

Cash Flow - 12 Month

Treo Realtors LLC

All Properties Owned By: 811 S Fred Shuttlesworth LLC

Display by Ownership %: No

Period Range: Jan 2025 to Dec 2025 (Last Year)

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													
RENTS													
Rent Income	2,808.00	3,304.00	2,708.00	2,428.00	2,868.00	4,112.17	2,468.00	1,988.00	3,781.00	3,165.00	2,963.00	3,043.00	35,636.17
Section 8 Rent	641.00	650.00	650.00	650.00	692.00	692.00	692.00	692.00	692.00	692.00	692.00	692.00	8,127.00
Found House rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	995.00	995.00	995.00	995.00	995.00	4,975.00
Water Surcharge	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
Total RENTS	3,524.00	4,029.00	3,433.00	3,153.00	3,635.00	4,879.17	3,235.00	3,750.00	5,543.00	4,927.00	4,725.00	4,805.00	49,638.17
FEES													
Application Fee Income	70.00	-70.00	0.00	70.00	0.00	-70.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance Services	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	114.00
Late Fee	0.00	0.00	30.00	100.00	0.00	-50.00	20.00	-50.00	80.00	-50.00	-50.00	90.00	120.00
Insurance Services - Admin Fee	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	36.00
Total FEES	82.50	-57.50	42.50	182.50	12.50	-107.50	32.50	-37.50	92.50	-37.50	-37.50	102.50	270.00
Total Operating Income	3,606.50	3,971.50	3,475.50	3,335.50	3,647.50	4,771.67	3,267.50	3,712.50	5,635.50	4,889.50	4,687.50	4,907.50	49,908.17
Expense													
MAINTENANCE													
Cleaning	0.00	75.00	75.00	0.00	75.00	325.00	0.00	75.00	75.00	0.00	0.00	0.00	700.00
Trash Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,050.00	0.00	0.00	0.00	0.00	1,050.00
Lawn, Routine	0.00	0.00	0.00	250.00	195.00	120.00	120.00	120.00	120.00	140.00	0.00	0.00	1,065.00
HVAC	0.00	0.00	0.00	0.00	0.00	1,300.00	0.00	0.00	0.00	850.00	0.00	625.00	2,775.00
Painting	0.00	0.00	0.00	675.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	675.00
Electrical	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00	0.00	250.00	0.00	0.00	425.00

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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
Windows	0.00	0.00	0.00	0.00	900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	900.00
Extermination	0.00	0.00	0.00	0.00	0.00	0.00	145.53	0.00	0.00	0.00	0.00	0.00	145.53
Maintenance - Other	949.83	1,073.10	0.00	0.00	402.18	988.66	1,168.27	3,126.27	5,339.46	0.00	0.00	695.33	13,743.10
Materials	0.00	0.00	0.00	929.61	0.00	0.00	0.00	361.96	0.00	22.63	0.00	0.00	1,314.20
Total MAINTENANCE	949.83	1,148.10	75.00	1,854.61	1,572.18	2,733.66	1,433.80	4,908.23	5,534.46	1,262.63	0.00	1,320.33	22,792.83
MANAGEMENT FEES													
Management Fees	384.00	384.00	384.00	384.00	384.00	384.00	388.60	388.60	388.60	388.60	388.60	388.60	4,635.60
Commissions/ Placement Fees	0.00	0.00	0.00	0.00	0.00	995.00	0.00	0.00	0.00	0.00	0.00	0.00	995.00
Vendor Discounts	41.24	7.94	48.19	3.75	17.84	176.31	20.16	76.31	261.96	37.88	4.00	36.50	732.08
Lease Renewal Fee	0.00	0.00	298.80	0.00	298.80	0.00	0.00	0.00	378.00	0.00	0.00	147.60	1,123.20
Housing Assistance Paperwork	0.00	150.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Onsite Visit, Other	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	50.00
Software Fee	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	150.00
Total MANAGEMENT FEES	437.74	554.44	743.49	450.25	713.14	1,567.81	471.26	477.41	1,041.06	438.98	405.10	585.20	7,885.88
UTILITIES													
Electricity/Gas	109.04	192.60	143.76	130.22	115.39	90.75	0.00	0.00	0.00	0.00	0.00	11.37	793.13
Water/Sewer	33.58	0.00	125.42	130.40	120.77	0.00	342.38	267.93	229.60	165.27	0.00	390.70	1,806.05
Garbage and Recycling	196.62	197.71	198.24	196.85	196.52	196.20	207.17	207.29	206.28	206.62	206.49	207.95	2,423.94
Total UTILITIES	339.24	390.31	467.42	457.47	432.68	286.95	549.55	475.22	435.88	371.89	206.49	610.02	5,023.12
OTHER													
Tenant Reimbursements/ Rent Refunds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.00	0.00	0.00	0.00	26.00
Insurance Services Fees	12.50	12.50	12.50	12.50	12.50	12.50	12.50	26.00	0.00	26.00	26.00	26.00	191.50
Total OTHER	12.50	12.50	12.50	12.50	12.50	12.50	12.50	26.00	26.00	26.00	26.00	26.00	217.50

