Cash Flow - 12 Month

Portland Rental Properties

Properties: ECOFL01 - 3951 N Williams Ave Portland, OR 97227

Period Range: Jan 2026 to Dec 2026

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
Operating Income & Expense													
Income													
RENTS													
Rent Income	21,054.43	23,139.01	21,845.85	21,997.00	19,694.00	16,925.00	18,075.00	17,610.82	24,420.52	0.00	0.00	0.00	184,761.63
Commercial Rent Income	11,054.05	11,054.05	11,054.05	11,054.05	11,375.15	11,375.15	11,465.67	11,465.67	11,465.67	0.00	0.00	0.00	101,363.51
Subsidy Rent	2,669.00	2,669.00	2,669.00	2,669.00	3,670.00	2,812.00	2,904.00	2,812.00	1,547.00	0.00	0.00	0.00	24,421.00
CAM Income	2,492.52	2,492.52	2,492.52	2,492.52	2,492.52	2,492.52	2,500.24	2,500.24	2,500.24	0.00	0.00	0.00	22,455.84
Total RENTS	**37,270.00**	**39,354.58**	**38,061.42**	**38,212.57**	**37,231.67**	**33,604.67**	**34,944.91**	**34,388.73**	**39,933.43**	**0.00**	**0.00**	**0.00**	**333,001.98**
Concessions	-540.50	-178.99	0.00	0.00	0.00	0.00	0.00	0.00	-8,200.00	0.00	0.00	0.00	-8,919.49
Passthru Utilties													
Passthru Utilities	1,135.06	1,998.47	1,998.16	2,374.91	1,538.23	1,054.38	944.23	1,026.99	2,143.45	0.00	0.00	0.00	14,213.88
Passthru Utilities pd by Subsidy	0.00	0.00	0.00	45.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.55
Passthru Utilities: Billback-Water	442.86	559.73	30.67	1,242.42	0.00	55.20	1,215.99	142.04	174.38	0.00	0.00	0.00	3,863.29
Total Passthru Utilties	**1,577.92**	**2,558.20**	**2,028.83**	**3,662.88**	**1,538.23**	**1,109.58**	**2,160.22**	**1,169.03**	**2,317.83**	**0.00**	**0.00**	**0.00**	**18,122.72**
FEES													
Application Fee	0.00	0.00	0.00	0.00	0.00	0.00	70.00	-35.00	-35.00	0.00	0.00	0.00	0.00
Total FEES	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**70.00**	**-35.00**	**-35.00**	**0.00**	**0.00**	**0.00**	**0.00**
Total Operating Income	**38,307.42**	**41,733.79**	**40,090.25**	**41,875.45**	**38,769.90**	**34,714.25**	**37,175.13**	**35,522.76**	**34,016.26**	**0.00**	**0.00**	**0.00**	**342,205.21**
Expense													
Advertising	92.58	205.00	205.00	205.00	205.00	211.32	219.00	219.00	219.00	0.00	0.00	0.00	1,780.90
CLEANING AND MAINTENANCE													
Carpet Cleaning	0.00	241.73	0.00	0.00	0.00	364.79	846.16	593.33	166.90	0.00	0.00	0.00	2,212.91
General	270.00	6,255.58	57.00	0.00	895.90	759.23	8,500.16	3,421.25	1,558.22	0.00	0.00	0.00	21,717.34

