

**Cash Flow - 12 Month**

**Portfolio Property Management**

Properties: 099- 701 DESERET WAY - 701 DESERET WAY BAKERSFIELD, CA 93309

Period Range: Jan 2025 to Dec 2025

Accounting Basis: Cash

Additional Cash GL Accounts: None

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
<b>Operating Income &amp; Expense</b>													
<b>Income</b>													
Rent	6,975.00	6,975.00	6,975.00	6,975.00	6,975.00	6,975.00	5,914.13	5,300.00	6,751.67	6,975.00	6,975.00	6,975.00	80,740.80
Credit Check Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	135.00	-135.00	0.00	0.00	0.00	0.00
<b>Total Operating Income</b>	<b>6,975.00</b>	<b>6,975.00</b>	<b>6,975.00</b>	<b>6,975.00</b>	<b>6,975.00</b>	<b>6,975.00</b>	<b>5,914.13</b>	<b>5,435.00</b>	<b>6,616.67</b>	<b>6,975.00</b>	<b>6,975.00</b>	<b>6,975.00</b>	<b>80,740.80</b>
<b>Expense</b>													
Carpet Cleaning/Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.50	0.00	0.00	0.00	0.00	22.50
Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00	0.00	0.00	0.00	0.00	55.00
Grounds Maintenance	150.00	977.50	150.00	330.00	150.00	150.00	270.00	150.00	150.00	150.00	320.00	150.00	3,097.50
Locksmith	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	273.78	0.00	0.00	0.00	273.78
Maintenance - General	2,517.21	36.28	92.41	2,476.46	-102.95	0.00	54.97	70.00	236.96	0.00	111.00	0.00	5,492.34
Management Fees	348.75	348.75	348.75	348.75	348.75	348.75	295.71	265.00	337.58	348.75	348.75	383.63	4,071.92
Pest Control	71.00	71.00	71.00	71.00	71.00	71.00	0.00	71.00	142.00	0.00	213.00	0.00	852.00
Post, Fax, Copies & Ovrhd.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.00	0.00	15.00
Quarterly Software Billing	0.00	0.00	29.64	0.00	0.00	29.64	0.00	0.00	29.64	0.00	0.00	29.64	118.56
Leasing Commission	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	250.00
<b>Total Operating Expense</b>	<b>3,086.96</b>	<b>1,433.53</b>	<b>691.80</b>	<b>3,226.21</b>	<b>466.80</b>	<b>599.39</b>	<b>620.68</b>	<b>633.50</b>	<b>1,419.96</b>	<b>498.75</b>	<b>1,007.75</b>	<b>563.27</b>	<b>14,248.60</b>

