

Cash Flow - 12 Month

Pabst, Kinney & Associates, Inc.

Properties: 8324 - 8324 ALAMEDA STREET DOWNEY, CA 90242

Period Range: Nov 2024 to Oct 2025

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Total
Operating Income & Expense													
Income													
RENTS													
Rent Income	9,445.00	12,485.00	8,345.00	9,640.00	8,395.00	9,590.00	9,640.00	10,785.00	8,980.00	10,030.00	10,330.00	10,230.00	117,895.00
Total RENTS	9,445.00	12,485.00	8,345.00	9,640.00	8,395.00	9,590.00	9,640.00	10,785.00	8,980.00	10,030.00	10,330.00	10,230.00	117,895.00
Total Operating Income	9,445.00	12,485.00	8,345.00	9,640.00	8,395.00	9,590.00	9,640.00	10,785.00	8,980.00	10,030.00	10,330.00	10,230.00	117,895.00
Expense													
MAINTENANCE & REPAIRS													
Maintenance & Repair	0.00	0.00	0.00	1,590.00	1,000.00	0.00	225.00	500.00	700.00	0.00	0.00	0.00	4,015.00
Plumbing	125.00	84.00	258.50	467.50	0.00	0.00	0.00	267.00	0.00	121.00	0.00	787.51	2,110.51
Electrical Repairs	0.00	0.00	0.00	0.00	315.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	315.00
Total MAINTENANCE & REPAIRS	125.00	84.00	258.50	2,057.50	1,315.00	0.00	225.00	767.00	700.00	121.00	0.00	787.51	6,440.51
LEGAL AND OTHER PROFESSIONAL FEES													
Legal & Professional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,750.00	1,650.00	3,750.00	0.00	7,150.00
Total LEGAL AND OTHER PROFESSIONAL FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,750.00	1,650.00	3,750.00	0.00	7,150.00
MANAGEMENT FEES													
Management Fees	477.00	472.25	624.25	417.25	482.00	419.75	479.50	482.00	539.25	449.00	501.50	516.50	5,860.25
Workers Comp.	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	288.00
Total	501.00	496.25	648.25	441.25	506.00	443.75	503.50	506.00	563.25	473.00	525.50	540.50	6,148.25

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Account Name	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Total
MANAGEMENT FEES													
OTHER													
Fire Extinguisher/ Fire System	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
Total OTHER	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
REPLACEMENT EXPENSES													
New Appliances	0.00	0.00	742.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	742.71
Total REPLACEMENT EXPENSES	0.00	0.00	742.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	742.71
Total Operating Expense	701.00	580.25	1,649.46	2,498.75	1,821.00	443.75	728.50	1,273.00	3,013.25	2,244.00	4,275.50	1,328.01	20,556.47
NOI - Net Operating Income	8,744.00	11,904.75	6,695.54	7,141.25	6,574.00	9,146.25	8,911.50	9,512.00	5,966.75	7,786.00	6,054.50	8,901.99	97,338.53
Total Income	9,445.00	12,485.00	8,345.00	9,640.00	8,395.00	9,590.00	9,640.00	10,785.00	8,980.00	10,030.00	10,330.00	10,230.00	117,895.00
Total Expense	701.00	580.25	1,649.46	2,498.75	1,821.00	443.75	728.50	1,273.00	3,013.25	2,244.00	4,275.50	1,328.01	20,556.47
Net Income	8,744.00	11,904.75	6,695.54	7,141.25	6,574.00	9,146.25	8,911.50	9,512.00	5,966.75	7,786.00	6,054.50	8,901.99	97,338.53
Other Items													
Prepaid Rent	0.00	0.00	1,550.00	-1,550.00	1,550.00	0.00	0.00	-1,350.00	0.00	1,475.00	-1,675.00	0.00	0.00
Owner Distribution	-9,000.00	-12,800.00	-7,550.00	-6,650.00	-5,900.00	-9,450.00	-6,700.00	-8,050.00	-8,500.00	-7,500.00	-1,350.00	-15,250.00	-98,700.00
Net Other Items	-9,000.00	-12,800.00	-6,000.00	-8,200.00	-4,350.00	-9,450.00	-6,700.00	-9,400.00	-8,500.00	-6,025.00	-3,025.00	-15,250.00	-98,700.00
Cash Flow	-256.00	-895.25	695.54	-1,058.75	2,224.00	-303.75	2,211.50	112.00	-2,533.25	1,761.00	3,029.50	-6,348.01	-1,361.47
Beginning Cash	2,186.94	1,930.94	1,035.69	1,731.23	672.48	2,896.48	2,592.73	4,804.23	4,916.23	2,382.98	4,143.98	7,173.48	2,186.94
Beginning Cash + Cash Flow	1,930.94	1,035.69	1,731.23	672.48	2,896.48	2,592.73	4,804.23	4,916.23	2,382.98	4,143.98	7,173.48	825.47	825.47
Actual Ending Cash	1,930.94	1,035.69	1,731.23	672.48	2,896.48	2,592.73	4,804.23	4,916.23	2,382.98	4,143.98	7,173.48	825.47	825.47