

Cash Flow - 12 Month

Property Solutions of Utah, PLLC

Properties: Victoria Way - 1215 North Victoria Way Salt Lake City, UT 84116

Period Range: Jan 2024 to Dec 2024

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Operating Income & Expense													
Income													
RENTS													
Rent	2,045.00	2,045.00	2,045.00	2,045.00	2,045.00	2,045.00	2,045.00	2,130.00	2,130.00	2,130.00	2,130.00	2,130.00	24,965.00
Total RENTS	2,045.00	2,045.00	2,045.00	2,045.00	2,045.00	2,045.00	2,045.00	2,130.00	2,130.00	2,130.00	2,130.00	2,130.00	24,965.00
FEES													
Pet Fee-Non Refundable	125.93	0.00	70.00	28.08	18.16	58.75	35.00	0.00	0.00	0.00	35.00	29.36	400.28
Utility Reimbursement Fee	88.39	142.89	121.64	82.63	89.88	0.00	205.63	0.00	0.00	0.00	98.70	93.21	922.97
Total FEES	214.32	142.89	191.64	110.71	108.04	58.75	240.63	0.00	0.00	0.00	133.70	122.57	1,323.25
Total Operating Income	2,259.32	2,187.89	2,236.64	2,155.71	2,153.04	2,103.75	2,285.63	2,130.00	2,130.00	2,130.00	2,263.70	2,252.57	26,288.25
Expense													
CLEANING AND MAINTENANCE													
Landscaping	0.00	0.00	0.00	0.00	120.00	240.00	240.00	300.00	240.00	300.00	240.00	0.00	1,680.00
Total CLEANING AND MAINTENANCE	0.00	0.00	0.00	0.00	120.00	240.00	240.00	300.00	240.00	300.00	240.00	0.00	1,680.00
MANAGEMENT FEES													
Management fees	143.15	153.38	153.38	153.38	153.38	153.38	153.38	159.75	159.75	159.75	159.75	159.75	1,862.18
Maintenance Coordinating Fees	25.00	41.54	0.00	0.00	25.00	89.52	46.98	28.80	36.00	28.80	36.00	36.60	394.24
Total MANAGEMENT FEES	168.15	194.92	153.38	153.38	178.38	242.90	200.36	188.55	195.75	188.55	195.75	196.35	2,256.42

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Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
REPAIRS													
HVAC (Heat, Ventilation, Air)	346.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	346.19
Repairs - Other	0.00	0.00	0.00	65.00	626.00	0.00	0.00	0.00	0.00	0.00	65.00	0.00	756.00
Repairs - UPS Maintenance	0.00	0.00	0.00	0.00	0.00	151.50	0.00	0.00	0.00	0.00	0.00	0.00	151.50
Total REPAIRS	346.19	0.00	0.00	65.00	626.00	151.50	0.00	0.00	0.00	0.00	65.00	0.00	1,253.69
UTILITIES													
Utilities	94.29	97.17	95.04	89.33	97.17	92.16	130.14	207.47	208.35	204.16	202.16	139.45	1,656.89
Total UTILITIES	94.29	97.17	95.04	89.33	97.17	92.16	130.14	207.47	208.35	204.16	202.16	139.45	1,656.89
Total Operating Expense	608.63	292.09	248.42	307.71	1,021.55	726.56	570.50	696.02	644.10	692.71	702.91	335.80	6,847.00
NOI - Net Operating Income	1,650.69	1,895.80	1,988.22	1,848.00	1,131.49	1,377.19	1,715.13	1,433.98	1,485.90	1,437.29	1,560.79	1,916.77	19,441.25
Total Income	2,259.32	2,187.89	2,236.64	2,155.71	2,153.04	2,103.75	2,285.63	2,130.00	2,130.00	2,130.00	2,263.70	2,252.57	26,288.25
Total Expense	608.63	292.09	248.42	307.71	1,021.55	726.56	570.50	696.02	644.10	692.71	702.91	335.80	6,847.00
Net Income	1,650.69	1,895.80	1,988.22	1,848.00	1,131.49	1,377.19	1,715.13	1,433.98	1,485.90	1,437.29	1,560.79	1,916.77	19,441.25
Other Items													
Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	250.00
Owner Distribution	-1,650.69	-1,895.80	-1,988.22	-1,878.07	-1,131.49	-1,377.19	-1,715.13	-1,433.98	-1,485.90	-1,437.29	-1,560.79	-1,916.77	-19,471.32
Net Other Items	-1,650.69	-1,895.80	-1,988.22	-1,878.07	-1,131.49	-1,377.19	-1,715.13	-1,433.98	-1,485.90	-1,437.29	-1,560.79	-1,666.77	-19,221.32
Cash Flow	0.00	0.00	0.00	-30.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	219.93
Beginning Cash	30.07	30.07	30.07	30.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.07
Beginning Cash + Cash Flow	30.07	30.07	30.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	250.00
Actual Ending Cash	30.07	30.07	30.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	250.00