

## Cash Flow - 12 Month

### Funkhouser Real Estate Group

Properties: Parkhurst Apartments - 990 Chicago Avenue Harrisonburg, VA 22802

Period Range: Jan 2025 to Dec 2025

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
<b>Operating Income &amp; Expense</b>													
<b>Income</b>													
<b>RENTS</b>													
Rent Income	28,135.00	28,318.00	27,545.00	29,354.22	29,016.59	29,548.62	30,474.00	30,602.33	30,372.50	31,242.00	33,195.67	28,544.33	356,348.26
<b>Total RENTS</b>	<b>28,135.00</b>	<b>28,318.00</b>	<b>27,545.00</b>	<b>29,354.22</b>	<b>29,016.59</b>	<b>29,548.62</b>	<b>30,474.00</b>	<b>30,602.33</b>	<b>30,372.50</b>	<b>31,242.00</b>	<b>33,195.67</b>	<b>28,544.33</b>	<b>356,348.26</b>
<b>FEES</b>													
NSF Fees Collected	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	-10.00	0.00	0.00
Application Fee Income	0.00	0.00	180.00	-180.00	0.00	0.00	0.00	0.00	30.00	-30.00	0.00	0.00	0.00
Late Fee	82.61	-32.61	35.00	-85.00	0.00	0.00	0.00	0.00	40.33	71.34	-111.67	0.00	0.00
Utility Reimbursement Fee	0.00	0.00	0.00	27.78	0.00	0.00	0.00	0.00	0.00	43.46	0.00	0.00	71.24
Key Fee	100.00	0.00	100.00	0.00	100.00	0.00	100.00	0.00	100.00	100.00	0.00	0.00	600.00
<b>Total FEES</b>	<b>182.61</b>	<b>-32.61</b>	<b>315.00</b>	<b>-237.22</b>	<b>100.00</b>	<b>0.00</b>	<b>100.00</b>	<b>0.00</b>	<b>170.33</b>	<b>194.80</b>	<b>-121.67</b>	<b>0.00</b>	<b>671.24</b>
Tenant Maintenance Paid	165.00	0.00	0.00	968.00	0.00	404.00	150.33	84.67	927.17	1,807.87	1,803.13	58.00	6,368.17
<b>Total Operating Income</b>	<b>28,482.61</b>	<b>28,285.39</b>	<b>27,860.00</b>	<b>30,085.00</b>	<b>29,116.59</b>	<b>29,952.62</b>	<b>30,724.33</b>	<b>30,687.00</b>	<b>31,470.00</b>	<b>33,244.67</b>	<b>34,877.13</b>	<b>28,602.33</b>	<b>363,387.67</b>
<b>Expense</b>													
<b>CLEANING AND MAINTENANCE</b>													
General Maintenance Labor	9,976.39	2,159.33	3,011.33	7,460.77	2,977.71	4,187.52	5,699.78	4,889.88	11,315.63	2,093.03	4,189.45	4,423.84	62,384.66
<b>Total CLEANING AND MAINTENANCE</b>	<b>9,976.39</b>	<b>2,159.33</b>	<b>3,011.33</b>	<b>7,460.77</b>	<b>2,977.71</b>	<b>4,187.52</b>	<b>5,699.78</b>	<b>4,889.88</b>	<b>11,315.63</b>	<b>2,093.03</b>	<b>4,189.45</b>	<b>4,423.84</b>	<b>62,384.66</b>
<b>LEGAL AND OTHER PROFESSIONAL</b>													

