

Cash Flow

Property: 129 Cabrillo

01/01/24 - 12/31/24 (cash basis)

		<u>% Income</u>
OPERATING ACTIVITIES		
INCOME		
4101 Rental Income	147,426.00	99.93 %
4110 Late Fees	100.00	0.07 %
4500 Loans Income (non-posting)		
4501 Interest Income	0.32	0.00 %
4500 Total Loans Income (non-posting)	<u>0.32</u>	<u>0.00 %</u>
TOTAL INCOME	147,526.32	100.00%
EXPENSE		
5000 Property Operating Expenses		
5025 Appliances - New	-1,200.00	-0.81 %
5030 Appliance Repair	-1,977.47	-1.34 %
5040 Business Taxes	-957.14	-0.65 %
5080 Cleaning	-2,400.00	-1.63 %
5120 Electrical Repair	-380.00	-0.26 %
5130 Garage Door	-575.00	-0.39 %
5140 Gardening	-2,710.00	-1.84 %
5160 General Repairs & Maintenance	-9,624.00	-6.52 %
5210 Management Fee Expense	-8,845.56	-6.00 %
5240 Plumbing	-1,050.00	-0.71 %
5350 Roofing Repair / Replacement	-390.00	-0.26 %
5390 Security / Locks	-158.57	-0.11 %
5000 Total Property Operating Expenses	<u>-30,267.74</u>	<u>-20.52 %</u>
5400 Utilities Expense		
5420 Gas	-2,996.23	-2.03 %
5450 Waste / Refuse / Trash	-9,033.39	-6.12 %
5400 Other Utilities Expense	-8,584.47	-5.82 %
5400 Total Utilities Expense	<u>-20,614.09</u>	<u>-13.97 %</u>
5500 Property Taxes and Insurance		
5530 Fire / Hazard Insurance	-5,664.50	-3.84 %
5560 Property Taxes	-21,166.51	-14.35 %
5500 Total Property Taxes and Insurance	<u>-26,831.01</u>	<u>-18.19 %</u>
5600 Office Expense		
5604 Software	-125.00	-0.08 %
5600 Total Office Expense	<u>-125.00</u>	<u>-0.08 %</u>
TOTAL EXPENSE	-77,837.84	
NON OPERATING EXPENSE		
6220 Mortgage Expense	-35,489.76	-24.06 %
TOTAL NON OPERATING EXPENSE	-35,489.76	-24.06%
Net Income	<u>34,198.72</u>	<u>23.18 %</u>
Net cash provided by Operating Activities	34,198.72	
FINANCING ACTIVITIES		
EQUITY		
3002 Owner Distribution	-30,949.44	
TOTAL EQUITY	-30,949.44	
Net cash provided by Financing Activities	-30,949.44	
Net cash increase for period	<u>3,249.28</u>	

Cash at beginning of period	-30,075.39
Cash at end of period	<u><u>-26,826.11</u></u>