

Cash Flow - 12 Month

Exported On: 07/10/2025 04:34 PM

Quatr Living LLC

Properties: Ethos on Kinderman - 312 E Kinderman Drive Avondale, AZ 85323

Period Range: Jul 2024 to Jun 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	Jul 2024	Aug 2024
Operating Income & Expense		
Income		
INCOME		
RENT INCOME		
Gross Potential Rent	19,610.00	19,610.00
Loss/Gain to Market	602.59	82.43
Total RENT INCOME	20,212.59	19,692.43
RENTAL LOSSES		
One Time Concession	0.00	0.00
Delinquency	382.01	-121.50
Vacancy	-1,617.74	-2,081.45
Total RENTAL LOSSES	-1,235.73	-2,202.95
OTHER INCOME		
NSF Fee	0.00	100.00
Non Refundable Admir	200.00	0.00
Pet Rent	240.00	120.00
Application Fee Income	51.12	3.88
Insurance Services	88.27	121.73
Late Fee	320.00	320.00
Legal Notice Fee	25.00	50.00
Damage Charges	0.00	0.00
Legal Fees	0.00	0.00
Early Termination Fee	0.00	0.00
CAM Fee	0.00	0.00
Total OTHER INCOME	924.39	715.61
UTILITY REIMBURSEMENTS		
Utility Reimbursement	684.03	1,000.20
Total UTILITY REIMBUR	684.03	1,000.20
Total INCOME	20,585.28	19,205.29

Total Operating Income	20,585.28	19,205.29
Expense		
CONTROLLABLE EXPENSES		
MARKETING & ADVERTISING		
Internet Listing Service	0.00	0.00
Other Marketing Exper	0.00	0.00
Total MARKETING & AD	0.00	0.00
ADMINISTRATIVE		
Bank Fees	43.00	42.98
Legal & Eviction Exper	213.00	201.00
Software Fees	39.00	39.00
Credit Check & Screen	25.00	0.00
Resident Insurance	105.00	120.00
Total ADMINISTRATIVE	425.00	402.98
MAKE READY EXPENSE		
Unit Cleaning	225.00	300.00
Unit Turn Painting	0.00	325.00
General Turn Labor	390.00	125.00
Unit Turn Trash Out	275.00	0.00
Total MAKE READY EXP	890.00	750.00
REPAIRS & MAINTENANCE		
Plumbing Repairs or S	0.00	125.00
HVAC Repairs or Supp	75.00	525.00
Interior Repairs	0.00	0.00
Maintenance Supplies	0.00	0.00
Key/Lock Replacemen	65.00	0.00
Door & Window Repair	0.00	0.00
Exterior Repairs	0.00	90.00
Appliance Repair	278.00	85.00
Repairs - Other	225.00	415.00
Maintenance Vendor F	316.00	448.50
Total REPAIRS & MAIN	959.00	1,688.50
CONTRACT SERVICES		
Landscaping	175.00	0.00
Pest Control Contract	0.00	75.00
Groundskeeping	300.00	480.00
Total CONTRACT SERV	475.00	555.00
UTILITIES		
Electric - Vacant	0.00	0.00
Electric - Occupied Uni	0.00	0.00
Gas	42.19	87.11
Water/Sewer	356.44	289.78

Trash and Recycling	182.35	183.17
Bulk Trash Pickup	225.00	0.00
Total UTILITIES	805.98	560.06
MANAGEMENT FEES		
Management Fees	813.88	1,102.11
Leasing and Renewal I	768.00	200.00
Total MANAGEMENT FE	1,581.88	1,302.11
INSURANCE		
Property & Liability Insu	2,123.10	600.70
Total INSURANCE	2,123.10	600.70
TAXES		
Real Estate Taxes	0.00	0.00
Total TAXES	0.00	0.00
Total CONTROLLABLE EX	7,259.96	5,859.35
Total Operating Expense	7,259.96	5,859.35
 NOI - Net Operating Income	 13,325.32	 13,345.94

