

# Cashflow Year over

112-122 E McMillan Street  
 Period 01/01/23 - 12/31/25 (Cash basis)

	2023	2024	2025	Total
<b>INCOME</b>				
4100-0000 RENT INCOME				
4200-0000 Market Rent	291,570.00	317,382.00	335,614.00	944,566.00
4301-0000 Prepaid Rental Income	640.00	2,284.00	-2,124.50	799.50
4320-0000 Credit Card Convenience Fees	595.51	1,062.79	885.91	2,544.21
4400-0000 Less: Concessions	-200.00	0.00	-1,725.00	-1,925.00
4402-0000 Less: Loss/Gain to Lease	-2,614.45	2,987.71	7,534.07	7,907.33
4410-0000 Less: Delinquency	0.00	-2,880.00	-5,886.76	-8,766.76
4415-0000 Less: Vacancy	-8,008.55	-12,984.71	-20,320.39	-41,313.65
4420-0000 Less: Bad Debt Settlement	0.00	0.00	-1,289.43	-1,289.43
4100-0000 Total RENT INCOME	281,982.51	307,851.79	312,687.90	902,522.20
4600-0000 OTHER RENTAL INCOME				
4605-0000 Lease Administrative Fee	2,400.00	3,450.00	2,100.00	7,950.00
4610-0000 Application Fees Income	2,280.00	2,550.00	1,650.00	6,480.00
4624-0000 Early Move In Fee	300.00	0.00	1,200.00	1,500.00
4625-0000 Eviction Fee Income	0.00	0.00	400.00	400.00
4630-0000 Late Charge Fees	959.50	1,287.75	1,794.46	4,041.71
4635-0000 Laundry Income	2,276.00	1,214.16	1,132.97	4,623.13
4640-0000 NSF Fee Income	100.00	200.00	150.00	450.00
4646-0000 Reserved Parking Income	8,200.00	17,391.00	11,700.00	37,291.00
4647-0000 Less: Parking Concessions	500.00	-1,500.00	0.00	-1,000.00
4650-0000 Pet Charges	2,820.00	3,550.00	4,400.00	10,770.00
4651-0000 Security Deposit Deductions	421.00	748.00	650.50	1,819.50
4652-0000 Security Deposit Forfeited	1,600.00	0.00	0.00	1,600.00
4667-0000 Transfer Fees	500.00	500.00	0.00	1,000.00
4673-0000 Key Chargeback	40.00	60.00	0.00	100.00
4675-0000 Maintenance Chargeback	100.00	47.08	0.00	147.08
4679-0000 Gas & Electric Chargeback Income	294.39	0.00	1,002.44	1,296.83
4681-0000 Utility (heat & water) Chargeback Income	24,960.00	26,350.00	26,917.90	78,227.90
4682-0000 Insurance Penalty Income	480.00	440.00	70.00	990.00
4683-0000 Other Rental Income	84.00	388.27	92.01	564.28
4600-0000 Total OTHER RENTAL INCOME	48,314.89	56,676.26	53,260.28	158,251.43
<b>TOTAL INCOME</b>	<b>330,297.40</b>	<b>364,528.05</b>	<b>365,948.18</b>	<b>1,060,773.63</b>
<b>EXPENSE</b>				
6100-0000 REPAIRS & MAINTENANCE				
6101-0000 Appliance Parts	284.02	162.87	1,206.43	1,653.32
6102-0000 Appliance Repairs	453.75	307.03	0.00	760.78
6103-0000 Appliances	0.00	602.06	1,661.92	2,263.98
6105-0000 Building Supplies	260.81	18.41	0.00	279.22
6107-0000 Blinds	0.00	0.00	172.10	172.10
6108-0000 Boiler - Contract	0.00	6,885.60	0.00	6,885.60
6110-0000 Carpentry & Drywall	1,390.50	275.00	4,435.37	6,100.87
6116-0000 Carpet/Floor Cleaning	118.58	700.70	1,831.52	2,650.80
6120-0000 Cleaning - Contract	120.00	270.00	0.00	390.00
6121-0000 Cleaning - Supplies	195.75	187.54	75.20	458.49
6122-0000 Contract Labor	0.00	3,230.00	4,655.00	7,885.00
6125-0000 Doors	0.00	0.00	115.04	115.04
6131-0000 Electrical - Supplies	174.91	44.49	282.17	501.57
6133-0000 Equipment Rental	402.50	6.50	188.00	597.00
6135-0000 Fire Safety	67.65	59.27	68.68	195.60

