

Cash Flow - 12 Month

Portland Rental Properties

Properties: CORNI01 - 5811 SE Boise St. Portland, OR 97206

Owned By: Cornice LLC

Period Range: Jan 2026 to Aug 2026

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Total
Operating Income & Expense									
Income									
RENTS									
Rent Income	31,639.00	31,375.30	33,605.37	32,061.81	35,252.00	27,725.00	30,739.47	34,301.37	256,699.32
Subsidy Rent	7,090.00	4,380.00	12,502.59	3,398.00	2,080.00	4,118.09	2,879.76	629.22	37,077.66
Rent - Storage Unit	120.00	80.00	80.00	80.00	80.00	80.00	80.00	40.00	640.00
Total RENTS	38,849.00	35,835.30	46,187.96	35,539.81	37,412.00	31,923.09	33,699.23	34,970.59	294,416.98
Passthru Utilities									
Passthru Utilities	143.37	932.52	1,379.19	465.89	450.76	837.54	605.44	606.32	5,421.03
Passthru Utilities paid by Subsidy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79.36	79.36
Passthru Utilities: Billback-Water	1,412.45	2,464.62	1,579.42	1,466.03	1,274.56	1,472.76	1,363.68	1,439.65	12,473.17
RUBS - Sewer	21.99	0.00	35.22	0.00	0.00	35.74	0.00	0.00	92.95
RUBS - Trash	22.59	0.00	15.00	0.00	0.00	22.59	0.00	0.00	60.18
RUBS - Water	0.00	0.00	25.95	0.00	0.00	26.25	0.00	0.00	52.20
Total Passthru Utilities	1,600.40	3,397.14	3,034.78	1,931.92	1,725.32	2,394.88	1,969.12	2,125.33	18,178.89

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Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Total
FEES									
Application Fee	-105.00	0.00	0.00	35.00	-35.00	0.00	0.00	0.00	-105.00
Utility Reimbursement Fee	0.00	0.00	0.00	15.86	0.00	0.00	0.00	0.00	15.86
Total FEES	-105.00	0.00	0.00	50.86	-35.00	0.00	0.00	0.00	-89.14
Miscellaneous Income									
Utility Payment Reimbursement	0.00	0.00	0.00	0.00	1,074.82	0.00	0.00	0.00	1,074.82
Total Miscellaneous Income	0.00	0.00	0.00	0.00	1,074.82	0.00	0.00	0.00	1,074.82
Total Operating Income	40,344.40	39,232.44	49,222.74	37,522.59	40,177.14	34,317.97	35,668.35	37,095.92	313,581.55
Expense									
Advertising	99.19	205.00	205.00	205.00	205.00	211.78	219.00	219.00	1,568.97
CLEANING AND MAINTENANCE									
Carpet Cleaning	0.00	241.73	0.00	0.00	507.51	313.75	594.49	0.00	1,657.48
General Maintenance Labor	1,022.50	351.00	0.00	976.50	586.50	970.00	1,616.00	361.00	5,883.50
General Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	-165.30	0.00	-165.30
Hauling	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	75.00
Pest Control	0.00	0.00	0.00	265.00	0.00	0.00	0.00	0.00	265.00
Appliance Repair	286.00	0.00	135.00	0.00	0.00	0.00	90.00	157.00	668.00
Total CLEANING AND MAINTENANCE	1,308.50	592.73	135.00	1,316.50	1,094.01	1,283.75	2,135.19	518.00	8,383.68
MANAGEMENT FEES									
Management	3,002.48	2,972.26	3,695.04	2,843.18	2,992.96	2,489.84	2,747.15	2,798.27	23,541.18

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Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Total
Fees									
Vendor Coordination	28.60	224.87	43.50	27.50	50.76	163.41	201.86	35.70	776.20
Total MANAGEMENT FEES	3,031.08	3,197.13	3,738.54	2,870.68	3,043.72	2,653.25	2,949.01	2,833.97	24,317.38
REPAIRS									
HVAC (Heat, Ventilation, Air)	0.00	0.00	0.00	0.00	0.00	250.00	125.00	633.75	1,008.75
Key/Lock Replacement	0.00	0.00	0.00	0.00	0.00	8.00	0.00	0.00	8.00
Roof Repair	0.00	588.00	300.00	200.00	0.00	0.00	0.00	0.00	1,088.00
Repairs - Other	276.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	276.00
Total REPAIRS	276.00	588.00	300.00	200.00	0.00	258.00	125.00	633.75	2,380.75
Supplies	95.37	0.00	0.00	213.27	32.97	52.76	235.97	16.58	646.92
UTILITIES									
Electricity	42.05	212.37	0.00	115.91	150.16	147.22	196.48	192.47	1,056.66
Water	1,974.28	3,361.81	1,740.31	1,740.31	146.97	1,584.49	1,745.56	1,616.30	13,910.03
Garbage and Recycling	1,394.70	697.35	697.35	697.35	757.35	742.35	757.35	697.35	6,441.15
Phone/ Internet	0.00	297.66	0.00	0.00	0.00	0.00	0.00	0.00	297.66
Total UTILITIES	3,411.03	4,569.19	2,437.66	2,553.57	1,054.48	2,474.06	2,699.39	2,506.12	21,705.50
CAPITAL EXPENSES									
Appliances	0.00	1,418.99	0.00	0.00	0.00	1,008.99	1,100.00	0.00	3,527.98
Total CAPITAL EXPENSES	0.00	1,418.99	0.00	0.00	0.00	1,008.99	1,100.00	0.00	3,527.98
Total Operating Expense	8,221.17	10,571.04	6,816.20	7,359.02	5,430.18	7,942.59	9,463.56	6,727.42	62,531.18
NOI - Net Operating	32,123.23	28,661.40	42,406.54	30,163.57	34,746.96	26,375.38	26,204.79	30,368.50	251,050.37