Other Income & Expense

Other Expense

NONCONTROLLABLE EXPENSES

TAXES

Real Estate Taxes	0.00	0.00
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Total TAXES	0.00	0.00
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Total NONCONTROLLABL	0.00	0.00
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NON ROUTINE EXPENSES

Misc Non-Routine Expens	0.00	0.00
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Total NON ROUTINE EXPE	0.00	0.00
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CAPITAL EXPENDITURES

Appliance Replacement	0.00	825.00
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Landscaping	0.00	0.00
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Major Plumbing Repairs	577.50	0.00
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Interior Paint	900.00	0.00
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Total CAPITAL EXPENDIT	1,477.50	825.00
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Total Other Expense	1,477.50	825.00
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Net Other Income	-1,477.50	-825.00
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Total Income	20,585.28	19,205.29
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Total Expense	8,737.46	6,684.35
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Net Income	11,847.82	12,520.94
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Other Items

Owner Held Security Depos	150.00	0.00
Owner Held Pet Deposits	0.00	0.00
Clearing Account	30.34	0.00
Owner Contribution	0.00	0.00
Owner Distribution	-10,120.00	-18,100.00

Net Other Items	-9,939.66	-18,100.00
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Cash Flow	1,908.16	-5,579.06
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Beginning Cash	9,220.35	15,530.52
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Beginning Cash + Cash Flow	11,128.51	9,951.46
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Actual Ending Cash	15,530.52	9,829.71
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Sep 2024	Oct 2024	Nov 2024

19,610.00	19,610.00	19,610.00
-399.02	-463.54	-499.02
19,210.98	19,146.46	19,110.98
0.00	0.00	0.00
-1,297.51	-1,217.49	-954.27
-2,595.00	-1,562.74	-995.00
-3,892.51	-2,780.23	-1,949.27
0.00	0.00	0.00
0.00	0.00	0.00
210.00	210.00	150.00
0.00	0.00	120.00
90.00	105.00	135.00
262.87	580.00	620.00
25.00	25.00	100.00
0.00	0.00	0.00
0.00	228.30	50.00
0.00	0.00	0.00
0.00	0.00	0.00
587.87	1,148.30	1,175.00
585.00	693.71	775.00
585.00	693.71	775.00
16,491.34	18,208.24	19,111.71

16,491.34	18,208.24	19,111.71
16.13	100.00	100.00
0.00	0.00	0.00
16.13	100.00	100.00
43.00	40.00	37.00
265.00	229.00	50.00
39.00	39.00	39.00
0.00	0.00	0.00
105.00	90.00	90.00
452.00	398.00	216.00
0.00	225.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	225.00	0.00
95.00	0.00	0.00
175.00	130.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
196.00	0.00	0.00
0.00	95.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	90.00	0.00
556.00	150.70	202.00
1,022.00	465.70	202.00
500.00	0.00	505.00
0.00	0.00	0.00
97.50	0.00	0.00
597.50	0.00	505.00
29.22	0.00	0.00
326.67	0.00	0.00
75.71	0.00	0.00
323.11	0.00	248.95

182.27	181.33	271.63
175.00	0.00	0.00
1,111.98	181.33	520.58
913.34	842.95	885.66
0.00	720.00	0.00
913.34	1,562.95	885.66
600.70	600.70	600.70
600.70	600.70	600.70
0.00	0.00	0.00
0.00	0.00	0.00
4,713.65	3,533.68	3,029.94
4,713.65	3,533.68	3,029.94
11,777.69	14,674.56	16,081.77
1,323.71	0.00	0.00
1,323.71	0.00	0.00
1,323.71	0.00	0.00
0.00	225.00	0.00
0.00	225.00	0.00
0.00	650.00	0.00
500.00	0.00	0.00
0.00	152.00	0.00
0.00	0.00	0.00
500.00	802.00	0.00
1,823.71	1,027.00	0.00
-1,823.71	-1,027.00	0.00
16,491.34	18,208.24	19,111.71
6,537.36	4,560.68	3,029.94
9,953.98	13,647.56	16,081.77

