

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 2024 to Dec 2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

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													
Rent Income	13,095.00	13,095.00	13,533.00	14,190.00	14,190.00	13,871.00	14,090.00	13,777.50	13,960.00	13,960.00	13,960.00	14,010.00	165,731.50
Rent - Pet	200.00	200.00	200.00	200.00	200.00	240.00	200.00	200.00	200.00	200.00	200.00	200.00	2,440.00
Late Fee	61.25	175.75	0.00	0.00	0.00	0.00	54.75	54.75	116.00	54.75	54.75	0.00	572.00
Other Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25	0.00	0.00	0.00	0.00	0.25
Total Operating Income	13,356.25	13,470.75	13,733.00	14,390.00	14,390.00	14,111.00	14,344.75	14,032.50	14,276.00	14,214.75	14,214.75	14,210.00	168,743.75
Expense													
MANAGEMENT FEES													
Management Fees	1,059.60	1,067.60	1,098.64	1,151.20	1,151.20	1,128.88	1,143.20	1,118.20	1,132.80	1,132.80	1,132.80	1,136.80	13,453.72
Total MANAGEMENT FEES	1,059.60	1,067.60	1,098.64	1,151.20	1,151.20	1,128.88	1,143.20	1,118.20	1,132.80	1,132.80	1,132.80	1,136.80	13,453.72
MAINTENANCE EXP													
MAINTENANCE - ROUTINE													
Appliance Maintenance	0.00	0.00	79.00	79.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.00
Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	148.75	0.00	0.00	0.00	0.00	0.00	0.00	148.75
Cleaning	0.00	0.00	33.66	466.34	0.00	685.00	0.00	0.00	0.00	0.00	0.00	0.00	1,185.00
Painting & Plaster Maintenance	0.00	0.00	0.00	91.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	91.00
Plumbing Maintenance	0.00	360.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	360.77
Sprinkler Care	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	109.00	0.00	109.00

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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
Total MAINTENANCE - ROUTINE	0.00	360.77	112.66	636.34	0.00	833.75	0.00	0.00	0.00	0.00	109.00	0.00	2,052.52
MAINTENANCE - ROUTINE*													
Property Evaluations*	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00	0.00	0.00	55.00
Appliance Maintenance*	0.00	0.00	0.00	0.00	0.00	0.00	0.00	355.50	0.00	0.00	0.00	0.00	355.50
Rekey & Code Work*	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	118.50	118.50
Electrical Maintenance*	0.00	0.00	0.00	0.00	0.00	0.00	0.00	193.55	0.00	0.00	0.00	0.00	193.55
HVAC Maintenance*	0.00	0.00	0.00	0.00	0.00	0.00	158.00	0.00	0.00	0.00	0.00	0.00	158.00
Painting & Plaster Maintenance*	0.00	0.00	0.00	0.00	177.00	0.00	0.00	237.00	0.00	0.00	0.00	0.00	414.00
Plumbing Maintenance*	0.00	0.00	79.00	0.00	316.00	0.00	197.50	0.00	395.00	0.00	79.00	0.00	1,066.50
Wall & Ceiling Maintenance*	0.00	0.00	79.00	0.00	197.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	276.50
Garbage*	0.00	237.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	237.79
Maintenance Supplies *	0.00	10.00	209.31	1,320.89	206.83	361.14	151.04	132.24	733.83	4.47	223.38	60.83	3,413.96
Maint. - Other*	0.00	0.00	0.00	0.00	0.00	316.00	0.00	0.00	0.00	79.00	197.50	79.00	671.50
Total MAINTENANCE - ROUTINE*	0.00	247.79	367.31	1,320.89	897.33	677.14	506.54	918.29	1,128.83	138.47	499.88	258.33	6,960.80
MAINTENANCE - REPLACEMENTS*													
Replacements - Smoke Alarm & Fire Extinguishers*	0.00	0.00	0.00	0.00	118.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	118.50
Total MAINTENANCE - REPLACEMENTS*	0.00	0.00	0.00	0.00	118.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	118.50
Total	0.00	608.56	479.97	1,957.23	1,015.83	1,510.89	506.54	918.29	1,128.83	138.47	608.88	258.33	9,131.82