	6140-0000 Glass & Screen Repair	0.00	98.98	7.02	106.00
	6142-0000 Hardware	33.04	236.55	86.38	355.97
	6145-0000 HVAC - Contract	7,262.66	11,786.04	28,932.78	47,981.48
	6146-0000 HVAC - Supplies	2,637.10	1,352.69	4,281.85	8,271.64
	6150-0000 Landscape - Contract	716.83	1,067.29	642.81	2,426.93
	6151-0000 Landscape - Materials, Plants & Flowers	0.00	37.35	110.39	147.74
	6155-0000 Lightbulbs	142.26	94.16	45.27	281.69
	6156-0000 Lighting	0.00	0.00	1,990.20	1,990.20
	6160-0000 Locks & Keys	110.24	28.11	93.05	231.40
	6161-0000 Locksmith	138.52	227.80	255.46	621.78
	6170-0000 Painting - Contract	3,201.56	8,950.00	1,190.00	13,341.56
	6171-0000 Painting - Supplies	505.26	531.20	293.49	1,329.95
	6175-0000 Pest Control	1,881.78	2,877.16	2,676.31	7,435.25
	6180-0000 Plumbing - Contract	3,247.78	3,365.04	2,800.90	9,413.72
	6181-0000 Plumbing - Supplies	1,071.87	404.67	767.45	2,243.99
	6195-0000 Security	2.48	21.84	698.84	723.16
	6197-0000 Snow Removal	0.00	0.00	1,892.47	1,892.47
	6197-1111 Tools	280.86	84.36	436.65	801.87
	6198-0000 Window Treatments	30.00	210.00	0.00	240.00
	6100-0000 Total REPAIRS & MAINTENANCE	24,730.71	44,122.71	61,892.75	130,746.17
	6200-0000 TURNOVER				
	6201-0000 TURN - Appliance Parts	0.00	17.98	241.28	259.26
	6210-0000 TURN - Blinds	236.69	146.89	378.48	762.06
	6213-0000 TURN - Carpet/Floor Replacement	0.00	0.00	905.86	905.86
	6220-0000 TURN - Cleaning	1,708.39	1,148.19	1,901.10	4,757.68
	6225-0000 TURN - Contract Labor	634.34	635.91	2,005.10	3,275.35
	6226-0000 TURN - Hardware	74.24	217.90	143.74	435.88
	6228-0000 TURN - HVAC Supplies	0.00	13.93	178.46	192.39
	6229-0000 TURN - Electrical	0.00	160.14	49.18	209.32
	6230-0000 TURN - Locks & Keys	2.11	17.34	208.52	227.97
	6231-0000 TURN - Lighting	0.00	0.00	349.69	349.69
	6235-0000 TURN - Painting Contract	4,225.00	5,323.10	5,349.10	14,897.20
	6236-0000 TURN - Painting Supplies	426.26	298.63	374.44	1,099.33
	6241-0000 TURN - Plumbing Supplies	0.00	110.35	427.51	537.86
	6250-0000 TURN - Other	535.83	424.93	869.19	1,829.95
	6200-0000 Total TURNOVER	7,842.86	8,515.29	13,381.65	29,739.80
	6300-0000 UTILITIES				
	6310-0000 Electric	5,397.68	6,212.32	7,968.04	19,578.04
	6315-0000 Electric - Vacant	547.71	610.17	1,109.02	2,266.90
	6320-0000 Gas	9,194.20	9,832.49	15,264.88	34,291.57
	6330-0000 Water & Sewer	15,321.23	16,649.19	21,985.78	53,956.20
	6336-0000 Telephone & Cable	238.27	263.86	379.01	881.14
	6340-0000 Trash Removal	0.00	24.47	10.25	34.72
	6300-0000 Total UTILITIES	30,699.09	33,592.50	46,716.98	111,008.57
	6400-0000 ADVERTISING/PROMOTION				
	6410-0000 Advertising - Professional Services	0.00	8.21	2.66	10.87
	6415-0000 Advertising - Internet Listing	441.98	505.14	468.64	1,415.76
	6420-0000 Advertising - Print	3.71	0.00	0.00	3.71
	6425-0000 Sponsorships	33.60	0.00	25.53	59.13
	6430-0000 Promotional Giveaways	0.00	1.43	52.96	54.39
	6433-0000 Promotional Events	11.43	0.00	38.28	49.71
	6440-0000 Resident Appreciation	166.67	52.17	176.50	395.34
	6445-0000 Resident Appreciation Events	0.00	0.00	110.72	110.72
	6460-0000 Advertising - Signage	1,339.31	1,492.44	2,466.45	5,298.20
	6465-0000 Advertising - Subscriptions	9.65	0.00	0.00	9.65
	6470-0000 Advertising - Social Media	35.09	98.86	75.98	209.93
	6475-0000 Website Maintenance/Support	212.92	233.61	119.70	566.23



