

## Cash Flow - 12 Month

### Centerpointe Property Management

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

Period Range: Jan 2023 to Dec 2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
<b>Operating Income &amp; Expense</b>													
<b>Income</b>													
Rent Income	2,223.00	2,754.00	2,498.00	2,498.00	3,048.00	2,498.00	2,498.00	2,548.00	2,548.00	2,548.00	2,548.00	2,548.00	30,757.00
Tenant Paid Utilities	-188.46	319.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	130.77
Laundry Income	49.50	40.50	52.00	74.25	77.25	57.00	55.50	41.25	84.00	68.25	42.75	58.50	700.75
<b>Total Operating Income</b>	<b>2,084.04</b>	<b>3,113.73</b>	<b>2,550.00</b>	<b>2,572.25</b>	<b>3,125.25</b>	<b>2,555.00</b>	<b>2,553.50</b>	<b>2,589.25</b>	<b>2,632.00</b>	<b>2,616.25</b>	<b>2,590.75</b>	<b>2,606.50</b>	<b>31,588.52</b>
<b>Expense</b>													
<b>MAINTENANCE</b>													
General Maintenance/ Repairs	211.00	0.00	109.00	356.00	0.00	140.00	69.00	75.00	1,572.00	0.00	0.00	100.00	2,632.00
Janitorial Expense	25.00	0.00	0.00	0.00	0.00	0.00	0.00	12.50	0.00	0.00	0.00	0.00	37.50
Landscape Maintenance (contracted)	70.00	70.00	70.00	70.00	70.00	70.00	0.00	140.00	70.00	70.00	0.00	140.00	840.00
Appliance Repair	0.00	0.00	0.00	0.00	352.58	0.00	0.00	0.00	338.10	0.00	0.00	0.00	690.68
HVAC Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	257.50	0.00	165.00	422.50
<b>Total MAINTENANCE</b>	<b>306.00</b>	<b>70.00</b>	<b>179.00</b>	<b>426.00</b>	<b>422.58</b>	<b>210.00</b>	<b>69.00</b>	<b>227.50</b>	<b>1,980.10</b>	<b>327.50</b>	<b>0.00</b>	<b>405.00</b>	<b>4,622.68</b>
<b>UTILITIES</b>													
Electricity	322.58	325.63	298.35	337.01	172.69	100.16	114.86	104.33	128.47	94.40	66.67	197.60	2,262.75
Water/Sewer	129.78	0.00	115.36	0.00	123.60	2,280.00	348.92	240.00	361.54	240.00	365.36	240.00	4,444.56
Garbage and Recycling	66.25	66.25	66.25	66.25	66.25	66.25	66.25	66.25	66.25	66.25	66.25	66.25	795.00
Gas/Oil	31.89	26.24	4.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62.92
<b>Total UTILITIES</b>	<b>550.50</b>	<b>418.12</b>	<b>484.75</b>	<b>403.26</b>	<b>362.54</b>	<b>2,446.41</b>	<b>530.03</b>	<b>410.58</b>	<b>556.26</b>	<b>400.65</b>	<b>498.28</b>	<b>503.85</b>	<b>7,565.23</b>

