Cash Flow - 12 Month

JPM / Johnson Property Management

Properties: 46 W. 10th St. - 46 W. 10th St. Reno, NV 89503

Period Range: Jan 2024 to Dec 2024

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Operating Income & Expense													
Income													
RENTS													
Rent Income	6,000.00	6,030.00	6,030.00	6,030.00	5,380.00	5,380.00	5,380.00	5,380.00	5,380.00	5,380.00	4,490.25	5,695.51	66,555.76
Total RENTS	**6,000.00**	**6,030.00**	**6,030.00**	**6,030.00**	**5,380.00**	**5,380.00**	**5,380.00**	**5,380.00**	**5,380.00**	**5,380.00**	**4,490.25**	**5,695.51**	**66,555.76**
FEES													
Late Fee	0.00	0.00	0.00	0.00	0.00	22.37	0.00	0.00	22.37	44.75	-22.38	44.49	111.60
Utility Reimbursement Fee	147.50	150.00	150.00	150.00	75.00	75.00	75.00	75.00	75.00	75.00	0.00	75.00	1,122.50
Move Out Charge - Income	790.00	0.00	0.00	0.00	55.00	0.00	0.00	0.00	0.00	0.00	0.00	190.00	1,035.00
Admin Fee (Income)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	30.00
SMART Legal Eviction Costs - Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00	0.00	40.00	80.00
Utility Income (TENANT CHARGE)	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	6,300.00
Total FEES	**1,462.50**	**675.00**	**675.00**	**675.00**	**655.00**	**622.37**	**600.00**	**600.00**	**622.37**	**684.75**	**502.62**	**904.49**	**8,679.10**
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00	0.00	0.00	0.00	0.00	40.00
Total Operating Income	**7,462.50**	**6,705.00**	**6,705.00**	**6,705.00**	**6,035.00**	**6,002.37**	**5,980.00**	**6,020.00**	**6,002.37**	**6,064.75**	**4,992.87**	**6,600.00**	**75,274.86**
Expense													
Advertising	31.00	31.00	0.00	60.00	0.00	0.00	0.00	31.00	31.00	30.00	30.00	30.00	274.00
CLEANING AND MAINTENANCE													
Janitorial Expense	0.00	0.00	0.00	80.00	0.00	730.00	80.00	0.00	0.00	110.00	150.00	150.00	1,300.00
General Maintenance Labor	0.00	0.00	0.00	65.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.00
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	475.00	475.00
Total CLEANING AND MAINTENANCE	**0.00**	**0.00**	**0.00**	**145.00**	**0.00**	**730.00**	**80.00**	**0.00**	**0.00**	**110.00**	**150.00**	**625.00**	**1,840.00**
LEGAL AND OTHER PROFESSIONAL FEES													
Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00	0.00	40.00
Total LEGAL & OTHER PROF FEES	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**40.00**	**0.00**	**40.00**
MANAGEMENT FEES													
Management Fees	480.00	482.40	482.40	482.40	430.40	430.40	430.40	430.40	430.40	358.80	430.82	358.80	5,227.62
Commissions/Placement Fees	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Leasing Fee	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-200.00	0.00
Admin Fee (Commissions Expense)	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00
Total MANAGEMENT FEES	**630.00**	**712.40**	**482.40**	**482.40**	**430.40**	**430.40**	**430.40**	**430.40**	**430.40**	**358.80**	**430.82**	**158.80**	**5,407.62**
REPAIRS													
Plumbing	0.00	250.00	924.00	0.00	0.00	0.00	0.00	0.00	450.00	0.00	662.85	0.00	2,286.85
Key/Lock Replacement and Re-Key	40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00
General Repair	670.00	0.00	293.00	0.00	0.00	910.00	125.00	0.00	0.00	0.00	0.00	65.00	2,063.00
Total REPAIRS	**710.00**	**250.00**	**1,217.00**	**0.00**	**0.00**	**910.00**	**125.00**	**0.00**	**450.00**	**0.00**	**662.85**	**65.00**	**4,389.85**
OTHER													
Miscellaneous Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00	40.00
Total OTHER	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**40.00**	**40.00**
Prop Mgr Reimbursement - MISC.	0.00	0.00	0.00	0.00	30.00	0.00	61.00	0.00	0.00	0.00	0.00	0.00	91.00
Total Operating Expense	**1,371.00**	**993.40**	**1,699.40**	**687.40**	**460.40**	**2,070.40**	**696.40**	**461.40**	**911.40**	**498.80**	**1,313.67**	**918.80**	**12,082.47**
NOI - Net Operating Income	**6,091.50**	**5,711.60**	**5,005.60**	**6,017.60**	**5,574.60**	**3,931.97**	**5,283.60**	**5,558.60**	**5,090.97**	**5,565.95**	**3,679.20**	**5,681.20**	**63,192.39**