Cash Flow - 12 Month

Kouri Management Corporation

Active Properties Owned By: 2411 Welbeck, LLC

Display by Ownership %: No

Period Range: Jan 2025 to Dec 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	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Operating Income & Expense													
Income													
RENTS													
Concessions	0.00	0.00	0.00	-100.00	0.00	0.00	0.00	-448.06	-446.94	0.00	0.00	0.00	-995.00
Rent Income	7,060.00	7,593.06	9,369.71	8,590.16	10,259.68	6,779.40	9,173.04	6,643.06	6,625.00	8,375.79	5,360.97	0.00	85,829.87
Total RENTS	**7,060.00**	**7,593.06**	**9,369.71**	**8,490.16**	**10,259.68**	**6,779.40**	**9,173.04**	**6,195.00**	**6,178.06**	**8,375.79**	**5,360.97**	**0.00**	**84,834.87**
Prepaid Rent	588.06	376.94	409.50	478.00	-1,822.33	-70.84	-1,635.71	2,219.94	-1,367.27	255.18	-1,245.97	0.00	-1,814.50
OTHER INCOME													
NSF Fees Collected	0.00	0.00	0.00	40.00	0.00	0.00	40.00	0.00	0.00	0.00	0.00	0.00	80.00
Pet Fee-Non Refundable	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	0.00	770.00
Application Fee Income	0.00	105.00	0.00	-105.00	0.00	0.00	0.00	0.00	0.00	35.00	0.00	0.00	35.00
Late Fee	0.00	20.00	80.00	-20.00	80.00	100.00	80.00	20.00	60.00	60.00	80.00	0.00	560.00
RUBS	0.00	0.00	15.00	112.03	268.37	240.25	153.96	305.49	288.80	279.03	99.37	0.00	1,762.30
Renters Insurance Reimbursement	-15.00	15.00	45.00	-60.00	15.00	-30.00	0.00	30.00	0.00	30.00	45.00	0.00	75.00
Maintenance Chargeback Fee	0.00	0.00	0.50	100.00	764.66	0.00	1,765.00	0.00	468.60	0.00	0.00	0.00	3,098.76
Key/Access Income	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	50.00
Laundry Income	131.00	0.00	0.00	529.25	45.00	0.00	0.00	0.00	0.00	288.56	0.00	0.00	993.81
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.90	0.00	0.00	0.00	0.90
Total OTHER INCOME	**186.00**	**210.00**	**210.50**	**666.28**	**1,243.03**	**380.25**	**2,158.96**	**425.49**	**888.30**	**762.59**	**294.37**	**0.00**	**7,425.77**

Cash Flow - 12 Month

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Total Operating Income	**7,834.06**	**8,180.00**	**9,989.71**	**9,634.44**	**9,680.38**	**7,088.81**	**9,696.29**	**8,840.43**	**5,699.09**	**9,393.56**	**4,409.37**	**0.00**	**90,446.14**
Expense													
CONTROLLABLE OPERATING EXPENSE													
MARKETING													
Advertising	0.00	278.00	278.00	139.00	139.00	148.00	142.84	139.00	139.00	181.00	139.00	0.00	1,722.84
Total MARKETING	**0.00**	**278.00**	**278.00**	**139.00**	**139.00**	**148.00**	**142.84**	**139.00**	**139.00**	**181.00**	**139.00**	**0.00**	**1,722.84**
COMMON AREA MAINTENANCE													
Janitorial Expense	267.50	481.50	0.00	267.50	428.00	187.25	357.90	160.50	476.25	321.00	0.00	0.00	2,947.40
Lawn & Snow	250.00	385.00	250.00	0.00	100.00	275.00	0.00	450.00	250.00	350.00	0.00	0.00	2,310.00
Fire Equipment & Safety	0.00	0.00	0.00	107.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	107.00
Total COMMON AREA MAINTENANCE	**517.50**	**866.50**	**250.00**	**374.50**	**528.00**	**462.25**	**357.90**	**610.50**	**726.25**	**671.00**	**0.00**	**0.00**	**5,364.40**
REPAIRS/ SERVICES													
Maintenance Charged Labor	606.00	781.00	1,174.50	3,128.00	1,110.50	1,843.00	1,211.50	652.00	1,709.00	1,134.50	0.00	0.00	13,350.00
After Hours Maintenance Charged Labor	0.00	15.00	0.00	376.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	391.50
General Repairs	0.00	0.00	114.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	114.00
Plumbing	0.00	0.00	0.00	0.00	0.00	0.00	109.36	0.00	0.00	0.00	0.00	0.00	109.36
HVAC (Heat, Ventilation, Air)	0.00	0.00	130.71	0.00	0.00	0.00	0.00	0.00	0.00	267.50	0.00	0.00	398.21
Key/Lock Replacement	0.00	0.00	0.00	185.44	0.00	83.45	158.45	305.99	32.10	46.55	0.00	0.00	811.98
Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	217.21	138.03	138.03	138.03	138.03	0.00	769.33