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Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
<b>ADMINISTRATIVE</b>													
Management Fees	203.38	220.32	199.84	199.84	199.84	243.84	199.84	203.84	203.84	203.84	203.84	203.84	2,486.10
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	334.75	0.00	334.75
Legal Expenses	0.00	0.00	138.00	0.00	420.00	0.00	35.00	0.00	0.00	0.00	0.00	0.00	593.00
<b>Total ADMINISTRATIVE</b>	<b>203.38</b>	<b>220.32</b>	<b>337.84</b>	<b>199.84</b>	<b>619.84</b>	<b>243.84</b>	<b>234.84</b>	<b>203.84</b>	<b>203.84</b>	<b>203.84</b>	<b>538.59</b>	<b>203.84</b>	<b>3,413.85</b>
<b>Total Operating Expense</b>	<b>1,059.88</b>	<b>708.44</b>	<b>1,001.59</b>	<b>1,029.10</b>	<b>1,404.96</b>	<b>2,900.25</b>	<b>833.87</b>	<b>841.92</b>	<b>2,740.20</b>	<b>931.99</b>	<b>1,036.87</b>	<b>1,112.69</b>	<b>15,601.76</b>
<b>NOI - Net Operating Income</b>	<b>1,024.16</b>	<b>2,405.29</b>	<b>1,548.41</b>	<b>1,543.15</b>	<b>1,720.29</b>	<b>-345.25</b>	<b>1,719.63</b>	<b>1,747.33</b>	<b>-108.20</b>	<b>1,684.26</b>	<b>1,553.88</b>	<b>1,493.81</b>	<b>15,986.76</b>
Total Income	2,084.04	3,113.73	2,550.00	2,572.25	3,125.25	2,555.00	2,553.50	2,589.25	2,632.00	2,616.25	2,590.75	2,606.50	31,588.52
Total Expense	1,059.88	708.44	1,001.59	1,029.10	1,404.96	2,900.25	833.87	841.92	2,740.20	931.99	1,036.87	1,112.69	15,601.76
<b>Net Income</b>	<b>1,024.16</b>	<b>2,405.29</b>	<b>1,548.41</b>	<b>1,543.15</b>	<b>1,720.29</b>	<b>-345.25</b>	<b>1,719.63</b>	<b>1,747.33</b>	<b>-108.20</b>	<b>1,684.26</b>	<b>1,553.88</b>	<b>1,493.81</b>	<b>15,986.76</b>
<b>Other Items</b>													
Prepaid Rent/ Dues	-830.77	-769.23	700.00	-700.00	725.00	-725.00	725.00	-25.00	0.00	0.00	0.00	-700.00	-1,600.00
Disbursed to Owner	-1,818.39	-2,219.93	-964.71	-1,751.98	-961.29	-204.75	-1,649.63	-1,377.83	0.00	-2,167.46	-1,131.98	-1,613.81	-15,861.76
<b>Net Other Items</b>	<b>-2,649.16</b>	<b>-2,989.16</b>	<b>-264.71</b>	<b>-2,451.98</b>	<b>-236.29</b>	<b>-929.75</b>	<b>-924.63</b>	<b>-1,402.83</b>	<b>0.00</b>	<b>-2,167.46</b>	<b>-1,131.98</b>	<b>-2,313.81</b>	<b>-17,461.76</b>
<b>Cash Flow</b>	<b>-1,625.00</b>	<b>-583.87</b>	<b>1,283.70</b>	<b>-908.83</b>	<b>1,484.00</b>	<b>-1,275.00</b>	<b>795.00</b>	<b>344.50</b>	<b>-108.20</b>	<b>-483.20</b>	<b>421.90</b>	<b>-820.00</b>	<b>-1,475.00</b>
<b>Beginning Cash</b>	<b>1,925.00</b>	<b>300.00</b>	<b>-283.87</b>	<b>999.83</b>	<b>91.00</b>	<b>1,575.00</b>	<b>300.00</b>	<b>1,095.00</b>	<b>1,439.50</b>	<b>1,331.30</b>	<b>848.10</b>	<b>1,270.00</b>	<b>1,925.00</b>
<b>Beginning Cash + Cash Flow</b>	<b>300.00</b>	<b>-283.87</b>	<b>999.83</b>	<b>91.00</b>	<b>1,575.00</b>	<b>300.00</b>	<b>1,095.00</b>	<b>1,439.50</b>	<b>1,331.30</b>	<b>848.10</b>	<b>1,270.00</b>	<b>450.00</b>	<b>450.00</b>
<b>Actual Ending Cash</b>	<b>300.00</b>	<b>-283.87</b>	<b>999.83</b>	<b>91.00</b>	<b>1,575.00</b>	<b>300.00</b>	<b>1,095.00</b>	<b>1,439.50</b>	<b>1,331.30</b>	<b>848.10</b>	<b>1,270.00</b>	<b>450.00</b>	<b>450.00</b>