

Net Cash Flow for 112 N Peninsula Dr

From January 1, 2024 through August 23, 2024

	Jan 2024	Feb 2024
INCOME		
Rents	1,300	-
Short Term Rents	6,491	10,870
Total Rental Income	\$ 7,791	\$ 10,870
TOTAL INCOME	\$ 7,791	\$ 10,870
OPERATING EXPENSES		
General Insurance	-	-
Liability	-	-
Total Insurance	\$ -	\$ -
General Repairs & Maintenance	648	460
Cleaning & Janitorial	989	1,651
HVAC Repairs	-	-
Roof Repairs	-	-
Pest	439	439
Gardening & Landscaping	-	-
Pool & Spa	28	-
R&M Supplies	-	422
Labor	123	-
Total Repairs & Maintenance	\$ 2,227	\$ 2,972
Advertising	-	150
Software Subscriptions	209	217
Bank Fees	295	104
Licenses	-	180
Total Admin & Other	\$ 504	\$ 651
Electric	-	33
Telephone, Cable & Internet	140	142
Water & Sewer	348	348



	Mar 2024		Apr 2024		May 2024		Jun 2024
	-		-		-		1,650
	9,301		8,236		6,186		3,805
\$	9,301	\$	8,236	\$	6,186	\$	5,455
\$	9,301	\$	8,236	\$	6,186	\$	5,455
	-		2,562		-		-
	-		-		-		1,120
\$	-	\$	2,562	\$	-	\$	1,120
	-		-		-		-
	1,537		1,850		1,611		458
	-		-		-		-
	-		100		-		-
	439		802		519		439
	-		525		-		97
	-		-		-		-
	93		-		-		-
	-		-		-		-
\$	2,069	\$	3,277	\$	2,130	\$	994
	-		-		-		-
	217		217		217		257
	61		55		102		55
	-		-		-		-
\$	278	\$	272	\$	319	\$	312
	94		234		190		296
	142		142		142		142
	348		43		348		378



	Jul 2024		Aug 2024		Total
	1,934		-		4,884
	8,456		1,240		54,585
\$	10,390	\$	1,240	\$	59,468
\$	10,390	\$	1,240	\$	59,468
	-		-		2,562
	-		-		1,120
\$	-	\$	-	\$	3,682
	-		-		1,107
	2,308		-		10,404
	-		592		592
	-		-		100
	439		439		3,954
	49		49		720
	-		-		28
	-		-		515
	-		-		123
\$	2,796	\$	1,080	\$	17,544
	-		-		150
	257		173		1,764
	55		67		795
	-		30		210
\$	312	\$	270	\$	2,919
	318		321		1,485
	146		149		1,144
	348		348		2,511

Total Utilities	\$	488	\$	523
Accounting		45		-
Total Legal & Professional	\$	45	\$	-
TOTAL OPERATING EXPENSES	\$	3,264	\$	4,146

NET OPERATING INCOME	\$	4,527	\$	6,724
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MORTGAGE & LOAN EXPENSES

Mortgage Payment		5,549		5,549
Interest		-		-
Principal		-		-
Other Loan Payment		-		-
Interest		118		87
Principal		-		-
TOTAL MORTGAGES & LOANS	\$	5,667	\$	5,637
Debt Service Coverage Ratio		0.80x		1.19x

CAPITAL EXPENSES

TOTAL CAPITAL EXPENSES	\$	-	\$	-
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NET CASH FLOW	\$	(1,140)	\$	1,087
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TRANSFERS

General Transfers		-		(1,000)
Credit Card Payments		(38)		(38)
Owner Contributions		-		-
TOTAL TRANSFERS	\$	(38)	\$	(1,038)

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\$	584	\$	419	\$	680	\$	816
	-		-		-		-
\$	-	\$	-	\$	-	\$	-
\$	2,930	\$	6,530	\$	3,129	\$	3,243
\$	6,370	\$	1,706	\$	3,057	\$	2,212

	4,929		4,929		4,929		4,929
	-		-		-		-
	-		-		-		-
	-		-		-		-
	100		148		151		159
	-		-		-		-
\$	5,030	\$	5,077	\$	5,080	\$	5,088
	1.27x		0.34x		0.60x		0.43x

\$	-	\$	-	\$	-	\$	-
\$	1,341	\$	(3,371)	\$	(2,023)	\$	(2,876)

	-		-		-		-
	(37)		(37)		(37)		(36)
	-		-		3,200		-
\$	(37)	\$	(37)	\$	3,163	\$	(36)

\$	812	\$	818	\$	5,139
	-		-		45
\$	-	\$	-	\$	45
\$	3,920	\$	2,168	\$	29,329
\$	6,469	\$	(928)	\$	30,139

	4,929		4,929		40,675
	-		-		-
	-		-		-
	-		-		-
	157		166		1,086
	-		-		-
\$	5,086	\$	5,096	\$	41,761
	1.27x		(0.18x)		0.72x

\$	-	\$	-	\$	-
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\$	1,383	\$	(6,023)	\$	(11,622)
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	2,000		-		1,000
	(36)		(36)		(295)
	-		-		3,200
\$	1,964	\$	(36)	\$	3,905