

Cash Flow - 12 Month

Fairgrove Property Management

Properties: 178 Virginia PI - 178 Virginia PI Costa Mesa, CA 92627

Period Range: Jan 2022 to Dec 2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
Operating Income & Expense													
Income													
RENTAL INCOME													
Rent Income	4,920.00	4,320.00	4,920.00	4,920.00	4,920.00	4,920.00	4,920.00	4,920.00	3,200.00	5,395.00	5,395.00	4,995.00	57,745.00
Total RENTAL INCOME	4,920.00	4,320.00	4,920.00	4,920.00	4,920.00	4,920.00	4,920.00	4,920.00	3,200.00	5,395.00	5,395.00	4,995.00	57,745.00
FEES													
Utility Reimbursement	21.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.36
Total FEES	21.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.36
Total Operating Income	4,941.36	4,320.00	4,920.00	4,920.00	4,920.00	4,920.00	4,920.00	4,920.00	3,200.00	5,395.00	5,395.00	4,995.00	57,766.36
Expense													
REPAIRS AND MAINTENANCE													
General Maintenance	0.00	80.00	0.00	120.00	80.00	160.00	0.00	560.00	0.00	0.00	360.00	0.00	1,360.00
G/M Material & Supplies	0.00	3.00	0.00	5.13	0.00	56.19	0.00	464.84	0.00	0.00	130.52	0.00	659.68
Plumbing	0.00	199.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	599.00
Appliance Repair	0.00	0.00	0.00	320.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	320.00
Window, Glass & Screens	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	200.00	0.00	400.00
Fire Extinguisher	0.00	0.00	0.00	0.00	180.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.46
Detail Cleaning	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Total REPAIRS AND MAINTENANCE	0.00	582.00	0.00	745.13	260.46	216.19	0.00	1,224.84	0.00	0.00	690.52	100.00	3,819.14

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Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
CONTRACTS & LANDSCAPING													
Landscaping	0.00	240.00	120.00	120.00	120.00	0.00	450.00	280.00	2,050.00	200.00	200.00	200.00	3,980.00
Total CONTRACTS & LANDSCAPING	0.00	240.00	120.00	120.00	120.00	0.00	450.00	280.00	2,050.00	200.00	200.00	200.00	3,980.00
UTILITIES													
Water & Sewer	0.00	122.12	0.00	209.39	0.00	148.03	0.00	209.39	0.00	138.59	0.00	119.71	947.23
Trash Overage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	165.00	0.00	0.00	0.00	165.00
Total UTILITIES	0.00	122.12	0.00	209.39	0.00	148.03	0.00	209.39	165.00	138.59	0.00	119.71	1,112.23
GENERAL & ADMINISTRATIVE													
Management Fees	295.20	259.20	295.20	295.20	295.20	295.20	115.20	20.70	0.00	151.35	269.75	249.75	2,541.95
Lease Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	500.00
Licenses	0.00	0.00	0.00	10.00	0.00	0.00	-10.00	0.00	0.00	0.00	0.00	0.00	0.00
Total GENERAL & ADMINISTRATIVE	295.20	259.20	295.20	305.20	295.20	295.20	105.20	20.70	0.00	651.35	269.75	249.75	3,041.95
Total Operating Expense	295.20	1,203.32	415.20	1,379.72	675.66	659.42	555.20	1,734.93	2,215.00	989.94	1,160.27	669.46	11,953.32
NOI - Net Operating Income	4,646.16	3,116.68	4,504.80	3,540.28	4,244.34	4,260.58	4,364.80	3,185.07	985.00	4,405.06	4,234.73	4,325.54	45,813.04
Total Income	4,941.36	4,320.00	4,920.00	4,920.00	4,920.00	4,920.00	4,920.00	4,920.00	3,200.00	5,395.00	5,395.00	4,995.00	57,766.36
Total Expense	295.20	1,203.32	415.20	1,379.72	675.66	659.42	555.20	1,734.93	2,215.00	989.94	1,160.27	669.46	11,953.32
Net Income	4,646.16	3,116.68	4,504.80	3,540.28	4,244.34	4,260.58	4,364.80	3,185.07	985.00	4,405.06	4,234.73	4,325.54	45,813.04
Other Items													
Security Deposits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,795.00	2,195.00	0.00	0.00	400.00
Owner Distribution	-4,386.16	-3,246.68	-4,624.80	-3,550.28	-4,244.34	-4,140.58	-4,354.00	-1,465.86	-880.00	-6,560.06	-4,434.74	0.00	-41,887.50
Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,200.00	-3,200.00	2,195.00	-2,195.00	2,195.00	2,195.00
Net Other Items	-4,386.16	-3,246.68	-4,624.80	-3,550.28	-4,244.34	-4,140.58	-4,354.00	1,734.14	-5,875.00	-2,170.06	-6,629.74	2,195.00	-39,292.50
Cash Flow	260.00	-130.00	-120.00	-10.00	0.00	120.00	10.80	4,919.21	-4,890.00	2,235.00	-2,395.01	6,520.54	6,520.54

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Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
Beginning Cash	500.00	760.00	630.00	510.00	500.00	500.00	620.00	630.80	5,550.01	660.01	2,895.01	500.00	500.00
Beginning Cash + Cash Flow	760.00	630.00	510.00	500.00	500.00	620.00	630.80	5,550.01	660.01	2,895.01	500.00	7,020.54	7,020.54
Actual Ending Cash	760.00	630.00	510.00	500.00	500.00	620.00	630.80	5,550.01	660.01	2,895.01	500.00	7,020.54	7,020.54