	1,712.96	2,002.85	1,611.47	1,351.69	2,354.68	2,444.29	1,689.28	2,419.29	1,996.41	24,418.44
Total Income	4,291.47	4,291.47	4,155.47	3,441.47	3,491.63	3,468.73	3,551.63	3,539.00	3,490.44	3,498.62	3,496.50	3,539.00	44,255.43
Total Expense	1,964.49	2,135.38	1,803.02	1,728.51	1,488.78	1,857.26	2,199.94	1,184.32	1,046.15	1,809.34	1,077.21	1,542.59	19,836.99
Net Income	2,326.98	2,156.09	2,352.45	1,712.96	2,002.85	1,611.47	1,351.69	2,354.68	2,444.29	1,689.28	2,419.29	1,996.41	24,418.44
Other Items													
Security Deposit Cash	0.00	0.00	0.00	850.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	850.00
Mgmt Held Security Deposits	0.00	0.00	0.00	-850.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-850.00
Prepaid Rent	659.77	-659.77	659.77	0.00	-659.77	659.77	-835.92	801.07	0.00	-645.16	0.00	-1,008.59	-1,028.83
AZ Rent Tax Payable	33.32	39.09	23.32	6.59	0.00	0.00	-17.66	-25.07	-81.41	23.22	23.22	0.00	24.62
Owner Distribution	-3,649.60	-1,761.05	-2,794.43	-2,379.68	-1,735.19	-1,725.27	-1,894.17	-1,325.95	-2,329.82	-1,943.85	-2,212.94	-2,442.51	-26,194.46
Net Other Items	-2,956.51	-2,381.73	-2,111.34	-2,373.09	-2,394.96	-1,065.50	-2,747.75	-549.95	-2,411.23	-2,565.79	-2,189.72	-3,451.10	-27,198.67
Cash Flow	-629.53	-225.64	241.11	-660.13	-392.11	545.97	-1,396.06	1,804.73	33.06	-876.51	229.57	-1,454.69	-2,780.23
Beginning Cash	6,214.84	5,585.31	5,359.67	5,600.78	4,940.65	4,548.54	5,094.51	3,698.45	5,503.18	5,536.24	4,659.73	4,889.30	6,214.84
Beginning Cash + Cash Flow	5,585.31	5,359.67	5,600.78	4,940.65	4,548.54	5,094.51	3,698.45	5,503.18	5,536.24	4,659.73	4,889.30	3,434.61	3,434.61
Actual Ending Cash	5,585.31	5,359.67	5,600.78	4,940.65	4,548.54	5,094.51	3,698.45	5,503.18	5,536.24	4,659.73	4,889.30	3,434.61	3,434.61