

Cash Flow - 12 Month

Chico Sierra Real Estate Mgmt INC,

Properties: 12 Klondike - 12 Klondike Court Chico, CA 95926, 13 Klondike - 13 Klondike Chico, CA 95926

Owned By: Mike Lopus

Display by Ownership %: No

Period Range: Jan 2025 to Dec 2025

Accounting Basis: Cash

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													
RENT	4,125.00	4,125.00	4,125.00	2,675.00	4,075.00	3,487.51	3,000.00	3,805.00	3,000.00	3,000.00	3,000.00	4,000.00	42,417.51
Charges- New	0.00	0.00	147.50	0.00	0.00	0.00	80.00	145.00	0.00	0.00	0.00	0.00	372.50
Total Operating Income	4,125.00	4,125.00	4,272.50	2,675.00	4,075.00	3,487.51	3,080.00	3,950.00	3,000.00	3,000.00	3,000.00	4,000.00	42,790.01
Expense													
Repair	214.19	132.95	0.00	0.00	0.00	488.17	0.00	534.24	136.02	93.52	1,657.92	267.13	3,524.14
Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	550.00	0.00	0.00	0.00	0.00	550.00
Gardening	100.00	0.00	200.00	100.00	0.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,100.00
Management	288.75	288.75	288.75	187.25	285.25	244.13	210.00	266.35	210.00	210.00	210.00	280.00	2,969.23
LEASE/ RENEWAL FEES	0.00	0.00	0.00	0.00	0.00	300.00	150.00	0.00	0.00	0.00	0.00	0.00	450.00
Pest Service	160.00	0.00	160.00	0.00	160.00	0.00	160.00	0.00	160.00	0.00	160.00	0.00	960.00
heating and air	94.00	0.00	0.00	0.00	0.00	0.00	112.00	94.00	1,752.00	94.00	0.00	0.00	2,146.00
Misc Expense	0.00	73.08	0.00	112.32	0.00	0.00	0.00	13.08	0.00	0.00	0.00	0.00	198.48
Plumbing	0.00	0.00	0.00	0.00	0.00	0.00	281.64	0.00	309.80	0.00	0.00	0.00	591.44
Water & Sewer	334.38	332.51	339.87	334.26	340.13	329.26	287.10	533.15	235.99	345.05	331.67	329.17	4,072.54
appliance repair	109.00	109.00	0.00	963.92	0.00	0.00	0.00	0.00	220.00	0.00	0.00	0.00	1,401.92
Trash Disposal	0.00	530.25	0.00	176.75	176.75	176.75	216.94	230.81	245.61	245.61	245.61	245.61	2,490.69
Cleaning	489.00	0.00	0.00	0.00	0.00	60.00	0.00	60.00	0.00	0.00	0.00	0.00	609.00
Advertising & Promotion	4.90	5.11	6.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.92
Legal & Accounting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,476.26	2,476.26
Total Operating Expense	1,794.22	1,471.65	995.53	1,874.50	962.13	1,698.31	1,517.68	2,381.63	3,369.42	1,088.18	2,705.20	3,698.17	23,556.62

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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	2,330.78	2,653.35	3,276.97	800.50	3,112.87	1,789.20	1,562.32	1,568.37	-369.42	1,911.82	294.80	301.83	19,233.39
Total Income	4,125.00	4,125.00	4,272.50	2,675.00	4,075.00	3,487.51	3,080.00	3,950.00	3,000.00	3,000.00	3,000.00	4,000.00	42,790.01
Total Expense	1,794.22	1,471.65	995.53	1,874.50	962.13	1,698.31	1,517.68	2,381.63	3,369.42	1,088.18	2,705.20	3,698.17	23,556.62
Net Income	2,330.78	2,653.35	3,276.97	800.50	3,112.87	1,789.20	1,562.32	1,568.37	-369.42	1,911.82	294.80	301.83	19,233.39
Other Items													
PREPAID RENTS	0.00	0.00	0.00	0.00	163.05	195.29	0.00	400.00	0.00	0.00	0.00	-400.00	358.34
TENANT DEPOSITS	0.00	0.00	800.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,600.00
OWNER CONTRIBUTION	0.00	0.00	0.00	0.00	596.88	0.00	0.00	523.63	1,481.42	0.00	120.61	1,511.39	4,233.93
OWNER DRAW	-2,330.78	-2,653.35	-3,276.97	-1,600.50	-2,407.75	-3,891.20	-1,562.32	-1,142.00	-1,112.00	-1,911.82	-415.41	-813.22	-23,117.32
Net Other Items	-2,330.78	-2,653.35	-2,476.97	-1,600.50	-847.82	-3,695.91	-1,562.32	-218.37	369.42	-1,911.82	-294.80	298.17	-16,925.05
Cash Flow	0.00	0.00	800.00	-800.00	2,265.05	-1,906.71	0.00	1,350.00	0.00	0.00	0.00	600.00	2,308.34
Beginning Cash	441.66	441.66	441.66	1,241.66	441.66	2,706.71	800.00	800.00	1,200.00	1,200.00	1,200.00	1,200.00	441.66
Beginning Cash + Cash Flow	441.66	441.66	1,241.66	441.66	2,706.71	800.00	800.00	2,150.00	1,200.00	1,200.00	1,200.00	1,800.00	2,750.00
Actual Ending Cash	441.66	441.66	1,241.66	441.66	2,706.71	800.00	800.00	1,200.00	1,200.00	1,200.00	1,200.00	800.00	800.00