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Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
<b>FEES</b>													
Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	76.00	0.00	0.00	76.00
<b>Total LEGAL AND OTHER PROFESSIONAL FEES</b>	<b>0.00</b>	<b>76.00</b>	<b>0.00</b>	<b>0.00</b>	<b>76.00</b>								
<b>MANAGEMENT FEES</b>													
Leasing Fee	150.00	0.00	0.00	150.00	150.00	0.00	150.00	0.00	150.00	150.00	0.00	0.00	900.00
Management fees	2,180.71	2,307.53	2,163.60	2,392.82	2,265.87	2,402.74	2,458.45	2,318.96	2,451.15	2,439.80	2,673.65	2,452.59	28,507.87
<b>Total MANAGEMENT FEES</b>	<b>2,330.71</b>	<b>2,307.53</b>	<b>2,163.60</b>	<b>2,542.82</b>	<b>2,415.87</b>	<b>2,402.74</b>	<b>2,608.45</b>	<b>2,318.96</b>	<b>2,601.15</b>	<b>2,589.80</b>	<b>2,673.65</b>	<b>2,452.59</b>	<b>29,407.87</b>
<b>UTILITIES</b>													
Electricity	763.34	405.66	310.84	216.13	235.78	92.89	125.36	128.74	154.71	183.79	125.33	182.01	2,924.58
Gas	0.00	0.00	0.00	310.50	0.00	0.00	0.00	346.36	0.00	0.00	0.00	0.00	656.86
Water	463.72	1,000.19	1,117.36	1,029.46	2,247.55	1,153.38	0.00	1,107.75	992.42	899.11	1,107.29	991.53	12,109.76
<b>Total UTILITIES</b>	<b>1,227.06</b>	<b>1,405.85</b>	<b>1,428.20</b>	<b>1,556.09</b>	<b>2,483.33</b>	<b>1,246.27</b>	<b>125.36</b>	<b>1,582.85</b>	<b>1,147.13</b>	<b>1,082.90</b>	<b>1,232.62</b>	<b>1,173.54</b>	<b>15,691.20</b>
<b>OTHER</b>													
Bank Fees	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00
<b>Total OTHER</b>	<b>10.00</b>	<b>0.00</b>	<b>10.00</b>										
<b>Total Operating Expense</b>	<b>13,544.16</b>	<b>5,872.71</b>	<b>6,603.13</b>	<b>11,559.68</b>	<b>7,876.91</b>	<b>7,836.53</b>	<b>8,433.59</b>	<b>8,791.69</b>	<b>15,063.91</b>	<b>5,841.73</b>	<b>8,095.72</b>	<b>8,049.97</b>	<b>107,569.73</b>
<b>NOI - Net Operating Income</b>	<b>14,938.45</b>	<b>22,412.68</b>	<b>21,256.87</b>	<b>18,525.32</b>	<b>21,239.68</b>	<b>22,116.09</b>	<b>22,290.74</b>	<b>21,895.31</b>	<b>16,406.09</b>	<b>27,402.94</b>	<b>26,781.41</b>	<b>20,552.36</b>	<b>255,817.94</b>
Total Income	28,482.61	28,285.39	27,860.00	30,085.00	29,116.59	29,952.62	30,724.33	30,687.00	31,470.00	33,244.67	34,877.13	28,602.33	363,387.67
Total Expense	13,544.16	5,872.71	6,603.13	11,559.68	7,876.91	7,836.53	8,433.59	8,791.69	15,063.91	5,841.73	8,095.72	8,049.97	107,569.73
<b>Net Income</b>	<b>14,938.45</b>	<b>22,412.68</b>	<b>21,256.87</b>	<b>18,525.32</b>	<b>21,239.68</b>	<b>22,116.09</b>	<b>22,290.74</b>	<b>21,895.31</b>	<b>16,406.09</b>	<b>27,402.94</b>	<b>26,781.41</b>	<b>20,552.36</b>	<b>255,817.94</b>
<b>Other Items</b>													
Prepaid Rent	5,461.10	-2,458.00	1,700.58	-795.00	4,805.00	-1,839.00	736.67	-1,568.00	957.50	2,119.00	-1,727.67	3,818.67	11,210.85

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Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Owner Distribution	-15,675.66	-22,961.39	-20,471.87	-19,165.82	-21,972.70	-22,579.33	-21,278.65	-20,662.00	-16,306.73	-24,702.94	-27,351.61	-24,375.16	-257,503.86
<b>Net Other Items</b>	<b>-10,214.56</b>	<b>-25,419.39</b>	<b>-18,771.29</b>	<b>-19,960.82</b>	<b>-17,167.70</b>	<b>-24,418.33</b>	<b>-20,541.98</b>	<b>-22,230.00</b>	<b>-15,349.23</b>	<b>-22,583.94</b>	<b>-29,079.28</b>	<b>-20,556.49</b>	<b>-246,293.01</b>
<b>Cash Flow</b>	<b>4,723.89</b>	<b>-3,006.71</b>	<b>2,485.58</b>	<b>-1,435.50</b>	<b>4,071.98</b>	<b>-2,302.24</b>	<b>1,748.76</b>	<b>-334.69</b>	<b>1,056.86</b>	<b>4,819.00</b>	<b>-2,297.87</b>	<b>-4.13</b>	<b>9,524.93</b>
<b>Beginning Cash</b>	<b>9,260.74</b>	<b>13,984.63</b>	<b>10,977.92</b>	<b>13,463.50</b>	<b>12,028.00</b>	<b>16,099.98</b>	<b>13,797.74</b>	<b>15,546.50</b>	<b>15,211.81</b>	<b>16,268.67</b>	<b>21,087.67</b>	<b>18,789.80</b>	<b>9,260.74</b>
<b>Beginning Cash + Cash Flow</b>	<b>13,984.63</b>	<b>10,977.92</b>	<b>13,463.50</b>	<b>12,028.00</b>	<b>16,099.98</b>	<b>13,797.74</b>	<b>15,546.50</b>	<b>15,211.81</b>	<b>16,268.67</b>	<b>21,087.67</b>	<b>18,789.80</b>	<b>18,785.67</b>	<b>18,785.67</b>
<b>Actual Ending Cash</b>	<b>13,984.63</b>	<b>10,977.92</b>	<b>13,463.50</b>	<b>12,028.00</b>	<b>16,099.98</b>	<b>13,797.74</b>	<b>15,546.50</b>	<b>15,211.81</b>	<b>16,268.67</b>	<b>21,087.67</b>	<b>18,789.80</b>	<b>18,785.67</b>	<b>18,785.67</b>