

Cash Flow - 12 Month

TRIUMPH PROPERTY MANAGEMENT

Active Properties Owned By: ██████████

Display by Ownership %: No

Period Range: Jan 2023 to Dec 2023

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 |
|---------------------------------------|-----------------|------------------|-----------------|------------------|-----------------|-----------------|-----------------|-----------------|------------------|-----------------|-----------------|-----------------|------------------|
| Operating Income & Expense | | | | | | | | | | | | | |
| Income | | | | | | | | | | | | | |
| Rent Income | 1,775.00 | 12,200.00 | 7,075.00 | 10,600.00 | 8,725.00 | 8,725.00 | 5,200.00 | 7,075.00 | 10,525.00 | 3,625.00 | 9,025.00 | 7,125.00 | 91,675.00 |
| Prepaid Rent | 1,900.00 | -1,900.00 | 0.00 | 0.00 | 20.00 | -20.00 | 10.00 | -10.00 | 0.00 | 0.00 | 0.00 | 365.00 | 365.00 |
| Technology Fee | -100.00 | 50.00 | -25.00 | 25.00 | 0.00 | 0.00 | -25.00 | 0.00 | 50.00 | -50.00 | 25.00 | 0.00 | -50.00 |
| Sewer | 25.00 | 150.00 | 75.00 | 125.00 | 100.00 | 100.00 | 50.00 | 75.00 | 100.00 | 50.00 | 125.00 | 100.00 | 1,075.00 |
| Total Operating Income | 3,600.00 | 10,500.00 | 7,125.00 | 10,750.00 | 8,845.00 | 8,805.00 | 5,235.00 | 7,140.00 | 10,675.00 | 3,625.00 | 9,175.00 | 7,590.00 | 93,065.00 |
| Expense | | | | | | | | | | | | | |
| Repair | 160.00 | 1,238.13 | 914.16 | 80.00 | 2,329.06 | 0.00 | 0.00 | 220.00 | 585.00 | 1,143.00 | 7,273.00 | 275.00 | 14,217.35 |
| Painting | 0.00 | 0.00 | 0.00 | 3,800.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,800.00 |
| Gardening | 0.00 | 160.00 | 160.00 | 80.00 | 240.00 | 0.00 | 240.00 | 160.00 | 80.00 | 160.00 | 160.00 | 80.00 | 1,520.00 |
| Pool Service | 120.00 | 0.00 | 240.00 | 120.00 | 240.00 | 0.00 | 0.00 | 0.00 | 240.00 | 0.00 | 240.00 | 120.00 | 1,320.00 |
| Management Fees | 522.00 | 523.50 | 523.50 | 523.50 | 523.50 | 523.50 | 424.50 | 424.50 | 424.50 | 424.50 | 427.50 | 427.50 | 5,692.50 |
| Electricity | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 41.84 | 0.00 | 75.79 | 18.82 | 0.00 | 136.45 |
| Water | 71.79 | 31.63 | -40.54 | -14.49 | -3.52 | 4.90 | 54.87 | -32.67 | -14.53 | 71.94 | 71.18 | -9.08 | 191.48 |
| Sewer | 72.28 | 54.51 | -25.00 | 47.28 | 54.51 | -25.00 | 818.88 | 54.51 | -50.00 | 72.28 | 79.51 | 0.00 | 1,153.76 |
| Garbage and Recycling | 121.61 | -175.00 | 9.82 | -3.30 | -125.00 | -9.36 | 78.18 | -95.70 | -31.48 | 103.18 | -125.00 | 9.44 | -242.61 |
| Appliances | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 85.00 | 0.00 | 0.00 | 0.00 | 0.00 | 85.00 |
| HOA | | | | | | | | | | | | | |
| HOA Fees | 168.00 | 168.00 | 270.40 | 168.00 | 168.00 | 270.40 | 168.00 | -52.00 | 270.40 | 168.00 | 168.00 | 275.40 | 2,210.60 |
| Total HOA | 168.00 | 168.00 | 270.40 | 168.00 | 168.00 | 270.40 | 168.00 | -52.00 | 270.40 | 168.00 | 168.00 | 275.40 | 2,210.60 |
| Copies & Postage | 150.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 150.00 |
| Legal Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 522.50 | 0.00 | 0.00 | 522.50 |
| Notice served | 0.00 | 50.00 | 0.00 | 50.00 | -50.00 | 0.00 | 0.00 | 50.00 | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 |
| Total Operating Expense | 1,385.68 | 2,050.77 | 2,052.34 | 4,850.99 | 3,376.55 | 764.44 | 1,784.43 | 855.48 | 1,503.89 | 2,741.19 | 8,313.01 | 1,178.26 | 30,857.03 |

