Cash Flow Annual

Date Range: between 01-01-2026 and 12-31-2026
Exclude Suppressed: equals No
Include Prepayments: equals No
Combine Discounts: equals No
Combine Markups: equals No
Property: equals 46 West 10th Street, Reno, NV 89503

As of 10-26-2026 5:13 pm

ACCOUNT	JAN 2026	FEB 2026	MAR 2026	APR 2026	MAY 2026	JUN 2026	JUL 2026	AUG 2026	SEP 2026	OCT 2026	NOV 2026	DEC 2026	TOTAL
STARTING BALANCE	**$3,619.21**	**$7,662.81**	**$12,251.64**	**$18,180.13**	**$24,364.46**	**$28,551.47**	**$32,491.91**	**$36,917.87**	**$41,345.98**	**$44,176.09**	**$47,536.01**	**$47,536.01**	**$3,619.21**
INCOME													
RBP													
4257.5: RBP: Pest/Admin - Resident Benefit Pkg	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$25.50	$-25.50	$0.00	$0.00	$0.00	$0.00
Total RBP	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$25.50	$-25.50	$0.00	$0.00	$0.00	$0.00
Other													
4005: Rent	$6,544.00	$6,819.00	$6,819.00	$6,819.00	$6,019.00	$4,469.00	$4,824.65	$5,229.00	$4,494.00	$5,229.00	$0.00	$0.00	$57,265.65
4055: Month-to-Month Fee	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$25.00	$25.00	$25.00	$0.00	$0.00	$75.00
4293: Flat Rate Utility Fee	$0.00	$75.00	$75.00	$75.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$225.00
4451: Beagle Tenant Liability Coverage	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$14.95	$-14.95	$0.00	$0.00	$0.00	$0.00
4555: Late Fee	$0.00	$0.00	$0.00	$0.00	$15.00	$0.00	$0.00	$0.00	$16.25	$16.25	$0.00	$0.00	$47.50
4645: Utility Fee - RES	$600.00	$525.00	$525.00	$525.00	$525.00	$375.00	$375.00	$375.00	$375.00	$375.00	$0.00	$0.00	$4,575.00
Total Other	$7,144.00	$7,419.00	$7,419.00	$7,419.00	$6,559.00	$4,844.00	$5,199.65	$5,643.95	$4,895.30	$5,645.25	$0.00	$0.00	$62,188.15
Total Income	$7,144.00	$7,419.00	$7,419.00	$7,419.00	$6,559.00	$4,844.00	$5,199.65	$5,669.45	$4,869.80	$5,645.25	$0.00	$0.00	$62,188.15
EXPENSES													
5000: Management Fee	$523.52	$545.52	$545.52	$545.52	$481.52	$357.52	$385.97	$361.52	$420.32	$420.32	$0.00	$0.00	$4,587.25
5020: Utility	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100.00	$0.00	$0.00	$100.00
5040.6: Plumbing Repairs	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$284.00	$0.00	$0.00	$284.00

ACCOUNT	JAN 2026	FEB 2026	MAR 2026	APR 2026	MAY 2026	JUN 2026	JUL 2026	AUG 2026	SEP 2026	OCT 2026	NOV 2026	DEC 2026	TOTAL
5402: Repairs and Maintenance	$2,194.00	$1,489.00	$551.78	$284.00	$689.89	$839.87	$0.00	$0.00	$719.93	$0.00	$0.00	$0.00	$6,768.47
5419: Cleaning - Trash Removal / Hauling	$0.00	$0.00	$0.00	$0.00	$0.00	$-658.90	$0.00	$599.00	$345.00	$0.00	$0.00	$0.00	$285.10
5470: Landscaping/Grounds Maintenance Expense	$0.00	$0.00	$0.00	$0.00	$247.50	$0.00	$0.00	$0.00	$0.00	$1,120.00	$0.00	$0.00	$1,367.50
5485: Maintenance Supplies	$0.00	$17.29	$0.00	$0.00	$579.22	$66.17	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$662.68
5581: Vendor Markup Expense	$37.00	$62.79	$4.25	$14.20	$95.37	$25.76	$59.90	$0.00	$53.25	$70.20	$0.00	$0.00	$422.72
5600: Utilities - Electricity / Gas	$333.63	$398.12	$388.96	$315.95	$278.49	$273.14	$252.82	$280.82	$317.44	$290.81	$0.00	$0.00	$3,130.18
6225: Leasing Fee	$0.00	$225.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$183.75	$0.00	$0.00	$0.00	$408.75
6226: Lease Renewal Fee Expense	$0.00	$0.00	$0.00	$75.00	$0.00	$0.00	$75.00	$0.00	$0.00	$0.00	$0.00	$0.00	$150.00
6247: Silver Plan Maintenance Markup	$12.25	$92.45	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$104.70
Total Expenses	$3,100.40	$2,830.17	$1,490.51	$1,234.67	$2,371.99	$903.56	$773.69	$1,241.34	$2,039.69	$2,285.33	$0.00	$0.00	$18,271.35
Net Operating Income	$4,043.60	$4,588.83	$5,928.49	$6,184.33	$4,187.01	$3,940.44	$4,425.96	$4,428.11	$2,830.11	$3,359.92	$0.00	$0.00	$43,916.80
ADJUSTMENTS													
Total Adjustments	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTALS													
Net Operating Income	$4,043.60	$4,588.83	$5,928.49	$6,184.33	$4,187.01	$3,940.44	$4,425.96	$4,428.11	$2,830.11	$3,359.92	$0.00	$0.00	$43,916.80
Total Adjustments	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Net Income	$4,043.60	$4,588.83	$5,928.49	$6,184.33	$4,187.01	$3,940.44	$4,425.96	$4,428.11	$2,830.11	$3,359.92	$0.00	$0.00	$43,916.80
Ending Balance	$7,662.81	$12,251.64	$18,180.13	$24,364.46	$28,551.47	$32,491.91	$36,917.87	$41,345.98	$44,176.09	$47,536.01	$47,536.01	$47,536.01	$47,536.01