

Cash Flow - 12 Month

Real Property Management Cache Valley

Properties: 360 N 400 W # 1-12 - 360 N 400 W Hyrum, UT 84319

Period Range: Jan 2025 to Dec 2025

Accounting Basis: Cash

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 |
|---------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------|-------------|-------------|-------------------|
| Operating Income & Expense | | | | | | | | | | | | | |
| Income | | | | | | | | | | | | | |
| Rent Income | 14,010.00 | 13,995.00 | 11,557.92 | 15,070.00 | 12,662.50 | 12,925.00 | 14,325.50 | 14,070.00 | 13,175.18 | 0.00 | 0.00 | 0.00 | 121,791.10 |
| Rent - Pet | 200.00 | 200.00 | 200.00 | 250.00 | 150.00 | 150.00 | 200.00 | 150.00 | 150.00 | 0.00 | 0.00 | 0.00 | 1,650.00 |
| Late Fee | 0.00 | 57.23 | 0.53 | 119.74 | 161.82 | 0.00 | 50.26 | 56.25 | 0.00 | 0.00 | 0.00 | 0.00 | 445.83 |
| Total Operating Income | 14,210.00 | 14,252.23 | 11,758.45 | 15,439.74 | 12,974.32 | 13,075.00 | 14,575.76 | 14,276.25 | 13,325.18 | 0.00 | 0.00 | 0.00 | 123,886.93 |
| Expense | | | | | | | | | | | | | |
| MANAGEMENT FEES | | | | | | | | | | | | | |
| Management Fees | 1,136.80 | 1,135.60 | 866.00 | 1,300.23 | 1,025.00 | 1,046.00 | 1,162.04 | 1,137.60 | 1,066.01 | 0.00 | 0.00 | 0.00 | 9,875.28 |
| Total MANAGEMENT FEES | 1,136.80 | 1,135.60 | 866.00 | 1,300.23 | 1,025.00 | 1,046.00 | 1,162.04 | 1,137.60 | 1,066.01 | 0.00 | 0.00 | 0.00 | 9,875.28 |
| MAINTENANCE EXP | | | | | | | | | | | | | |
| MAINTENANCE - ROUTINE | | | | | | | | | | | | | |
| Carpet Cleaning | 0.00 | 0.00 | 0.00 | 0.00 | 148.75 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 148.75 |
| Cleaning | 0.00 | 0.00 | 0.00 | 390.00 | 390.00 | 540.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,320.00 |
| Floor Maintenance | 0.00 | 0.00 | 0.00 | 4,623.20 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,623.20 |
| Painting & Plaster Maintenance | 0.00 | 0.00 | 3,392.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,392.00 |
| Sprinkler Care | 144.38 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 144.38 |
| Total MAINTENANCE - ROUTINE | 144.38 | 0.00 | 3,392.00 | 5,013.20 | 538.75 | 540.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 9,628.33 |
| MAINTENANCE | | | | | | | | | | | | | |

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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 |
|--|------------------|------------------|-----------------|-----------------|------------------|------------------|------------------|------------------|------------------|-------------|-------------|-------------|-------------------|
| - REPLACEMENTS | | | | | | | | | | | | | |
| Replacements - Carpet | 0.00 | 0.00 | 0.00 | 0.00 | 431.96 | 0.00 | 0.00 | 1,257.98 | 0.00 | 0.00 | 0.00 | 0.00 | 1,689.94 |
| Total | 0.00 | 0.00 | 0.00 | 0.00 | 431.96 | 0.00 | 0.00 | 1,257.98 | 0.00 | 0.00 | 0.00 | 0.00 | 1,689.94 |
| - MAINTENANCE | | | | | | | | | | | | | |
| - REPLACEMENTS | | | | | | | | | | | | | |
| MAINTENANCE - ROUTINE* | | | | | | | | | | | | | |
| Maintenance Supplies * | 0.00 | 199.87 | 3,788.62 | 384.44 | 20.12 | 0.00 | 125.17 | 286.15 | 0.00 | 0.00 | 0.00 | 0.00 | 4,804.37 |
| Maint. - Other* | 0.00 | 158.00 | 39.50 | 197.50 | 39.50 | 0.00 | 237.00 | 79.00 | 79.00 | 0.00 | 0.00 | 0.00 | 829.50 |
| Total | 0.00 | 357.87 | 3,828.12 | 581.94 | 59.62 | 0.00 | 362.17 | 365.15 | 79.00 | 0.00 | 0.00 | 0.00 | 5,633.87 |
| Total MAINTENANCE - ROUTINE* | 0.00 | 357.87 | 3,828.12 | 581.94 | 59.62 | 0.00 | 362.17 | 365.15 | 79.00 | 0.00 | 0.00 | 0.00 | 5,633.87 |
| Total MAINTENANCE EXP | 144.38 | 357.87 | 7,220.12 | 5,595.14 | 1,030.33 | 540.00 | 362.17 | 1,623.13 | 79.00 | 0.00 | 0.00 | 0.00 | 16,952.14 |
| ADMINISTRATIVE EXPENSES | | | | | | | | | | | | | |
| Tenant Utility Charge | -1,193.64 | -1,193.64 | -911.82 | -1,156.02 | -1,174.91 | -1,094.17 | -1,216.77 | -1,153.64 | -1,014.17 | 0.00 | 0.00 | 0.00 | -10,108.78 |
| Owner Utility Charges | 383.25 | 722.05 | 547.46 | 313.17 | 679.89 | 453.01 | 320.56 | 368.43 | 441.36 | 0.00 | 0.00 | 0.00 | 4,229.18 |
| Total ADMINISTRATIVE EXPENSES | -810.39 | -471.59 | -364.36 | -842.85 | -495.02 | -641.16 | -896.21 | -785.21 | -572.81 | 0.00 | 0.00 | 0.00 | -5,879.60 |
| Total Operating Expense | 470.79 | 1,021.88 | 7,721.76 | 6,052.52 | 1,560.31 | 944.84 | 628.00 | 1,975.52 | 572.20 | 0.00 | 0.00 | 0.00 | 20,947.82 |
| NOI - Net Operating Income | 13,739.21 | 13,230.35 | 4,036.69 | 9,387.22 | 11,414.01 | 12,130.16 | 13,947.76 | 12,300.73 | 12,752.98 | 0.00 | 0.00 | 0.00 | 102,939.11 |
| Other Income & Expense | | | | | | | | | | | | | |
| Other Income | | | | | | | | | | | | | |
| Damage Withholding Income | 0.00 | 0.00 | 0.00 | 756.72 | 538.75 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,295.47 |