Cash Flow - 12 Month

| 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 |
|-----------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------------|------------------|------------------|-------------------|
| NOI - Net Operating Income | 2,214.32 | 8,449.23 | 5,072.66 | 5,899.01 | 5,468.45 | 8,040.56 | 3,450.57 | 6,284.52 | 9,171.11 | 883.81 | 861.99 | 6,411.74 | 62,207.97 |
| Total Income | 3,600.00 | 10,500.00 | 7,125.00 | 10,750.00 | 8,845.00 | 8,805.00 | 5,235.00 | 7,140.00 | 10,675.00 | 3,625.00 | 9,175.00 | 7,590.00 | 93,065.00 |
| Total Expense | 1,385.68 | 2,050.77 | 2,052.34 | 4,850.99 | 3,376.55 | 764.44 | 1,784.43 | 855.48 | 1,503.89 | 2,741.19 | 8,313.01 | 1,178.26 | 30,857.03 |
| Net Income | 2,214.32 | 8,449.23 | 5,072.66 | 5,899.01 | 5,468.45 | 8,040.56 | 3,450.57 | 6,284.52 | 9,171.11 | 883.81 | 861.99 | 6,411.74 | 62,207.97 |
| Other Items | | | | | | | | | | | | | |
| Owner Contribution | 0.00 | 2,855.50 | 0.00 | 0.00 | 0.00 | 0.00 | 332.28 | 0.00 | 0.00 | 6,149.32 | 2,920.85 | 0.00 | 12,257.95 |
| Owner Distribution | -7,611.11 | -5,811.36 | -6,837.12 | -6,518.96 | -6,580.49 | -8,065.46 | -5,547.95 | -6,353.46 | -5,535.84 | -6,149.32 | -6,205.03 | -6,137.34 | -77,353.44 |
| Net Other Items | -7,611.11 | -2,955.86 | -6,837.12 | -6,518.96 | -6,580.49 | -8,065.46 | -5,215.67 | -6,353.46 | -5,535.84 | 0.00 | -3,284.18 | -6,137.34 | -65,095.49 |
| Cash Flow | -5,396.79 | 5,493.37 | -1,764.46 | -619.95 | -1,112.04 | -24.90 | -1,765.10 | -68.94 | 3,635.27 | 883.81 | -2,422.19 | 274.40 | -2,887.52 |
| Beginning Cash | 7,225.00 | 1,828.21 | 7,321.58 | 5,557.12 | 4,937.17 | 3,825.13 | 3,800.23 | 2,035.13 | 1,966.19 | 5,601.46 | 6,485.27 | 4,063.08 | 7,225.00 |
| Beginning Cash + Cash Flow | 1,828.21 | 7,321.58 | 5,557.12 | 4,937.17 | 3,825.13 | 3,800.23 | 2,035.13 | 1,966.19 | 5,601.46 | 6,485.27 | 4,063.08 | 4,337.48 | 4,337.48 |
| Actual Ending Cash | 1,828.21 | 7,321.58 | 5,557.12 | 4,937.17 | 3,825.13 | 3,800.23 | 2,035.13 | 1,966.19 | 5,601.46 | 6,485.27 | 4,063.08 | 4,337.48 | 4,337.48 |