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Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
Maintenance Labor													
General Cleaning	0.00	0.00	0.00	0.00	0.00	-233.60	0.00	0.00	0.00	0.00	0.00	0.00	-233.60
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	100.00
Pest Control	200.00	100.00	100.00	100.00	100.00	100.00	0.00	200.00	0.00	0.00	0.00	0.00	900.00
Repair Materials	0.00	9.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.00
Appliance Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	630.00	0.00	0.00	0.00	0.00	630.00
Elevator Repair	0.00	0.00	197.12	0.00	0.00	0.00	0.00	2,843.21	0.00	0.00	0.00	0.00	3,040.33
Total CLEANING AND MAINTENANCE	**470.00**	**6,606.31**	**354.12**	**100.00**	**995.90**	**990.42**	**9,446.32**	**7,687.79**	**1,725.12**	**0.00**	**0.00**	**0.00**	**28,375.98**
LEGAL AND OTHER PROFESSIONAL FEES													
Legal	0.00	0.00	300.00	55.00	363.00	0.00	171.00	595.00	0.00	0.00	0.00	0.00	1,484.00
Other	245.00	932.90	245.00	245.00	0.00	519.40	259.70	995.75	956.65	0.00	0.00	0.00	4,399.40
Total LEGAL AND OTHER PROFESSIONAL FEES	**245.00**	**932.90**	**545.00**	**300.00**	**363.00**	**519.40**	**430.70**	**1,590.75**	**956.65**	**0.00**	**0.00**	**0.00**	**5,883.40**
MANAGEMENT FEES													
Management Fees	2,981.60	3,148.37	3,044.91	3,057.01	2,978.53	2,662.20	2,430.97	2,406.87	2,729.78	0.00	0.00	0.00	25,440.24
Vendor Coordination	0.00	51.17	0.00	0.00	0.00	36.48	207.26	122.34	200.95	0.00	0.00	0.00	618.20
Total MANAGEMENT FEES	**2,981.60**	**3,199.54**	**3,044.91**	**3,057.01**	**2,978.53**	**2,698.68**	**2,638.23**	**2,529.21**	**2,930.73**	**0.00**	**0.00**	**0.00**	**26,058.44**
REPAIRS													
Plumbing	0.00	0.00	0.00	0.00	0.00	0.00	369.87	0.00	192.90	0.00	0.00	0.00	562.77
HVAC (Heat, Ventilation, Air)	1,204.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,204.50
Key/ Lock Replacement	0.00	0.00	0.00	0.00	0.00	0.00	9.00	81.47	27.00	0.00	0.00	0.00	117.47
Total REPAIRS	**1,204.50**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**378.87**	**81.47**	**219.90**	**0.00**	**0.00**	**0.00**	**1,884.74**
Supplies	0.00	53.48	0.00	0.00	53.46	365.99	30.47	599.88	0.72	0.00	0.00	0.00	1,104.00
UTILITIES													
Electricity	1,586.28	2,281.37	1,174.98	0.00	942.64	845.71	763.44	1,955.05	0.00	0.00	0.00	0.00	9,549.47
Gas	586.96	944.81	669.94	567.13	482.39	272.25	211.23	152.55	129.37	0.00	0.00	0.00	4,016.63
Water	4,567.58	0.00	0.00	5,267.91	0.00	0.00	4,505.47	0.00	0.00	0.00	0.00	0.00	14,340.96
Garbage	1,084.67	530.23	538.30	553.30	563.30	583.30	578.30	788.30	538.30	0.00	0.00	0.00	5,758.00

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Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
and Recycling													
Phone/ Internet	0.00	565.02	316.49	313.27	313.68	313.39	313.08	313.89	314.89	0.00	0.00	0.00	2,763.71
Total UTILITIES	**7,825.49**	**4,321.43**	**2,699.71**	**6,701.61**	**2,302.01**	**2,014.65**	**6,371.52**	**3,209.79**	**982.56**	**0.00**	**0.00**	**0.00**	**36,428.77**
OTHER													
Security Service	0.00	0.00	0.00	83.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83.00
Total OTHER	**0.00**	**0.00**	**0.00**	**83.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**83.00**
CAPITAL EXPENSES													
Appliances	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	550.00	0.00	0.00	0.00	550.00
Total CAPITAL EXPENSES	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**550.00**	**0.00**	**0.00**	**0.00**	**550.00**
Total Operating Expense	**12,819.17**	**15,318.66**	**6,848.74**	**10,446.62**	**6,897.90**	**6,800.46**	**19,515.11**	**15,917.89**	**7,584.68**	**0.00**	**0.00**	**0.00**	**102,149.23**
NOI - Net Operating Income	**25,488.25**	**26,415.13**	**33,241.51**	**31,428.83**	**31,872.00**	**27,913.79**	**17,660.02**	**19,604.87**	**26,431.58**	**0.00**	**0.00**	**0.00**	**240,055.98**