-995.00	0.00	0.00
-250.00	0.00	0.00
0.00	0.00	0.00
1,323.71	0.00	0.00
-14,000.00	-12,000.00	-18,000.00
-13,921.29	-12,000.00	-18,000.00
-3,967.31	1,647.56	-1,918.23
9,829.71	7,536.68	10,273.98
5,862.40	9,184.24	8,355.75
7,536.68	10,273.98	9,561.47

Dec 2024	Jan 2025	Feb 2025	
19,610.00	19,610.00	19,610.00	
533.24	-449.51	-528.57	
20,143.24	19,160.49	19,081.43	
0.00	0.00	0.00	
-3,272.49	3,495.01	-778.59	
-1,032.26	-3,200.00	-3,542.86	
-4,304.75	295.01	-4,321.45	
0.00	0.00	0.00	
0.00	0.00	0.00	
90.00	150.00	90.00	
0.00	60.00	60.00	
75.00	90.00	75.00	
220.00	120.00	130.00	
0.00	0.00	25.00	
0.00	0.00	650.00	
175.00	24.12	0.00	
0.00	0.00	0.00	
0.00	0.00	0.00	
560.00	444.12	1,030.00	
585.00	856.80	737.62	
585.00	856.80	737.62	
16,983.49	20,756.42	16,527.60	

16,983.49	20,756.42	16,527.60
0.00	83.33	0.00
0.00	0.00	0.00
0.00	83.33	0.00
34.00	6.00	11.00
529.00	585.00	142.00
39.00	39.00	39.00
50.00	0.00	25.00
90.00	105.00	75.00
742.00	735.00	292.00
0.00	550.00	0.00
0.00	1,500.00	0.00
0.00	505.00	0.00
0.00	375.00	0.00
0.00	2,930.00	0.00
0.00	0.00	85.00
0.00	285.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	85.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	85.00	0.00
0.00	605.00	0.00
0.00	239.00	192.00
0.00	1,214.00	362.00
325.00	345.00	90.00
75.00	0.00	0.00
0.00	566.00	445.00
400.00	911.00	535.00
29.57	38.42	90.42
0.00	91.80	92.62
0.00	94.33	87.77
308.08	259.73	568.09

180.14	270.23	180.44
250.00	375.00	0.00
767.79	1,129.51	1,019.34
980.34	799.42	1,062.57
447.60	200.00	540.00
1,427.94	999.42	1,602.57
600.70	600.70	600.70
600.70	600.70	600.70
0.00	0.00	0.00
0.00	0.00	0.00
3,938.43	8,602.96	4,411.61
3,938.43	8,602.96	4,411.61
13,045.06	12,153.46	12,115.99
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
16,983.49	20,756.42	16,527.60
3,938.43	8,602.96	4,411.61
13,045.06	12,153.46	12,115.99

0.00	-3,000.00	-1,000.00
0.00	-250.00	0.00
0.00	0.00	-3,853.11
0.00	0.00	0.00
-17,000.00	-12,000.00	-9,500.00
-17,000.00	-15,250.00	-14,353.11
-3,954.94	-3,096.54	-2,237.12
9,561.47	9,275.78	7,104.41
5,606.53	6,179.24	4,867.29
9,275.78	7,104.41	4,558.42

Mar 2025	Apr 2025	May 2025

19,610.00	19,610.00	19,610.00
-550.00	-616.84	-386.94
19,060.00	18,993.16	19,223.06
0.00	0.00	0.00
1,178.57	-159.00	-1,869.00
-3,200.00	-3,758.33	-3,208.06
-2,021.43	-3,917.33	-5,077.06
0.00	0.00	0.00
200.00	225.00	0.00
90.00	90.00	90.00
0.00	0.00	180.00
90.00	75.00	75.00
50.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
430.00	390.00	345.00
759.04	687.55	600.00
759.04	687.55	600.00
18,227.61	16,153.38	15,091.00

