Annual Cash Flow Report 2022
Property: Aurium 338
Address: 338 E Portland St, Phoenix, AZ 85004
Units: 9
Period Range: May 2022 to Dec 2022

Account Name	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Total	NOI 2022
Operating Income & Expenses									
Income:									
Airbnb	$ 6,948.35	$ 5,458.06	$ 5,018.24	$ 1,343.36				$ 18,768.01	
Rent/Lease Income	$ 1,480.00	$ 3,873.33	$ 5,970.00	$11,508.33	$ 20,350.00	$16,650.00	$ 15,979.73	$ 75,811.40	
Deposit (Rec'd)	$ 5,550.00	$ 1,850.00	$ 4,700.00	$ 5,550.00	$ 4,294.81	$ (1,848.00)	$ 3,600.00	$ 23,696.81	
Deposit (refund)						$ (1,155.19)		$ (1,155.19)	
Application Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Pet Fee (non-refund	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 300.00		$ 150.00	$ 1,050.00	
Parking	$ 100.00	$ 150.00	$ 250.00	$ 250.00	$ 350.00	$ 300.00	$ 430.00	$ 1,830.00	
Laundry	$ -						$ 262.75	$ 262.75	
Other Fees					$ 130.00	$ 270.00	$ 220.00	$ 620.00	
Total Operationg Income	**$14,228.35**	**$ 11,481.39**	**$16,088.24**	**$18,801.69**	**$25,424.81**	**$14,216.81**	**$20,642.48**	**$ 119,713.65**	
Expenses:									
Bank Fee				97.86	113.02		73.1		283.98
Electricity	$ 907.75	$ 1,080.28	$ 999.35	$ 937.44	$ 910.55	$ 828.67	$ 821.12		6485.16
Water	$ 1,097.24	$ 1,234.03	$ 141.32	$ 131.64	$ 170.17	$ 200.87	$ 179.96		3155.23
Internet	$ 590.50	$ 541.00	$ 541.00	$ 540.00	$ 540.00	$ 540.00	$ 540.00		3832.5
Gardening	$ 800.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00		1400
Waste	$ 205.03			$ 178.00		$ 89.00	$ 89.00		561.03
Cleaning	$ -	$ 540.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00		790
Maintenance	$ -	$ -	$ -		$ -	$ -	$ -		0
Property Tax	$ -	$ -	$ -	$ -	$ 1,032.21	$ -	$ -		1032.21
Insurance	$10,849.42	$ -	$ -	$ -	$ -	$ -	$ -		10849.42
Total Operating Expenditures	**$14,449.94**	**$ 3,495.31**	**$ 1,831.67**	**$ 1,937.08**	**$ 2,802.93**	**$ 1,808.54**	**$ 1,780.08**	**$ 28,389.53**	**$ 91,324.10**

YTD Cash Flow Report 2023
Property: Aurium 338
Address: 338 E Portland St, Phoenix, AZ 85004
Units: 9
Period Range: till 2023 Year End

Account Name	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total	NOI 2023
Operating Income & Expenses														
Income:														
Airbnb										$ 14,410.78	$ 11,132.09	$ 4,864.15	$ 30,407.02	
Rent/Lease Income	$16,754.10	$ 16,700.00	$16,750.00	$16,095.00	$ 13,205.00	$13,400.00	$ 11,725.00	$ 5,790.00	$ 6,374.00	$ 7,395.00	$ 7,395.00	$ 7,395.00	$138,978.10	
Deposit (Rec'd)	$ 3,900.00	$ -	$ -	$ 3,900.00	$ 1,950.00		$ 1,500.00	$ 1,500.00	$ (1,607.84)	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 18,642.16	
Deposit (refund)	$ (3,348.58)	$ (1,592.00)	$ (1,580.00)	$ (1,850.00)	$ (4,177.86)		$ (1,637.95)						$ (14,186.39)	
Application Fee	$ -	$ -	$ -		$ -								$ -	
Pet Fee (non-refund	$ 300.00			$ 460.00	$ 300.00		$ 150.00			$ 370.00	$ 370.00	$ 370.00	$ 2,320.00	
Parking	$ 560.00	$ 560.00	$ 560.00	$ 580.00	$ 550.00	$ 550.00	$ 550.00	$ 70.00	$ 50.00	$ 225.00	$ 225.00		$ 4,480.00	
Laundry						$ 1,463.68	$ 140.13	$ 123.43					$ 1,727.24	
Other Fees	$ 160.00	$ 120.00	$ 120.00	$ 180.00	$ 300.00	$ 270.00	$ 120.00	$ 50.00	$ 50.00				$ 1,370.00	
Total Operationg Income	**$18,325.52**	**$ 15,788.00**	**$15,850.00**	**$19,365.00**	**$12,127.14**	**$15,683.68**	**$12,547.18**	**$ 7,533.43**	**$ 4,866.16**	**$ 24,900.78**	**$ 21,622.09**	**$ 15,129.15**	**$183,738.13**	
Expenses:														
Bank Fee	64.89		140	77.65	71.1	79.99	63.45	34.3	30	48.1	65.96	60	735.44	
Electricity	$ 937.64	$ 1,036.09	$ 1,026.91	$ 1,011.68	$1,004.80	$ 1,002.70	$ 986.47	$ 989.78	$ 980.04	$ 955.35	$ 677.84	$ 754.30	11363.6	
Water	$ 365.32	$ 184.45	$ 196.19	$ 380.64	$ 154.82	$ 296.67	$ 443.91	$ 695.21	$ 176.25	$ 225.05	$ 220.82	$ 240.10	3579.43	
Internet	$ 540.00	$ 540.00	$ 540.00	$ 540.00	$ 540.00	$ 540.00	$ 540.00	$ 540.00	$ 540.00	$ 645.49	$ 645.49	$ 645.49	6796.47	
Gardening	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	1200	
Waste		$ 89.00	$ 89.00	$ 89.00	$ 89.00	$ 89.00		$ 231.40	$ 367.10		$ 128.00	$ 128.00	1299.5	
Cleaning	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 450.00	$ 270.00	$ 300.00	1470	
Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 50.00			50	
Property Tax	$ -	$ -	$ 1,032.21	$ -	$ -					$ 1,032.21			2064.42	
Insurance	$ (3,631.51)	$ 482.00	$ 482.00	$ 482.00	$ 482.00	$ 482.00	$ 482.00	$ 482.00	$ 482.00	$ 482.00	$ 482.00	$ 482.00	1670.49	
Total Operating Expenditures	**$ (1,573.66)**	**$ 2,481.54**	**$ 3,656.31**	**$ 2,730.97**	**$ 2,491.72**	**$ 2,640.36**	**$ 2,665.83**	**$ 3,122.69**	**$ 2,725.39**	**$ 3,988.20**	**$ 2,590.11**	**$ 2,709.89**	**$ 30,229.35**	**$153,508.78**

