Andy - Cash Flow (per property) past 12 months - (Cash Flow (per property))

Date Range: year to date (01-01-2026 - 11-02-2026)
Property: in 46 West 10th Street, Reno, NV 89503
Exclude Suppressed: equals Yes
Include Prepayments: equals No
Combine Discounts: equals Yes
Combine Markups: equals No

As of 11-2-2026 2:12 pm

Property:

Portfolio: MBP LLC || Date Range: 2026-01-01-2026-11-02
46 West 10th Street
Reno, NV 89503

ACCOUNT	SELECTED PERIOD	YEAR TO DATE
STARTING BALANCE	**$3,619.21**	**$3,619.21**
INCOME		
4293: Flat Rate Utility Fee	$225.00	$225.00
4555: Late Fee	$47.50	$47.50
4055: Month-to-Month Fee	$100.00	$100.00
4005: Rent	$61,219.65	$61,219.65
4645: Utility Fee - RES	$4,800.00	$4,800.00
Total Income	$66,392.15	$66,392.15
EXPENSES		
5419: Cleaning - Trash Removal / Hauling	$285.10	$285.10
5470: Landscaping/Grounds Maintenance Expense	$1,367.50	$1,367.50
6226: Lease Renewal Fee Expense	$150.00	$150.00
6225: Leasing Fee	$408.75	$408.75
5485: Maintenance Supplies	$662.68	$662.68

ACCOUNT	SELECTED PERIOD	YEAR TO DATE
5000: Management Fee	$4,587.25	$4,587.25
5040.6: Plumbing Repairs	$284.00	$284.00
5402: Repairs and Maintenance	$6,768.47	$6,768.47
6247: Silver Plan Maintenance Markup	$104.70	$104.70
5600: Utilities - Electricity / Gas	$3,130.18	$3,130.18
5020: Utility	$100.00	$100.00
5581: Vendor Markup Expense	$422.72	$422.72
Total Expenses	$18,271.35	$18,271.35
Net Operating Income	$48,120.80	$48,120.80
ADJUSTMENTS		
Total Adjustments	$0.00	$0.00
TOTALS		
Net Operating Income	$48,120.80	$48,120.80
Total Adjustments	$0.00	$0.00
Net Income	$48,120.80	$48,120.80
ENDING BALANCE	**$51,740.01**	**$51,740.01**