

Cash Flow - 12 Month

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Quatr Living LLC

Properties: Augusta - 2122 W. Augusta Avenue Phoenix, AZ 85021

Period Range: Sep 2024 to Aug 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	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Total	
Operating Income & Expense														
Income														
INCOME														
RENT INCOME														
Gross Pote	9,725.00	9,725.00	9,725.00	9,725.00	9,725.00	9,725.00	9,725.00	9,725.00	9,725.00	9,725.00	9,725.00	9,725.00	116,700.00	
Loss/Gain 1	41.50	-7.39		16.00	16.00		16.00	16.00	16.00	16.00	16.00	16.00	194.11	
Rent Incom	0.09			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	
Total RENT I	9,766.59	9,717.61		9,741.00	9,741.00	9,741.00	9,741.00	9,741.00	9,741.00	9,741.00	9,741.00	9,741.00	116,894.20	
RENTAL LOSSES														
Delinquenc	-1,018.55	-1,481.66		923.34	92.72	1,277.31	23.93	1,302.28	788.63	74.22	0.00	0.00	-687.56	1,294.66
Vacancy	-1,692.59			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-3,850.56	
Total RENTA	-2,111.65	-2,814.72		923.34	-1,332.28	1,277.31	23.93	1,302.28	788.63	74.22	0.00	0.00	-487.96	-2,555.90
OTHER INCOME														
Non Refunc	0.00	0.00		0.00	-10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-10.00	
Application	0.00	0.00		0.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00	
Insurance f	15.00	30.00		60.00	45.00	60.00	90.00	75.00	75.00	90.00	75.00	60.00	750.00	
Deposit We	0.00	0.00		55.35	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	523.35	
Late Fee	50.00	0.00		0.00	0.00	0.00	0.00	70.00	0.00	0.00	0.00	0.00	260.00	
Legal Notio	0.00	0.00		25.00	25.00	0.00	25.00	0.00	0.00	25.00	0.00	25.00	125.00	
Damages Cl	225.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	900.00	0.00	0.00	1,125.00	
Early Term	0.00	0.00		0.00	1,362.22	0.00	0.00	0.00	1,148.19	487.28	0.00	0.00	3,001.69	
Total OTHER	290.00	30.00		140.35	172.00	4,782.22	227.00	197.00	127.00	1,315.19	1,514.28	127.00	217.00	5,835.04
UTILITY REIMBURSEMENT														
Utility Rem	457.83	500.00		618.87	505.00	615.00	560.00	560.00	560.00	615.00	560.00	560.00	505.00	6,616.70
Total UTILIT	457.83	500.00		618.87	505.00	615.00	560.00	560.00	560.00	615.00	560.00	560.00	505.00	6,616.70
Total INCOME	8,403.37	7,432.89		11,423.56	9,085.72	13,111.53	10,551.93	11,800.28	11,216.63	11,745.41	11,815.28	10,428.00	9,775.44	126,790.04
Total Operating In	8,403.37	7,432.89		11,423.56	9,085.72	13,111.53	10,551.93	11,800.28	11,216.63	11,745.41	11,815.28	10,428.00	9,775.44	126,790.04
Expense														
CONTROLLABLE EXPENSES														
MARKETING & ADVERTISING														
Other Marke	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	
Total MARKE	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	
ADMINISTRATIVE														
Bank Fees	33.00	37.00		31.00	36.00	3.00	6.00	3.00	3.00	3.00	3.00	6.00	168.00	
Legal & Evi	0.00	0.00		26.00	0.00	0.00	0.00	12.00	0.00	0.00	24.00	24.00	86.00	
Software Fri	21.00	21.00		21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	252.00	
Credit Chec	0.00	0.00		0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	
Resident In	30.00	30.00		45.00	45.00	45.00	75.00	75.00	75.00	75.00	75.00	75.00	720.00	
Lease/lock	0.00	0.00		0.00	0.00	0.00	0.00	0.00	50.00	50.00	100.00	0.00	250.00	
Total ADMINI	84.00	88.00		123.00	102.00	94.00	102.00	111.00	148.00	149.00	223.00	126.00	1,501.00	
MAKE READY EXPENSE														
Unit Cleanin	100.00	0.00		0.00	0.00	175.00	0.00	0.00	0.00	0.00	0.00	0.00	275.00	
Unit Turn P	475.00	0.00		0.00	0.00	675.00	0.00	0.00	0.00	0.00	0.00	0.00	1,150.00	
General Tu	125.00	0.00		0.00	90.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	440.00	
Unit Turn T	0.00	0.00		0.00	0.00	275.00	0.00	0.00	0.00	0.00	0.00	0.00	275.00	
Total MAKE I	700.00	0.00		0.00	90.00	1,350.00	0.00	0.00	0.00	0.00	0.00	0.00	2,140.00	
REPAIRS & MAINTENANCE														
Plumbing R	85.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85.00	
Screen/Doc	0.00	0.00		0.00	0.00	0.00	65.50	0.00	0.00	0.00	0.00	0.00	65.50	
Blind Repai	0.00	0.00		120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00	
Maintenanc	0.00	100.00		100.00	24.00	118.00	113.10	0.00	0.00	0.00	100.00	0.00	555.10	
Total REPAIR	85.00	100.00		220.00	24.00	118.00	178.60	0.00	0.00	0.00	100.00	0.00	825.60	