YTD Cash Flow Report 2024
Property: Aurium 338
Address: 338 E Portland St, Phoenix, AZ 85004
Units: 9
Period Range: 2024 Performa

Account Name	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total	NOI 2024
Operating Income & Expenses														
Income:														
Airbnb	$14,410.78	$ 14,848.38	$14,806.16	$ 5,633.64	$ 2,410.88	$ 582.00	$ 5,046.97	$ 1,001.04	$ 638.26	$ 2,490.80	$ -	$ -	$ 61,868.91	
Rent/Lease Income	$ 9,050.00	$ 7,200.00	$ 7,200.00	$ 8,700.00	$ 10,600.00	$10,600.00	$ 5,160.00	$ 9,805.84	$ 7,973.74	$ 12,969.46	$ 13,748.06	$ 14,278.49	$117,285.59	
Deposit (Rec'd)	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 3,300.00	$ 2,000.00	$ 1,000.00	$ 1,000.00	$ 3,700.00	$ 4,000.00		$ 2,000.00	$ 1,000.00	$ 21,000.00	
Deposit (refund)		$ (770.00)		$ (1,349.00)		$ (733.38)	$ (944.44)				$ (330.00)		$ (4,126.82)	
Application Fee													$ -	
Pet Fee (non-refundable)				$ 450.00	$ 150.00	$ 150.00		$ 750.00	$ -	$ -			$ 1,500.00	
Parking	$ 325.00	$ 225.00	$ 225.00	$ 425.00	$ 425.00	$ 425.00	$ 25.00	$ 25.00	$ 25.00	$ 225.00	$ 325.00	$ 325.00	$ 3,000.00	
Laundry				$ 38.20	$ 42.04	$ 296.79		$ 54.02	$ 16.93				$ 447.98	
Other Fees	$ 100.00	$ 60.00	$ 60.00	$ 120.00	$ 120.00	$ 120.00	$ 45.00	$ 75.00	$ 90.00	$ 75.00	$ 224.75	$ 105.00	$ 1,194.75	
Total Operationg Income	**$24,885.78**	**$ 22,563.38**	**$23,291.16**	**$17,317.84**	**$15,747.92**	**$12,440.41**	**$10,332.53**	**$ 15,410.90**	**$ 12,743.93**	**$ 15,760.26**	**$ 15,967.81**	**$ 15,708.49**	**$202,170.41**	
Expenses:														
Bank Fee		45	70.15	45	64.15	105.84	108.05	30	-135.47	136.32			469.04	
Electricity	$ 1,166.29	$ 992.50	$ 825.30	$ 866.63	$945.74	$ 1,050.22	$ 1,169.83	$ 633.44	$ 574.82	$ 664.89	$ 800.00	$ 800.00	10489.66	
Water	$ 226.26	$ 223.41	$ 273.71	$ 281.21	$ 262.65	$ 748.66	$ 243.25	$ 423.24	$ 178.99	$ 250.15	$ 220.00	$ 220.00	3551.53	
Internet	$ 645.49	$ 645.49	$ 645.49	$ 645.49	$ 645.49	$ 645.49	$ 645.49	$ 645.49	$ 645.49	$ 645.49	$ 645.49	$ 645.49	7745.88	
Gardening	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	1200	
Waste	$ 128.00	$ 128.00	$ 128.00	$ 128.00	$ 128.00	$ 128.00	$ 128.00	$ 128.00	$ 128.00	$ 128.00	$ 128.00	$ 128.00	1536	
Cleaning	$ 375.00	$ 450.00	$ 225.00	$ 375.00	$ 125.00	$ 125.00	$ 50.00	$ 235.00	$ 235.00	$ 235.00	$ 50.00	$ 300.00	2780	
Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ 850.00				850	
Property Tax			$ 6,819.07							$ 6,819.07			13638.14	
Insurance	$ 482.00	$ 482.00	$ 482.00	$ 482.00	$ 482.00	$ 482.00	$ 482.00	$ 482.00	$ 482.00	$ 482.00	$ 482.00	$ 482.00	5784	
Total Operating Expenditures	**$ 3,123.04**	**$ 3,066.40**	**$ 9,568.72**	**$ 2,923.33**	**$ 2,753.03**	**$ 3,385.21**	**$ 2,926.62**	**$ 2,677.17**	**$ 3,058.83**	**$ 9,460.92**	**$ 2,425.49**	**$ 2,675.49**	**$ 48,044.25**	**$154,126.16**