Cash Flow - 12 Month

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Junk Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	335.00	0.00	0.00	0.00	0.00	335.00
Total REPAIRS/ SERVICES	**606.00**	**796.00**	**1,419.21**	**3,689.94**	**1,110.50**	**1,926.45**	**1,696.52**	**1,431.02**	**1,879.13**	**1,586.58**	**138.03**	**0.00**	**16,279.38**
UNIT TURN EXPENSES & SUPPLIES													
Painting	0.00	4,800.00	5,500.00	0.00	825.00	330.00	0.00	0.00	0.00	0.00	0.00	0.00	11,455.00
Flooring Install	0.00	0.00	0.00	0.00	1,598.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,598.20
Flooring Materials	0.00	0.00	0.00	0.00	1,012.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,012.76
Unit Turn Purchased Supplies	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Turnover Cleaning & Carpet Cleaning	0.00	200.00	0.00	0.00	0.00	96.30	562.30	0.00	112.25	110.00	0.00	0.00	1,080.85
Total UNIT TURN EXPENSES & SUPPLIES	**0.00**	**5,500.00**	**5,500.00**	**0.00**	**3,435.96**	**426.30**	**562.30**	**0.00**	**112.25**	**110.00**	**0.00**	**0.00**	**15,646.81**
SUPPLIES													
Purchased Supplies	158.22	554.59	640.04	923.52	1,772.05	232.03	125.46	469.36	183.49	488.77	0.00	0.00	5,547.53
HVAC Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	368.14	56.96	0.00	0.00	0.00	425.10
Plumbing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	365.73	86.80	0.00	37.91	0.00	0.00	490.44
Supplies Markup	11.50	53.31	51.79	44.29	177.20	23.19	12.53	46.16	18.34	44.88	0.00	0.00	483.19
Total SUPPLIES	**169.72**	**607.90**	**691.83**	**967.81**	**1,949.25**	**255.22**	**503.72**	**970.46**	**258.79**	**571.56**	**0.00**	**0.00**	**6,946.26**
Total CONTROLLABLE OPERATING EXPENSE	**1,293.22**	**8,048.40**	**8,139.04**	**5,171.25**	**7,162.71**	**3,218.22**	**3,263.28**	**3,150.98**	**3,115.42**	**3,120.14**	**277.03**	**0.00**	**45,959.69**

Cash Flow - 12 Month

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
NON CONTROLLABLE OPERATING EXPENSE													
ADMIN/ MANAGEMENT													
Management Fees	708.74	493.21	332.99	1,540.58	586.14	749.17	665.66	585.13	695.83	528.61	0.00	0.00	6,886.06
Lease Up Fees	250.00	0.00	250.00	500.00	0.00	250.00	250.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Vendor Markups	140.00	0.00	0.00	155.75	0.00	45.42	40.37	0.00	14.96	0.00	0.00	0.00	396.50
Technology Fees	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	0.00	0.00	480.00
Total ADMIN/ MANAGEMENT	**1,146.74**	**541.21**	**630.99**	**2,244.33**	**634.14**	**1,092.59**	**1,004.03**	**633.13**	**758.79**	**576.61**	**0.00**	**0.00**	**9,262.56**
UTILITIES													
Utility Electric - Common/ House	0.00	0.00	207.35	92.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	299.53
Utility Electric - Unit	229.30	0.00	389.63	0.00	432.58	205.11	38.67	101.42	286.30	130.60	0.00	0.00	1,813.61
Utility Gas - Common/ House	0.00	0.00	190.34	0.00	0.00	59.40	130.27	85.55	60.65	50.57	0.00	0.00	576.78
Utility Gas - Unit	0.00	0.00	0.00	0.00	3.56	20.27	19.41	0.00	36.88	34.02	0.00	0.00	114.14
Water & Sewer	371.69	392.13	884.27	0.00	545.51	547.23	856.75	781.17	519.58	475.43	439.04	0.00	5,812.80
Garbage and Recycling	159.91	159.91	159.91	219.91	159.91	159.91	225.90	265.90	175.90	235.90	175.90	0.00	2,098.96
Total UTILITIES	**760.90**	**552.04**	**1,831.50**	**312.09**	**1,141.56**	**991.92**	**1,271.00**	**1,234.04**	**1,079.31**	**926.52**	**614.94**	**0.00**	**10,715.82**
Total NON CONTROLLABLE OPERATING EXPENSE	**1,907.64**	**1,093.25**	**2,462.49**	**2,556.42**	**1,775.70**	**2,084.51**	**2,275.03**	**1,867.17**	**1,838.10**	**1,503.13**	**614.94**	**0.00**	**19,978.38**
Total Operating Expense	**3,200.86**	**9,141.65**	**10,601.53**	**7,727.67**	**8,938.41**	**5,302.73**	**5,538.31**	**5,018.15**	**4,953.52**	**4,623.27**	**891.97**	**0.00**	**65,938.07**