18,227.61	16,153.38	15,091.00
0.00	0.00	0.00
0.00	-500.00	0.00
0.00	-500.00	0.00
9.00	4.00	6.00
0.00	12.00	18.00
39.00	39.00	39.00
25.00	0.00	0.00
75.00	75.00	75.00
148.00	130.00	138.00
175.00	0.00	250.00
550.00	0.00	725.00
125.00	0.00	125.00
0.00	0.00	0.00
850.00	0.00	1,100.00
450.00	0.00	95.00
0.00	0.00	0.00
0.00	400.00	0.00
0.00	0.00	150.00
0.00	0.00	0.00
0.00	200.00	0.00
0.00	0.00	125.00
0.00	0.00	0.00
65.00	0.00	0.00
117.00	0.00	220.00
632.00	600.00	590.00
0.00	0.00	0.00
0.00	0.00	0.00
325.00	350.00	325.00
325.00	350.00	325.00
56.04	62.20	35.08
57.97	60.39	47.27
15.21	0.00	0.00
0.00	311.69	284.62

233.65	333.76	332.61
0.00	0.00	0.00
362.87	768.04	699.58
826.38	824.71	891.84
0.00	813.00	0.00
826.38	1,637.71	891.84
600.70	0.00	0.00
600.70	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
3,744.95	2,985.75	3,744.42
3,744.95	2,985.75	3,744.42
14,482.66	13,167.63	11,346.58
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
18,227.61	16,153.38	15,091.00
3,744.95	2,985.75	3,744.42
14,482.66	13,167.63	11,346.58

0.00	-1,350.00	0.00
0.00	0.00	0.00
3,853.11	0.00	0.00
0.00	0.00	0.00
-20,000.00	-16,948.25	-10,953.04
-16,146.89	-18,298.25	-10,953.04
-1,664.23	-5,130.62	393.54
4,558.42	2,873.65	2,902.63
2,894.19	-2,256.97	3,296.17
2,873.65	2,902.63	6,740.50

19,610.00	235,320.00
614.68	-2,060.50
20,224.68	233,259.50

-45.00	-45.00
-2,023.18	-6,637.44
-2,815.00	-29,608.44
-4,883.18	-36,290.88

0.00	100.00
300.00	925.00
60.00	1,590.00
120.00	595.00
75.00	1,095.00
300.00	2,922.87
25.00	275.00
0.00	650.00
0.00	477.42
1,500.00	1,500.00
5.00	5.00
2,385.00	10,135.29

707.17	8,671.12
707.17	8,671.12
18,433.67	215,775.03

18,433.67	215,775.03
353.23	652.69
0.00	-500.00
353.23	152.69
81.00	356.98
18.00	2,262.00
39.00	468.00
126.00	251.00
0.00	1,005.00
264.00	4,342.98
135.00	1,860.00
0.00	3,100.00
0.00	1,270.00
0.00	650.00
135.00	6,880.00
0.00	850.00
0.00	1,190.00
0.00	400.00
0.00	150.00
0.00	346.00
0.00	295.00
0.00	215.00
0.00	448.00
350.00	1,750.00
49.00	2,490.20
399.00	8,134.20
25.00	1,965.00
0.00	150.00
365.00	3,253.50
390.00	5,368.50
54.82	395.77
59.90	736.62
0.00	402.32
299.26	3,249.75

232.60	2,764.18
175.00	1,200.00
821.58	8,748.64

837.47	10,780.67
2,282.00	5,970.60
3,119.47	16,751.27

0.00	6,928.70
0.00	6,928.70

1,359.01	1,359.01
1,359.01	1,359.01
6,841.29	58,665.99
6,841.29	58,665.99

11,592.38 157,109.04

0.00	1,323.71
0.00	1,323.71
0.00	1,323.71

0.00	225.00
0.00	225.00

0.00	1,475.00
0.00	500.00
0.00	729.50
0.00	900.00
0.00	3,604.50
0.00	5,153.21

0.00	-5,153.21
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18,433.67	215,775.03
6,841.29	63,819.20
11,592.38	151,955.83

-1,500.00	-7,695.00
-250.00	-750.00
0.00	30.34
0.00	1,323.71
-8,781.48	-167,402.77
-10,531.48	-174,493.72
1,060.90	-22,537.89
6,740.50	9,220.35
7,801.40	-13,317.54
4,797.55	4,797.55