

Cash Flow - 12 Month

Centerpointe Property Management

Properties: DWYW510 - 510 SE Floed Ave Roseburg, OR 97470

Period Range: Jan 2024 to Jul 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	Total
Operating Income & Expense								
Income								
Rent Income	2,590.00	2,290.00	1,890.00	2,315.00	2,720.00	2,840.00	3,055.00	17,700.00
HUD Rent	0.00	0.00	0.00	700.00	700.00	700.00	700.00	2,800.00
Deposit Forfeit	0.00	0.00	0.00	50.00	0.00	0.00	0.00	50.00
Laundry Income	54.75	55.25	42.00	36.00	42.00	51.00	51.00	332.00
Total Operating Income	2,644.75	2,345.25	1,932.00	3,101.00	3,462.00	3,591.00	3,806.00	20,882.00
Expense								
MAINTENANCE								
General Maintenance/ Repairs	116.00	0.00	317.00	115.00	829.76	318.00	60.00	1,755.76
Janitorial Expense	0.00	0.00	0.00	125.00	50.00	0.00	0.00	175.00
Pest Control	200.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Landscape Maintenance (contracted)	70.00	70.00	70.00	70.00	70.00	0.00	140.00	490.00
HVAC Maintenance	0.00	0.00	0.00	0.00	110.00	0.00	0.00	110.00
Total MAINTENANCE	386.00	70.00	387.00	310.00	1,059.76	318.00	200.00	2,730.76
UTILITIES								
Electricity	100.83	386.05	0.00	178.86	252.44	0.00	111.94	1,030.12
Water/Sewer	393.44	240.00	419.36	240.00	386.96	240.00	374.00	2,293.76
Garbage and Recycling	66.25	76.25	76.25	76.25	76.25	76.25	88.75	536.25
Gas/Oil	115.49	94.94	71.75	102.59	56.06	19.69	18.56	479.08
Total UTILITIES	676.01	797.24	567.36	597.70	771.71	335.94	593.25	4,339.21
ADMINISTRATIVE								
Management Fees	151.20	239.20	151.20	231.20	283.60	283.20	300.40	1,640.00
Insurance	0.00	0.00	0.00	0.00	377.75	0.00	0.00	377.75
Total ADMINISTRATIVE	151.20	239.20	151.20	231.20	661.35	283.20	300.40	2,017.75
Total Operating Expense	1,213.21	1,106.44	1,105.56	1,138.90	2,492.82	937.14	1,093.65	9,087.72
NOI - Net Operating	1,431.54	1,238.81	826.44	1,962.10	969.18	2,653.86	2,712.35	11,794.28

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Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Total
Income								
Other Income & Expense								
Other Expense								
MAJOR REPAIRS/ REMODELS								
Appliance Purchase	0.00	804.00	0.00	125.00	620.00	0.00	585.00	2,134.00
Total MAJOR REPAIRS/ REMODELS	0.00	804.00	0.00	125.00	620.00	0.00	585.00	2,134.00
Total Other Expense	0.00	804.00	0.00	125.00	620.00	0.00	585.00	2,134.00
Net Other Income	0.00	-804.00	0.00	-125.00	-620.00	0.00	-585.00	-2,134.00
Total Income	2,644.75	2,345.25	1,932.00	3,101.00	3,462.00	3,591.00	3,806.00	20,882.00
Total Expense	1,213.21	1,910.44	1,105.56	1,263.90	3,112.82	937.14	1,678.65	11,221.72
Net Income	1,431.54	434.81	826.44	1,837.10	349.18	2,653.86	2,127.35	9,660.28
Other Items								
Prepaid Rent/Dues	700.00	-700.00	0.00	1,475.00	175.00	725.00	-2,375.00	0.00
Disbursed to Owner	-1,113.03	-901.78	-699.73	-1,830.35	-746.96	-1,743.33	-2,197.35	-9,232.53
Net Other Items	-413.03	-1,601.78	-699.73	-355.35	-571.96	-1,018.33	-4,572.35	-9,232.53
Cash Flow	1,018.51	-1,166.97	126.71	1,481.75	-222.78	1,635.53	-2,445.00	427.75
Beginning Cash	450.00	1,468.51	301.54	428.25	1,910.00	1,687.22	3,322.75	450.00
Beginning Cash + Cash Flow	1,468.51	301.54	428.25	1,910.00	1,687.22	3,322.75	877.75	877.75
Actual Ending Cash	1,468.51	301.54	428.25	1,910.00	1,687.22	3,322.75	877.75	877.75