Cash Flow - 12 Month

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
NOI - Net Operating Income	**4,633.20**	**-961.65**	**-611.82**	**1,906.77**	**741.97**	**1,786.08**	**4,157.98**	**3,822.28**	**745.57**	**4,770.29**	**3,517.40**	**0.00**	**24,508.07**
Other Income & Expense													
Other Expense													
CAPITAL EXPENSES													
Capex Remodel	0.00	0.00	0.00	0.00	0.00	0.00	2,963.90	0.00	2,075.80	989.75	0.00	0.00	6,029.45
Total CAPITAL EXPENSES	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2,963.90**	**0.00**	**2,075.80**	**989.75**	**0.00**	**0.00**	**6,029.45**
Total Other Expense	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2,963.90**	**0.00**	**2,075.80**	**989.75**	**0.00**	**0.00**	**6,029.45**
Net Other Income	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**-2,963.90**	**0.00**	**-2,075.80**	**-989.75**	**0.00**	**0.00**	**-6,029.45**
Total Income	7,834.06	8,180.00	9,989.71	9,634.44	9,680.38	7,088.81	9,696.29	8,840.43	5,699.09	9,393.56	4,409.37	0.00	90,446.14
Total Expense	3,200.86	9,141.65	10,601.53	7,727.67	8,938.41	5,302.73	8,502.21	5,018.15	7,029.32	5,613.02	891.97	0.00	71,967.52
Net Income	**4,633.20**	**-961.65**	**-611.82**	**1,906.77**	**741.97**	**1,786.08**	**1,194.08**	**3,822.28**	**-1,330.23**	**3,780.54**	**3,517.40**	**0.00**	**18,478.62**
Other Items													
Security Deposits	415.00	-2,000.00	0.00	0.00	415.00	-500.00	0.00	1,765.00	500.00	-2,500.00	0.00	0.00	-1,905.00
Mgmt Held Security Deposits	500.00	2,000.00	0.00	0.00	-165.00	500.00	-1,765.00	0.00	-500.00	500.00	0.00	0.00	1,070.00
Clearing Account	0.00	0.00	0.00	0.00	0.00	-190.00	0.00	0.00	0.00	2,760.00	0.00	0.00	2,570.00
Owner Distribution	-3,413.74	0.00	0.00	0.00	-2,500.00	-178.78	0.00	-5,379.88	0.00	-3,012.98	0.00	0.00	-14,485.38
Net Other Items	**-2,498.74**	**0.00**	**0.00**	**0.00**	**-2,250.00**	**-368.78**	**-1,765.00**	**-3,614.88**	**0.00**	**-2,252.98**	**0.00**	**0.00**	**-12,750.38**
Cash Flow	**2,134.46**	**-961.65**	**-611.82**	**1,906.77**	**-1,508.03**	**1,417.30**	**-570.92**	**207.40**	**-1,330.23**	**1,527.56**	**3,517.40**	**0.00**	**5,728.24**
Beginning Cash	**1,094.45**	**3,228.91**	**2,267.26**	**1,655.44**	**3,562.21**	**2,054.18**	**3,471.48**	**2,900.56**	**3,107.96**	**1,777.73**	**545.29**	**4,062.69**	**1,094.45**
Beginning Cash +	**3,228.91**	**2,267.26**	**1,655.44**	**3,562.21**	**2,054.18**	**3,471.48**	**2,900.56**	**3,107.96**	**1,777.73**	**3,305.29**	**4,062.69**	**4,062.69**	**6,822.69**

Cash Flow - 12 Month

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Cash Flow													
Actual Ending Cash	3,228.91	2,267.26	1,655.44	3,562.21	2,054.18	3,471.48	2,900.56	3,107.96	1,777.73	545.29	4,062.69	4,062.69	4,062.69