

Cash Flow - 12 Month

Ocean Pacific Property Management, Inc.

Properties: 128 28th Street - 128 28th Street Hermosa Beach, CA 90254

Period Range: Jan 2024 to Dec 2024 (Last Year)

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	0.00	0.00	0.00	2,500.00	3,000.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	58,000.00
Total RENTS	0.00	0.00	0.00	2,500.00	3,000.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	58,000.00
FEES													
Application Fee Income	0.00	0.00	75.00	-75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total FEES	0.00	0.00	75.00	-75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Operating Income	0.00	0.00	75.00	2,425.00	3,000.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	58,000.00
Expense													
AUTO AND TRAVEL													
Mileage	0.00	0.00	0.00	20.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.98
Total AUTO AND TRAVEL	0.00	0.00	0.00	20.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.98
CLEANING AND MAINTENANCE													
General Maintenance Labor	0.00	0.00	0.00	225.00	0.00	1,320.00	425.00	0.00	0.00	0.00	395.00	0.00	2,365.00
Landscaping	0.00	0.00	0.00	0.00	0.00	100.00	40.00	40.00	40.00	40.00	40.00	30.00	330.00
Total CLEANING AND MAINTENANCE	0.00	0.00	0.00	225.00	0.00	1,420.00	465.00	40.00	40.00	40.00	435.00	30.00	2,695.00
LEGAL AND OTHER PROFESSIONAL FEES													
Accounting	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
Total LEGAL	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00

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AND OTHER PROFESSIONAL FEES													
MANAGEMENT FEES													
Management Fees	0.00	0.00	0.00	600.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,000.00
Commissions/ Placement Fees	0.00	0.00	0.00	500.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Total MANAGEMENT FEES	0.00	0.00	0.00	1,100.00	300.00	800.00	300.00	300.00	300.00	300.00	300.00	300.00	4,000.00
REPAIRS													
Plumbing	0.00	0.00	0.00	0.00	400.00	325.00	0.00	0.00	0.00	0.00	0.00	125.00	850.00
Total REPAIRS	0.00	0.00	0.00	0.00	400.00	325.00	0.00	0.00	0.00	0.00	0.00	125.00	850.00
CAPITAL EXPENSES													
Appliances	0.00	0.00	0.00	0.00	0.00	0.00	315.11	0.00	0.00	0.00	0.00	0.00	315.11
Total CAPITAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	315.11	0.00	0.00	0.00	0.00	0.00	315.11
Total Operating Expense	0.00	0.00	0.00	1,595.98	700.00	2,545.00	1,080.11	340.00	340.00	340.00	735.00	455.00	8,131.09
NOI - Net Operating Income													
	0.00	0.00	75.00	829.02	2,300.00	4,955.00	6,419.89	7,160.00	7,160.00	7,160.00	6,765.00	7,045.00	49,868.91
Total Income	0.00	0.00	75.00	2,425.00	3,000.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	58,000.00
Total Expense	0.00	0.00	0.00	1,595.98	700.00	2,545.00	1,080.11	340.00	340.00	340.00	735.00	455.00	8,131.09
Net Income	0.00	0.00	75.00	829.02	2,300.00	4,955.00	6,419.89	7,160.00	7,160.00	7,160.00	6,765.00	7,045.00	49,868.91
Other Items													
Prepaid Rent	0.00	0.00	0.00	3,000.00	4,500.00	-7,500.00	3,000.00	4,500.00	0.00	-4,500.00	0.00	0.00	3,000.00
Owner Distribution	0.00	0.00	0.00	0.00	-2,704.02	-4,955.00	-6,655.00	-6,924.89	-7,160.00	-7,160.00	-6,765.00	-7,045.00	-49,368.91
Net Other Items	0.00	0.00	0.00	3,000.00	1,795.98	-12,455.00	-3,655.00	-2,424.89	-7,160.00	-11,660.00	-6,765.00	-7,045.00	-46,368.91

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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
Cash Flow	0.00	0.00	75.00	3,829.02	4,095.98	-7,500.00	2,764.89	4,735.11	0.00	-4,500.00	0.00	0.00	3,500.00
Beginning Cash	0.00	0.00	0.00	75.00	3,904.02	8,000.00	500.00	3,264.89	8,000.00	8,000.00	3,500.00	3,500.00	0.00
Beginning Cash + Cash Flow	0.00	0.00	75.00	3,904.02	8,000.00	500.00	3,264.89	8,000.00	8,000.00	3,500.00	3,500.00	3,500.00	3,500.00
Actual Ending Cash	0.00	0.00	75.00	3,904.02	8,000.00	500.00	3,264.89	8,000.00	8,000.00	3,500.00	3,500.00	3,500.00	3,500.00