

Cash Flow - 12 Month

Distinctive Living Rentals

Properties: A - Ridgewood - 1801 Ridgewood Murray, KY 42071

Period Range: Aug 2024 to Jul 2025

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Total
Operating Income & Expense													
Income													
RENT INCOME													
Rent	2,672.00	2,672.00	2,722.00	1,344.30	1,902.61	2,323.00	2,323.00	2,323.00	2,140.00	1,375.00	3,454.00	2,323.00	27,573.91
Total RENT INCOME	2,672.00	2,672.00	2,722.00	1,344.30	1,902.61	2,323.00	2,323.00	2,323.00	2,140.00	1,375.00	3,454.00	2,323.00	27,573.91
OTHER INCOME													
Late Fee	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	10.00	247.90	20.80	288.70
Pet Fee-Non Refundable	35.00	20.00	20.00	4.67	264.19	20.00	20.00	290.00	0.00	0.00	120.00	40.00	833.86
Total OTHER INCOME	35.00	20.00	20.00	14.67	264.19	20.00	20.00	290.00	0.00	10.00	367.90	60.80	1,122.56
Total Operating Income	2,707.00	2,692.00	2,742.00	1,358.97	2,166.80	2,343.00	2,343.00	2,613.00	2,140.00	1,385.00	3,821.90	2,383.80	28,696.47
Expense													
REPAIRS AND MAINTENANCE (R&M)													
Key/Lock R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.44	0.00	0.00	8.44
Supplies R&M	0.00	0.00	0.00	37.11	0.00	0.00	0.00	47.80	0.00	122.76	0.00	0.00	207.67
Maintenance Labor	22.50	0.00	247.50	90.00	0.00	0.00	80.00	100.00	675.00	120.00	0.00	0.00	1,335.00
Trash Pick up	0.00	0.00	0.00	44.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44.00
Total REPAIRS AND MAINTENANCE (R&M)	22.50	0.00	247.50	171.11	0.00	0.00	80.00	147.80	675.00	251.20	0.00	0.00	1,595.11
MANAGEMENT FEES													
Rent Management Fees	209.50	269.20	735.55	0.00	135.90	450.98	234.30	0.00	214.00	138.50	261.30	382.19	3,031.42

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Account Name	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Total
Total MANAGEMENT FEES	209.50	269.20	735.55	0.00	135.90	450.98	234.30	0.00	214.00	138.50	261.30	382.19	3,031.42
UTILITIES													
Electricity	143.01	130.83	124.72	116.42	276.68	0.00	258.70	239.17	256.69	177.62	340.02	0.00	2,063.86
Water	64.67	64.67	64.67	64.67	64.67	64.67	96.41	96.41	106.98	109.11	102.77	104.88	1,004.58
Total UTILITIES	207.68	195.50	189.39	181.09	341.35	64.67	355.11	335.58	363.67	286.73	442.79	104.88	3,068.44
CONTRACT EXPENSES													
Landscaping Contract	126.14	126.14	0.00	67.84	116.60	0.00	0.00	0.00	0.00	0.00	0.00	249.10	685.82
Pest Control	0.00	0.00	20.00	0.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	60.00
Total CONTRACT EXPENSES	126.14	126.14	20.00	67.84	136.60	0.00	0.00	0.00	0.00	0.00	0.00	269.10	745.82
UNIT TURN OVER COST													
Cleaning and Janitorial	0.00	0.00	0.00	-533.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-533.00
Supplies R&M	0.00	0.00	0.00	275.45	0.00	0.00	0.00	0.00	0.00	9.02	0.00	86.05	370.52
Total UNIT TURN OVER COST	0.00	0.00	0.00	-257.55	0.00	0.00	0.00	0.00	0.00	9.02	0.00	86.05	-162.48
GENERAL & ADMINISTRATIVE													
Advertising & Promotion	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51.60	0.00	0.00	51.60
Total GENERAL & ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51.60	0.00	0.00	51.60
Total Operating Expense	565.82	590.84	1,192.44	162.49	613.85	515.65	669.41	483.38	1,252.67	737.05	704.09	842.22	8,329.91
NOI - Net Operating Income	2,141.18	2,101.16	1,549.56	1,196.48	1,552.95	1,827.35	1,673.59	2,129.62	887.33	647.95	3,117.81	1,541.58	20,366.56
Other Income & Expense													
Other Expense													
Mortgage Interest Expense	396.80	396.80	396.80	396.80	396.80	396.80	396.80	396.80	396.80	396.80	396.80	396.80	4,761.60
Mortgage Escrow:	300.06	300.06	389.18	389.18	389.18	389.18	389.18	389.18	389.18	389.18	389.18	389.18	4,491.92

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Account Name	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Total
Taxes and Insurance													
Capitalized Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.61	0.00	2,000.00	0.00	2,049.61
Total Other Expense	696.86	696.86	785.98	785.98	785.98	785.98	785.98	785.98	835.59	785.98	2,785.98	785.98	11,303.13
Net Other Income	-696.86	-696.86	-785.98	-785.98	-785.98	-785.98	-785.98	-785.98	-835.59	-785.98	-2,785.98	-785.98	-11,303.13
Total Income	2,707.00	2,692.00	2,742.00	1,358.97	2,166.80	2,343.00	2,343.00	2,613.00	2,140.00	1,385.00	3,821.90	2,383.80	28,696.47
Total Expense	1,262.68	1,287.70	1,978.42	948.47	1,399.83	1,301.63	1,455.39	1,269.36	2,088.26	1,523.03	3,490.07	1,628.20	19,633.04
Net Income	1,444.32	1,404.30	763.58	410.50	766.97	1,041.37	887.61	1,343.64	51.74	-138.03	331.83	755.60	9,063.43
Other Items													
Prepayments	1,817.00	-1,802.00	-15.00	0.00	1,432.20	-632.20	-400.00	-400.00	0.00	0.00	0.00	0.00	0.00
Owner Held Security Deposits	0.00	0.00	1,375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,375.00
Mortgage Payable	-214.12	-214.12	-214.12	-214.12	-214.12	-214.12	-214.12	-214.12	-214.12	-214.12	-214.12	-214.12	-2,569.44
Owner Distribution	0.00	-1,000.00	0.00	0.00	-2,689.05	0.00	0.00	0.00	0.00	-1,336.44	0.00	0.00	-5,025.49
Net Other Items	1,602.88	-3,016.12	1,145.88	-214.12	-1,470.97	-846.32	-614.12	-614.12	-214.12	-1,550.56	-214.12	-214.12	-6,219.93
Cash Flow	3,047.20	-1,611.82	1,909.46	196.38	-704.00	195.05	273.49	729.52	-162.38	-1,688.59	117.71	541.48	2,843.50
Beginning Cash	542.86	3,590.06	1,978.24	2,512.70	2,709.08	2,005.08	2,200.13	2,473.62	3,203.14	3,040.76	1,352.17	1,469.88	542.86
Beginning Cash + Cash Flow	3,590.06	1,978.24	3,887.70	2,709.08	2,005.08	2,200.13	2,473.62	3,203.14	3,040.76	1,352.17	1,469.88	2,011.36	3,386.36
Actual Ending Cash	3,590.06	1,978.24	2,512.70	2,709.08	2,005.08	2,200.13	2,473.62	3,203.14	3,040.76	1,352.17	1,469.88	2,011.36	2,011.36