

Cash Flow - 12 Month

Ocean Pacific Property Management, Inc.

Properties: 1235 Amethyst St. - 1235 Amethyst Street Redondo Beach, CA 90277

Period Range: Jan 2024 to Dec 2024

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Operating Income & Expense													
Income													
RENTS													
Rent Income	8,600.00	8,600.00	8,600.00	8,600.00	8,600.00	8,600.00	8,888.00	8,960.00	8,960.00	8,960.00	8,960.00	9,340.00	105,668.00
Total RENTS	8,600.00	8,600.00	8,600.00	8,600.00	8,600.00	8,600.00	8,888.00	8,960.00	8,960.00	8,960.00	8,960.00	9,340.00	105,668.00
FEES													
Late Fee	0.00	0.00	108.00	0.00	0.00	0.00	0.00	108.00	108.00	0.00	0.00	0.00	324.00
Total FEES	0.00	0.00	108.00	0.00	0.00	0.00	0.00	108.00	108.00	0.00	0.00	0.00	324.00
Total Operating Income	8,600.00	8,600.00	8,708.00	8,600.00	8,600.00	8,600.00	8,888.00	9,068.00	9,068.00	8,960.00	8,960.00	9,340.00	105,992.00
Expense													
CLEANING AND MAINTENANCE													
General Maintenance Labor	0.00	215.00	675.00	166.00	0.00	625.00	0.00	290.00	575.00	130.00	925.00	4,984.88	8,585.88
Landscaping	0.00	0.00	0.00	0.00	0.00	1,050.00	0.00	0.00	0.00	0.00	0.00	0.00	1,050.00
Cleaning and Maintenance -Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00	180.00
Pest Control	0.00	0.00	0.00	0.00	1,370.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,370.40
Total CLEANING AND MAINTENANCE	0.00	215.00	675.00	166.00	1,370.40	1,675.00	0.00	290.00	575.00	130.00	925.00	5,164.88	11,186.28
Inspections													
SB721 Inspections	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	1,500.00
Total Inspections	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	1,500.00
MANAGEMENT FEES													
Management	516.00	516.00	516.00	516.00	516.00	516.00	533.28	537.60	537.60	537.60	537.60	569.40	6,349.08

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Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Fees													
Total MANAGEMENT FEES	516.00	516.00	516.00	516.00	516.00	516.00	533.28	537.60	537.60	537.60	537.60	569.40	6,349.08
REPAIRS													
Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	1,050.00	0.00	2,550.00
Plumbing	0.00	0.00	0.00	0.00	0.00	125.00	0.00	0.00	370.00	675.00	325.00	550.00	2,045.00
Flooring	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	887.20	887.20
Repairs - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,820.00	3,820.00
Total REPAIRS	0.00	0.00	0.00	0.00	0.00	125.00	0.00	0.00	1,870.00	675.00	1,375.00	5,257.20	9,302.20
TAXES													
Licenses	0.00	49.44	0.00	96.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	145.94
Total TAXES	0.00	49.44	0.00	96.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	145.94
UTILITIES													
Electricity	0.00	26.41	0.00	17.97	0.00	0.00	0.00	0.00	11.72	0.00	0.00	0.00	56.10
Water	148.98	317.02	0.00	144.34	167.78	144.52	151.05	174.47	519.98	180.32	154.85	0.00	2,103.31
Garbage and Recycling	115.98	115.98	115.98	115.98	115.98	115.98	117.47	117.47	117.47	117.47	117.47	117.47	1,400.70
Total UTILITIES	264.96	459.41	115.98	278.29	283.76	260.50	268.52	291.94	649.17	297.79	272.32	117.47	3,560.11
CAPITAL EXPENSES													
Appliances	0.00	0.00	0.00	199.00	238.82	0.00	0.00	0.00	0.00	199.00	0.00	426.73	1,063.55
Total CAPITAL EXPENSES	0.00	0.00	0.00	199.00	238.82	0.00	0.00	0.00	0.00	199.00	0.00	426.73	1,063.55
Total Operating Expense	780.96	1,239.85	1,306.98	1,255.79	2,408.98	2,576.50	801.80	1,119.54	5,131.77	1,839.39	3,109.92	11,535.68	33,107.16
NOI - Net Operating Income	7,819.04	7,360.15	7,401.02	7,344.21	6,191.02	6,023.50	8,086.20	7,948.46	3,936.23	7,120.61	5,850.08	-2,195.68	72,884.84
Total Income	8,600.00	8,600.00	8,708.00	8,600.00	8,600.00	8,600.00	8,888.00	9,068.00	9,068.00	8,960.00	8,960.00	9,340.00	105,992.00
Total Expense	780.96	1,239.85	1,306.98	1,255.79	2,408.98	2,576.50	801.80	1,119.54	5,131.77	1,839.39	3,109.92	11,535.68	33,107.16
Net Income	7,819.04	7,360.15	7,401.02	7,344.21	6,191.02	6,023.50	8,086.20	7,948.46	3,936.23	7,120.61	5,850.08	-2,195.68	72,884.84

Cash Flow - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Other Items													
Prepaid Rent	0.00	-2,200.00	2,200.00	-2,542.60	342.60	2,488.00	-2,321.00	0.00	0.00	0.00	0.00	0.00	-2,033.00
Owner Distribution	-7,806.47	-7,441.47	-5,312.16	-9,299.27	-6,333.34	-6,459.68	-7,411.20	-6,062.06	-1,104.51	-12,019.05	-5,394.76	0.00	-74,643.97
Net Other Items	-7,806.47	-9,641.47	-3,112.16	-11,841.87	-5,990.74	-3,971.68	-9,732.20	-6,062.06	-1,104.51	-12,019.05	-5,394.76	0.00	-76,676.97
Cash Flow	12.57	-2,281.32	4,288.86	-4,497.66	200.28	2,051.82	-1,646.00	1,886.40	2,831.72	-4,898.44	455.32	-2,195.68	-3,792.13
Beginning Cash	4,438.45	4,451.02	2,169.70	6,458.56	1,960.90	2,161.18	4,213.00	2,567.00	4,453.40	7,285.12	2,386.68	2,842.00	4,438.45
Beginning Cash + Cash Flow	4,451.02	2,169.70	6,458.56	1,960.90	2,161.18	4,213.00	2,567.00	4,453.40	7,285.12	2,386.68	2,842.00	646.32	646.32
Actual Ending Cash	4,451.02	2,169.70	6,458.56	1,960.90	2,161.18	4,213.00	2,567.00	4,453.40	7,285.12	2,386.68	2,842.00	646.32	646.32