

Cash Flow - 12 Month

Herman Boswell Property Management

Portfolios: Cinnamon Creek Estates HOA

Period Range: Jan 2022 to Dec 2022

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
Operating Income & Expense													
Income													
Association Income	18,683.81	5,650.00	3,050.00	1,237.50	50.00	2,600.00	1,000.00	875.00	0.00	0.00	50.00	950.00	34,146.31
LEGAL & OTHER PROFESSIONAL FEES													
Legal Fees	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	220.00	470.00
Notary Fees	12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	24.00
Other Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-5.00	-5.00
Total LEGAL & OTHER PROFESSIONAL FEES	262.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	227.00	489.00
FEES													
Late Fee	0.00	775.00	-775.00	0.00	0.00	0.00	100.00	-100.00	0.00	50.00	200.00	-250.00	0.00
Total FEES	0.00	775.00	-775.00	0.00	0.00	0.00	100.00	-100.00	0.00	50.00	200.00	-250.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
Total Operating Income	18,945.81	6,425.00	2,275.00	1,237.50	300.00	2,600.00	1,100.00	775.00	0.00	50.00	250.00	927.00	34,885.31
Expense													
AUTO AND TRAVEL													
Meals	0.00	0.00	0.00	-250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-250.00
Total AUTO AND TRAVEL	0.00	0.00	0.00	-250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-250.00
CLEANING AND MAINTENANCE													
Landscaping & Lawn Care	0.00	700.00	700.00	0.00	700.00	700.00	700.00	700.00	700.00	6,296.53	700.00	700.00	12,596.53
Total CLEANING AND MAINTENANCE	0.00	700.00	700.00	0.00	700.00	700.00	700.00	700.00	700.00	6,296.53	700.00	700.00	12,596.53
INSURANCE													
Association Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,032.00	1,910.25	2,942.25

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Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
Total INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,032.00	1,910.25	2,942.25
MANAGEMENT FEES													
Management Fees	400.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	9,100.00
Total MANAGEMENT FEES	1,400.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	9,100.00
OTHER													
Copies	0.00	0.00	0.00	0.00	7.05	8.70	0.00	0.00	0.00	0.00	0.00	0.00	15.75
Postage	0.00	0.00	85.00	0.00	52.45	23.65	0.00	0.00	0.00	13.71	0.00	0.00	174.81
Miscellaneous Expense	53.47	0.00	310.00	16.72	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	423.25
Total OTHER	-153.47	0.00	395.00	16.72	309.50	32.35	0.00	0.00	0.00	13.71	0.00	0.00	613.81
Total Operating Expense	1,246.53	1,400.00	1,795.00	466.72	1,709.50	1,432.35	1,400.00	1,400.00	1,400.00	7,010.24	2,432.00	3,310.25	25,002.59
NOI - Net Operating Income	17,699.28	5,025.00	480.00	770.78	-1,409.50	1,167.65	-300.00	-625.00	-1,400.00	-6,960.24	-2,182.00	-2,383.25	9,882.72
Total Income	18,945.81	6,425.00	2,275.00	1,237.50	300.00	2,600.00	1,100.00	775.00	0.00	50.00	250.00	927.00	34,885.31
Total Expense	1,246.53	1,400.00	1,795.00	466.72	1,709.50	1,432.35	1,400.00	1,400.00	1,400.00	7,010.24	2,432.00	3,310.25	25,002.59
Net Income	17,699.28	5,025.00	480.00	770.78	-1,409.50	1,167.65	-300.00	-625.00	-1,400.00	-6,960.24	-2,182.00	-2,383.25	9,882.72
Other Items													
Prepayment	-1,408.81	-50.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,975.00	3,116.19
Net Other Items	-1,408.81	-50.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,975.00	3,116.19
Cash Flow	16,290.47	4,975.00	1,080.00	770.78	-1,409.50	1,167.65	-300.00	-625.00	-1,400.00	-6,960.24	-2,182.00	1,591.75	12,998.91
Beginning Cash	55,993.75	72,284.22	77,259.22	78,339.22	79,110.00	77,700.50	78,868.15	78,568.15	77,943.15	76,543.15	69,582.91	67,400.91	55,993.75
Beginning Cash + Cash Flow	72,284.22	77,259.22	78,339.22	79,110.00	77,700.50	78,868.15	78,568.15	77,943.15	76,543.15	69,582.91	67,400.91	68,992.66	68,992.66
Actual Ending Cash	72,284.22	77,259.22	78,339.22	79,110.00	77,700.50	78,868.15	78,568.15	77,943.15	76,543.15	69,582.91	67,400.91	68,992.66	68,992.66