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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
MAINTENANCE EXP													
ADMINISTRATIVE EXPENSES													
Tenant Utility Charge	-1,078.64	-1,054.17	-1,093.96	-1,224.56	-1,153.64	-1,133.75	-1,153.64	-1,177.06	-1,193.64	-1,193.64	-1,193.64	-1,193.64	-13,843.98
Owner Utility Charges	652.70	497.03	555.25	225.16	593.36	225.16	420.82	620.54	355.81	225.16	543.28	236.64	5,150.91
Total ADMINISTRATIVE EXPENSES	-425.94	-557.14	-538.71	-999.40	-560.28	-908.59	-732.82	-556.52	-837.83	-968.48	-650.36	-957.00	-8,693.07
Total Operating Expense	633.66	1,119.02	1,039.90	2,109.03	1,606.75	1,731.18	916.92	1,479.97	1,423.80	302.79	1,091.32	438.13	13,892.47
NOI - Net Operating Income	12,722.59	12,351.73	12,693.10	12,280.97	12,783.25	12,379.82	13,427.83	12,552.53	12,852.20	13,911.96	13,123.43	13,771.87	154,851.28
Other Income & Expense													
Other Income													
Damage Withholding Income	0.00	0.00	0.00	212.79	0.00	0.00	850.00	0.00	0.00	0.00	79.00	0.00	1,141.79
Total Other Income	0.00	0.00	0.00	212.79	0.00	0.00	850.00	0.00	0.00	0.00	79.00	0.00	1,141.79
Net Other Income	0.00	0.00	0.00	212.79	0.00	0.00	850.00	0.00	0.00	0.00	79.00	0.00	1,141.79
Total Income	13,356.25	13,470.75	13,733.00	14,602.79	14,390.00	14,111.00	15,194.75	14,032.50	14,276.00	14,214.75	14,293.75	14,210.00	169,885.54
Total Expense	633.66	1,119.02	1,039.90	2,109.03	1,606.75	1,731.18	916.92	1,479.97	1,423.80	302.79	1,091.32	438.13	13,892.47
Net Income	12,722.59	12,351.73	12,693.10	12,493.76	12,783.25	12,379.82	14,277.83	12,552.53	12,852.20	13,911.96	13,202.43	13,771.87	155,993.07
Other Items													
Prepayments	-1,369.94	-15.00	-145.00	1,359.47	-15.00	1,534.47	-234.00	2,589.19	30.00	-2,748.41	1,373.44	-0.03	2,359.19
Owner Contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83.47	0.00	0.00	83.47

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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
Owner Draws	-13,412.62	-12,011.81	-13,009.28	-12,280.97	-12,128.58	-13,247.28	-14,277.83	-12,552.53	-12,852.20	-13,995.43	-13,123.43	-13,850.87	-156,742.83
Net Other Items	-14,782.56	-12,026.81	-13,154.28	-10,921.50	-12,143.58	-11,712.81	-14,511.83	-9,963.34	-12,822.20	-16,660.37	-11,749.99	-13,850.90	-154,300.17
Cash Flow	-2,059.97	324.92	-461.18	1,572.26	639.67	667.01	-234.00	2,589.19	30.00	-2,748.41	1,452.44	-79.03	1,692.90
Beginning Cash	7,513.39	5,453.42	5,778.34	5,317.16	6,889.42	7,529.09	8,196.10	7,962.10	10,551.29	10,581.29	7,832.88	9,285.32	7,513.39
Beginning Cash + Cash Flow	5,453.42	5,778.34	5,317.16	6,889.42	7,529.09	8,196.10	7,962.10	10,551.29	10,581.29	7,832.88	9,285.32	9,206.29	9,206.29
Actual Ending Cash	5,453.42	5,778.34	5,317.16	6,889.42	7,529.09	8,196.10	7,962.10	10,551.29	10,581.29	7,832.88	9,285.32	9,206.29	9,206.29