CONTRACT SERVICES														
Landscapin	0.00	0.00		375.00	175.00	350.00	0.00	0.00	0.00	0.00	0.00	100.00	1,000.00	
Groundskee	0.00	0.00		375.00	0.00	175.00	175.00	175.00	225.00	225.00	225.00	175.00	1,985.00	
Total CONTR	0.00	0.00		750.00	175.00	525.00	175.00	175.00	225.00	225.00	225.00	275.00	2,985.00	
UTILITIES														
Electric - C	287.78	243.88		0.00	155.42	339.89	205.20	158.72	131.70	187.65	231.75	307.03	338.84	2,587.86
Electric - V	0.00	0.00		0.00	-136.50	-118.78	0.00	0.00	0.00	0.00	0.00	0.00	-118.78	
Electric - O	0.00	0.00		0.00	0.00	69.81	0.00	0.00	0.00	0.00	0.00	0.00	69.81	
Water/Sew	1,263.87	661.18		0.00	1,094.51	466.22	364.75	324.51	353.70	605.52	337.81	306.10	6,130.72	
Trash and I	197.75	215.52		0.00	451.04	215.52	219.84	219.84	219.84	0.00	219.84	219.84	2,288.88	
Total UTILIT	1,659.41	1,495.04		0.00	1,544.07	972.66	789.79	703.07	705.24	793.17	788.40	832.97	11,196.05	
MANAGEMENT FEES														
Manageme	503.75	398.42		371.64	571.18	454.29	655.58	527.60	590.01	539.08	582.77	587.01	539.40	6,320.73
Leasing any	200.00	0.00		696.00	0.00	200.00	0.00	0.00	0.00	0.00	100.00	0.00	1,000.00	
Total MANAG	703.75	398.42		1,067.64	571.18	654.29	655.58	527.60	590.01	539.08	682.77	587.01	6,320.73	
INSURANCE														
General Lia	0.00	332.75		0.00	324.05	324.05	324.05	324.05	324.05	324.05	324.05	324.05	3,249.20	
Property &	332.75	0.00		0.00	324.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	656.80	
Total INSUR	332.75	332.75		324.05	324.05	324.05	324.05	324.05	324.05	324.05	324.05	324.05	3,906.00	
TAXES														
Real Estate	0.00	1,026.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,053.88	0.00	2,080.38	
Total TAXES	0.00	1,026.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,053.88	0.00	2,080.38	
Total CONTROI	3,564.91	3,440.71		2,484.69	2,830.39	4,038.00	2,225.02	1,840.72	1,993.30	2,030.30	3,298.10	2,245.03	2,309.68	32,300.76
Total Operating E	3,564.91	3,440.71		2,484.69	2,830.39	4,038.00	2,225.02	1,840.72	1,993.30	2,030.30	3,298.10	2,245.03	2,309.68	32,300.76
NOI - Net Operat	4,838.46	3,992.18		8,938.87	6,255.42	9,073.53	8,326.91	9,959.56	9,223.33	9,715.11	8,517.18	8,182.97	7,465.76	94,489.28
Other Income & Expense														
Other Expense														
CAPITAL EXPENDITURES														
Appliance Rep	0.00	0.00		0.00	0.00	750.00	0.00	0.00	0.00	0.00	0.00	690.00	0.00	1,440.00
Landscapin	1,175.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,175.00	0.00
Major Plumbin	0.00	0.00		1,900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,900.00	0.00
Total CAPITAL	1,175.00	0.00		1,900.00	0.00	750.00	0.00	0.00	0.00	0.00	0.00	0.00	4,515.00	0.00
Total Other Expen	1,175.00	0.00		1,900.00	0.00	750.00	0.00	0.00	0.00	0.00	0.00	690.00	0.00	4,515.00
Net Other Income	-1,175.00	0.00		-1,900.00	0.00	-750.00	0.00	0.00	0.00	0.00	0.00	-690.00	0.00	-4,515.00
Total Income	8,403.37	7,432.89		11,423.56	9,085.72	13,111.53	10,551.93	11,800.28	11,216.63	11,745.41	11,815.28	10,428.00	9,775.44	126,790.04
Total Expense	4,739.91	3,440.71		4,384.69	2,830.39	4,788.00	2,225.02	1,840.72	1,993.30	2,030.30	3,298.10	2,935.03	2,309.68	36,815.76
Net Income	3,663.46	3,992.18		7,038.87	6,255.42	8,323.53	8,326.91	9,959.56	9,223.33	9,715.11	8,517.18	7,492.97	7,465.76	89,974.28
Other Items														
Owner Held Items	-1,650.00	0.00		0.00	0.00	26.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,624.00
Owner Distribut	-5,300.00	0.00		-6,900.00	-6,900.00	-7,400.00	-8,500.00	-7,500.00	-10,489.81	-9,169.81	-7,459.81	-7,987.21	-97,827.21	-97,827.21
Net Other Held Items	-8,550.00	-5,300.00		-6,900.00	-6,900.00	-7,374.00	-8,500.00	-7,500.00	-10,489.81	-10,640.21	-7,459.81	-7,987.21	-97,827.21	-97,827.21
Cash Flow	-3,186.54	-1,307.82		138.87	-394.58	949.53	-173.09	2,459.56	-1,266.48	-325.10	-647.82	42.97	-521.49	-4,231.99
Beginning Cash	6,344.46	4,250.85		1,761.38	6,255.39	4,200.27	3,968.23	3,669.91	7,284.70	4,883.99	3,763.93	6,737.11	4,850.23	9,384.46
Beginning Cash + C	6,197.82	2,943.03		1,900.23	5,149.80	4,325.14	3,825.14	6,129.47	6,016.22	4,558.89	6,716.11	6,789.68	4,328.74	5,162.47
Actual Ending Cash	4,250.85	1,761.38		6,255.39	4,200.27	4,988.23	3,968.23	7,284.70	7,383.93	6,737.11	4,850.23	6,973.28	6,973.28	9,384.46