### 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
<b>NOI - Net Operating Income</b>	3,888.04	5,541.47	6,283.20	3,748.79	6,508.20	6,375.61	5,293.45	4,801.50	5,196.71	6,476.25	5,967.25	6,411.73	66,492.20
Total Income	6,975.00	6,975.00	6,975.00	6,975.00	6,975.00	6,975.00	5,914.13	5,435.00	6,616.67	6,975.00	6,975.00	6,975.00	80,740.80
Total Expense	3,086.96	1,433.53	691.80	3,226.21	466.80	599.39	620.68	633.50	1,419.96	498.75	1,007.75	563.27	14,248.60
<b>Net Income</b>	<b>3,888.04</b>	<b>5,541.47</b>	<b>6,283.20</b>	<b>3,748.79</b>	<b>6,508.20</b>	<b>6,375.61</b>	<b>5,293.45</b>	<b>4,801.50</b>	<b>5,196.71</b>	<b>6,476.25</b>	<b>5,967.25</b>	<b>6,411.73</b>	<b>66,492.20</b>
<b>Other Items</b>													
Security Deposits - In Trust	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,600.00	1,675.00	0.00	0.00	0.00	75.00
Pre-Paid Rent	-2,875.00	2,175.00	-500.00	1,675.00	-680.00	-380.87	-3,127.13	1,638.00	-800.00	0.00	1,675.00	-1,075.00	-2,275.00
Payment to Owner	-3,888.04	-5,612.47	-6,304.61	-3,656.38	-6,508.20	-6,446.61	-5,397.42	-4,721.53	-5,172.71	-6,405.25	-5,982.25	-6,396.73	-66,492.20
<b>Net Other Items</b>	<b>-6,763.04</b>	<b>-3,437.47</b>	<b>-6,804.61</b>	<b>-1,981.38</b>	<b>-7,188.20</b>	<b>-6,827.48</b>	<b>-8,524.55</b>	<b>-4,683.53</b>	<b>-4,297.71</b>	<b>-6,405.25</b>	<b>-4,307.25</b>	<b>-7,471.73</b>	<b>-68,692.20</b>
<b>Cash Flow</b>	<b>-2,875.00</b>	<b>2,104.00</b>	<b>-521.41</b>	<b>1,767.41</b>	<b>-680.00</b>	<b>-451.87</b>	<b>-3,231.10</b>	<b>117.97</b>	<b>899.00</b>	<b>71.00</b>	<b>1,660.00</b>	<b>-1,060.00</b>	<b>-2,200.00</b>
<b>Beginning Cash</b>	<b>4,750.00</b>	<b>1,875.00</b>	<b>3,979.00</b>	<b>3,457.59</b>	<b>5,225.00</b>	<b>4,545.00</b>	<b>4,093.13</b>	<b>862.03</b>	<b>2,580.00</b>	<b>1,804.00</b>	<b>1,875.00</b>	<b>3,535.00</b>	<b>4,750.00</b>
<b>Beginning Cash + Cash Flow</b>	<b>1,875.00</b>	<b>3,979.00</b>	<b>3,457.59</b>	<b>5,225.00</b>	<b>4,545.00</b>	<b>4,093.13</b>	<b>862.03</b>	<b>980.00</b>	<b>3,479.00</b>	<b>1,875.00</b>	<b>3,535.00</b>	<b>2,475.00</b>	<b>2,550.00</b>
<b>Actual Ending Cash</b>	<b>1,875.00</b>	<b>3,979.00</b>	<b>3,457.59</b>	<b>5,225.00</b>	<b>4,545.00</b>	<b>4,093.13</b>	<b>862.03</b>	<b>2,580.00</b>	<b>1,804.00</b>	<b>1,875.00</b>	<b>3,535.00</b>	<b>2,475.00</b>	<b>2,475.00</b>

**Rent Roll**

**Properties:** 099- 701 DESERET WAY - 701 DESERET WAY BAKERSFIELD, CA 93309

**Units:** Active

**As of:** 06/16/2026

**Include Non-Revenue Units:** No

**Include Advertised Rent:** Yes

Unit	Tags	BD/ BA	Tenant	Status	Sqft	Market Rent	Rent	Deposit	Lease From	Lease To	Move- in	Move- out	Past Due	NSF Count	Late Count
<b>099- 701 DESERET WAY - 701 DESERET WAY BAKERSFIELD, CA 93309</b>															
A		2/ 2.00	Crystabella A. Gomez Toscano	Current		1,695.00	1,695.00	1,695.00	03/03/ 2026	03/02/ 2027	03/03/ 2026		169.50	0	1
B		2/ 2.00	BAILEE DODSON	Current		1,595.00	1,725.00	1,595.00	10/21/ 2022	10/20/ 2023	10/21/ 2022		0.00	0	0
C		2/ 2.00	Arianna D. Cruz	Current		1,675.00	1,675.00	1,675.00	09/05/ 2025	09/04/ 2026	09/05/ 2025		0.00	0	0
D		3/ 2.00	ELIZABETH FILES	Current		1,950.00	2,010.00	1,950.00	11/11/ 2023	11/10/ 2024	11/11/ 2023		0.00	0	0
<b>4 Units</b>				<b>100.0% Occupied</b>	<b>0</b>	<b>6,915.00</b>	<b>7,105.00</b>	<b>6,915.00</b>					<b>169.50</b>	<b>0</b>	<b>1</b>
<b>Total 4 Units</b>				<b>100.0% Occupied</b>	<b>0</b>	<b>6,915.00</b>	<b>7,105.00</b>	<b>6,915.00</b>					<b>169.50</b>	<b>0</b>	<b>1</b>