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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 |
|-----------------------------------|-------------------|-------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------|---------------|---------------|--------------------|
| Total Other Income | 0.00 | 0.00 | 0.00 | 756.72 | 538.75 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,295.47 |
| Net Other Income | 0.00 | 0.00 | 0.00 | 756.72 | 538.75 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,295.47 |
| Total Income | 14,210.00 | 14,252.23 | 11,758.45 | 16,196.46 | 13,513.07 | 13,075.00 | 14,575.76 | 14,276.25 | 13,325.18 | 0.00 | 0.00 | 0.00 | 125,182.40 |
| Total Expense | 470.79 | 1,021.88 | 7,721.76 | 6,052.52 | 1,560.31 | 944.84 | 628.00 | 1,975.52 | 572.20 | 0.00 | 0.00 | 0.00 | 20,947.82 |
| Net Income | 13,739.21 | 13,230.35 | 4,036.69 | 10,143.94 | 11,952.76 | 12,130.16 | 13,947.76 | 12,300.73 | 12,752.98 | 0.00 | 0.00 | 0.00 | 104,234.58 |
| Other Items | | | | | | | | | | | | | |
| Prepayments | -1,319.47 | -55.00 | 782.16 | 283.53 | -989.21 | 0.06 | 13.80 | -67.63 | -7,854.50 | 0.00 | 0.00 | 0.00 | -9,206.26 |
| Owner Contributions | 0.00 | 233.60 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 12.33 | 0.00 | 0.00 | 0.00 | 245.93 |
| Owner Draws | -13,739.21 | -13,463.95 | -3,437.18 | -6,787.20 | -15,468.76 | -11,901.39 | -14,616.78 | -12,300.73 | -12,365.84 | 0.00 | 0.00 | 0.00 | -104,081.04 |
| Net Other Items | -15,058.68 | -13,285.35 | -2,655.02 | -6,503.67 | -16,457.97 | -11,901.33 | -14,602.98 | -12,368.36 | -20,208.01 | 0.00 | 0.00 | 0.00 | -113,041.37 |
| Cash Flow | -1,319.47 | -55.00 | 1,381.67 | 3,640.27 | -4,505.21 | 228.83 | -655.22 | -67.63 | -7,455.03 | 0.00 | 0.00 | 0.00 | -8,806.79 |
| Beginning Cash | 9,206.29 | 7,886.82 | 7,831.82 | 9,213.49 | 12,853.76 | 8,348.55 | 8,577.38 | 7,922.16 | 7,854.53 | 399.50 | 399.50 | 399.50 | 9,206.29 |
| Beginning Cash + Cash Flow | 7,886.82 | 7,831.82 | 9,213.49 | 12,853.76 | 8,348.55 | 8,577.38 | 7,922.16 | 7,854.53 | 399.50 | 399.50 | 399.50 | 399.50 | 399.50 |
| Actual Ending Cash | 7,886.82 | 7,831.82 | 9,213.49 | 12,853.76 | 8,348.55 | 8,577.38 | 7,922.16 | 7,854.53 | 399.50 | 399.50 | 399.50 | 399.50 | 399.50 |