1200-0000 CASH ACCOUNTS					
	1189-0000 Reserved Funds (property taxes)	-809.22	115.82	-34.92	-728.32
	1189-1000 Reserved Funds (insurance)	-1,163.10	-970.40	-663.10	-2,796.60
	1200-0000 Total CASH ACCOUNTS	-1,972.32	-854.58	-698.02	-3,524.92
1400-0000 DUE FROM/TO AFFILIATES					
	1459-0000 Due from/(to) URP Mgt	-40.00	0.00	0.00	-40.00
	1400-0000 Total DUE FROM/TO AFFILIATES	-40.00	0.00	0.00	-40.00
2100-0000 ACCOUNTS PAYABLE & ACCRUED EXPENSES					
	2150-0000 Accrued Other	26.95	156.45	-1,374.40	-1,191.00
	2100-0000 Total ACCOUNTS PAYABLE & ACCRUED	26.95	156.45	-1,374.40	-1,191.00
2200-0000 CURRENT LIABILITIES					
	2210-0000 Security Deposit - Tenant	-3,181.00	1,825.00	-8,174.00	-9,530.00
	2212-0000 Security Deposit - Unclaimed	640.00	-640.00	-2,138.00	-2,138.00
	2200-0000 Total CURRENT LIABILITIES	-2,541.00	1,185.00	-10,312.00	-11,668.00
1600-0000 PROPERTY					
	1730-0000 Appliances	-797.39	-224.57	0.00	-1,021.96
	1735-0000 Carpet \ Flooring	0.00	-488.82	0.00	-488.82
	1757-0000 HVAC	-20,008.32	-32,737.70	-10,303.36	-63,049.38
	1600-0000 Total PROPERTY	-20,805.71	-33,451.09	-10,303.36	-64,560.16
1799-9999 PROPERTY LESS ACCUM. DEPR.					
	1790-0000 Less: Accumulated Depreciation	1,735.35	2,108.94	2,866.02	6,710.31
	1799-9999 Total PROPERTY LESS ACCUM. DEPR.	1,735.35	2,108.94	2,866.02	6,710.31
3000-0000 CAPITAL					
	3101-0000 Owner Contribution (Non-cash)	0.00	14,487.63	-14,487.63	0.00
	3103-0000 Owner Contribution (Non-cash prior)	0.00	0.00	14,487.63	14,487.63
	3000-0000 Total CAPITAL	0.00	14,487.63	0.00	14,487.63
<b>TOTAL ADJUSTMENTS</b>		<b>-23,661.73</b>	<b>-16,302.65</b>	<b>-19,821.76</b>	<b>-59,786.14</b>
<b>CASH FLOW</b>		<b>150,498.75</b>	<b>164,772.34</b>	<b>96,941.59</b>	<b>412,212.68</b>