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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
TURNS	0.00	0.00	0.00	2,486.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,486.01
Total Operating Expense	1,739.31	2,105.35	1,298.41	5,260.84	2,730.50	4,600.92	2,467.11	5,886.86	7,037.40	2,099.50	637.59	2,541.55	38,405.34
NOI - Net Operating Income	1,867.19	1,866.15	2,177.09	-1,925.34	917.00	170.75	800.39	-2,174.36	-1,401.90	2,790.00	4,049.91	2,365.95	11,502.83
Total Income	3,606.50	3,971.50	3,475.50	3,335.50	3,647.50	4,771.67	3,267.50	3,712.50	5,635.50	4,889.50	4,687.50	4,907.50	49,908.17
Total Expense	1,739.31	2,105.35	1,298.41	5,260.84	2,730.50	4,600.92	2,467.11	5,886.86	7,037.40	2,099.50	637.59	2,541.55	38,405.34
Net Income	1,867.19	1,866.15	2,177.09	-1,925.34	917.00	170.75	800.39	-2,174.36	-1,401.90	2,790.00	4,049.91	2,365.95	11,502.83
Other Items													
Prepaid Rent	-9.00	2.50	-140.50	2.50	160.50	-125.50	52.50	1,230.50	654.50	-699.50	-150.50	1,060.50	2,038.50
Owner Contribution	0.00	0.00	0.00	0.00	0.00	1,475.75	0.00	0.00	0.00	0.00	0.00	0.00	1,475.75
Owner Distribution	-1,653.22	-2,366.40	-1,523.68	-1,377.76	0.00	0.00	-721.15	-816.02	0.00	0.00	-1,876.85	-2,021.40	-12,356.48
Net Other Items	-1,662.22	-2,363.90	-1,664.18	-1,375.26	160.50	1,350.25	-668.65	414.48	654.50	-699.50	-2,027.35	-960.90	-8,842.23
Cash Flow	204.97	-497.75	512.91	-3,300.60	1,077.50	1,521.00	131.74	-1,759.88	-747.40	2,090.50	2,022.56	1,405.05	2,660.60
Beginning Cash	2,592.45	2,797.42	2,299.67	2,812.58	-488.02	589.48	2,110.48	2,242.22	482.34	-265.06	1,825.44	3,848.00	2,592.45
Beginning Cash + Cash Flow	2,797.42	2,299.67	2,812.58	-488.02	589.48	2,110.48	2,242.22	482.34	-265.06	1,825.44	3,848.00	5,253.05	5,253.05
Actual Ending Cash	2,797.42	2,299.67	2,812.58	-488.02	589.48	2,110.48	2,242.22	482.34	-265.06	1,825.44	3,848.00	5,253.05	5,253.05