

Cash Flow

True Property Management

Properties: BLA02 - 16702 Blanton LN. #A-D Huntington Beach, CA 92649

Owned By: F. Lance Pedriana

Date Range: 01/01/2025 to 12/31/2025

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Selected Period | % of Selected Period | Fiscal Year To Date | % of Fiscal Year To Date |
|---------------------------------------|------------------|----------------------|---------------------|--------------------------|
| Operating Income & Expense | | | | |
| Income | | | | |
| RENTS | | | | |
| Rent Income | 98,564.00 | 99.83 | 98,564.00 | 99.83 |
| Total RENTS | 98,564.00 | 99.83 | 98,564.00 | 99.83 |
| FEES | | | | |
| Application Fee Income | -90.00 | -0.09 | -90.00 | -0.09 |
| Total FEES | -90.00 | -0.09 | -90.00 | -0.09 |
| Laundry Income | 256.00 | 0.26 | 256.00 | 0.26 |
| Total Operating Income | 98,730.00 | 100.00 | 98,730.00 | 100.00 |
| Expense | | | | |
| CLEANING AND MAINTENANCE | | | | |
| General Maintenance Labor | 27,709.00 | 28.07 | 27,709.00 | 28.07 |
| Landscaping | 1,440.00 | 1.46 | 1,440.00 | 1.46 |
| Cleaning and Maintenance -Other | 200.00 | 0.20 | 200.00 | 0.20 |
| Total CLEANING AND MAINTENANCE | 29,349.00 | 29.73 | 29,349.00 | 29.73 |
| MANAGEMENT FEES | | | | |
| Management fees | 5,026.12 | 5.09 | 5,026.12 | 5.09 |
| Lease Fee | 200.00 | 0.20 | 200.00 | 0.20 |
| Total MANAGEMENT FEES | 5,226.12 | 5.29 | 5,226.12 | 5.29 |
| REPAIRS | | | | |
| Plumbing | 2,142.00 | 2.17 | 2,142.00 | 2.17 |
| Repairs - Other | 1,650.00 | 1.67 | 1,650.00 | 1.67 |
| Total REPAIRS | 3,792.00 | 3.84 | 3,792.00 | 3.84 |
| UTILITIES | | | | |
| Electricity | 314.73 | 0.32 | 314.73 | 0.32 |
| Gas | 970.33 | 0.98 | 970.33 | 0.98 |
| Water | 1,703.01 | 1.72 | 1,703.01 | 1.72 |
| Total UTILITIES | 2,988.07 | 3.03 | 2,988.07 | 3.03 |
| Total Operating Expense | 41,355.19 | 41.89 | 41,355.19 | 41.89 |
| NOI - Net Operating Income | 57,374.81 | 58.11 | 57,374.81 | 58.11 |

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| Account Name | Selected Period | % of Selected Period | Fiscal Year To Date | % of Fiscal Year To Date |
|-----------------------------------|-------------------|----------------------|---------------------|--------------------------|
| Total Income | 98,730.00 | 100.00 | 98,730.00 | 100.00 |
| Total Expense | 41,355.19 | 41.89 | 41,355.19 | 41.89 |
| Net Income | 57,374.81 | 58.11 | 57,374.81 | 58.11 |
| Other Items | | | | |
| Owner Held Security Deposits | 1,905.00 | | 1,905.00 | |
| Owner Contribution | 18,635.00 | | 18,635.00 | |
| Owner Distribution | -83,170.57 | | -83,170.57 | |
| Prepaid Rent | -3.60 | | -3.60 | |
| Net Other Items | -62,634.17 | | -62,634.17 | |
| Cash Flow | -5,259.36 | | -5,259.36 | |
| Beginning Cash | 13,561.53 | | 13,561.53 | |
| Beginning Cash + Cash Flow | 8,302.17 | | 8,302.17 | |
| Actual Ending Cash | 8,302.17 | | 8,302.17 | |