

Cash Flow - 12 Month

InveServe, Corp.

Properties: APT WHITMORE - 9741 WHITMORE ST. EL MONTE, CA 91733

Period Range: Feb 2022 to Jan 2023 (Rolling 12 Months)

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Total
Operating Income & Expense													
Income													
AppFolio Insurance Services	0.00	0.00	0.00	0.00	0.00	-9.50	0.00	0.00	0.00	0.00	0.00	9.50	0.00
Rent	6,281.00	6,358.00	5,888.00	7,930.88	7,185.12	6,258.00	5,258.00	7,208.00	6,997.00	5,697.00	5,697.00	7,197.00	77,955.00
Total Operating Income	6,281.00	6,358.00	5,888.00	7,930.88	7,185.12	6,248.50	5,258.00	7,208.00	6,997.00	5,697.00	5,697.00	7,206.50	77,955.00
Expense													
UTILITIES													
Trash	284.39	284.39	284.39	284.39	284.39	308.99	308.99	483.78	400.83	400.83	400.83	400.83	4,127.03
Water & Sewer	212.88	0.00	186.87	217.21	191.21	548.84	238.41	242.90	256.36	202.52	198.03	0.00	2,495.23
Total UTILITIES	497.27	284.39	471.26	501.60	475.60	857.83	547.40	726.68	657.19	603.35	598.86	400.83	6,622.26
MAINTENANCE & REPAIRS													
Plumbing	0.00	0.00	0.00	0.00	920.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	920.00
Plumbing - Rooter Service	0.00	0.00	0.00	0.00	160.00	0.00	1,300.00	0.00	0.00	0.00	0.00	0.00	1,460.00
Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	190.00	0.00	190.00
Painting - Rent Ready	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,300.00	0.00	0.00	1,300.00
Fire Extinguishers	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00
Appliances Repair	0.00	0.00	280.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	280.00
Appliances New	0.00	0.00	0.00	0.00	777.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	777.65
Mold Inspection/ Treatment	0.00	0.00	0.00	0.00	320.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	320.00
General	0.00	0.00	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	120.00

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Repairs													
Total MAINTENANCE & REPAIRS	0.00	0.00	280.00	0.00	2,237.65	0.00	1,420.00	0.00	0.00	1,300.00	190.00	0.00	5,427.65
ADMINISTRATIVE													
Management Fees	300.00	331.95	300.00	396.54	359.26	300.00	312.90	360.40	349.85	300.00	300.00	0.00	3,610.90
Database Storage Fee	0.00	30.00	0.00	0.00	30.00	0.00	0.00	30.00	0.00	0.00	30.00	0.00	120.00
Total ADMINISTRATIVE	300.00	361.95	300.00	396.54	389.26	300.00	312.90	390.40	349.85	300.00	330.00	0.00	3,730.90
INSURANCE & TAXES													
Licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	194.00	0.00	0.00	194.00
Insurance - Building & Liability	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,387.40	3,387.40
Total INSURANCE & TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	194.00	0.00	3,387.40	3,581.40
Total Operating Expense	797.27	646.34	1,051.26	898.14	3,102.51	1,157.83	2,280.30	1,117.08	1,007.04	2,397.35	1,118.86	3,788.23	19,362.21
NOI - Net Operating Income	5,483.73	5,711.66	4,836.74	7,032.74	4,082.61	5,090.67	2,977.70	6,090.92	5,989.96	3,299.65	4,578.14	3,418.27	58,592.79
Other Income & Expense													
Other Expense													
NON-OPERATING ACTIVITIES													
1st Mortgage	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	37,781.28
Total NON-OPERATING ACTIVITIES	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	37,781.28
Total Other Expense	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	3,148.44	37,781.28
Net Other Income	-3,148.44	-3,148.44	-3,148.44	-3,148.44	-3,148.44	-3,148.44	-3,148.44	-3,148.44	-3,148.44	-3,148.44	-3,148.44	-3,148.44	-37,781.28

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Total Income	6,281.00	6,358.00	5,888.00	7,930.88	7,185.12	6,248.50	5,258.00	7,208.00	6,997.00	5,697.00	5,697.00	7,206.50	77,955.00
Total Expense	3,945.71	3,794.78	4,199.70	4,046.58	6,250.95	4,306.27	5,428.74	4,265.52	4,155.48	5,545.79	4,267.30	6,936.67	57,143.49
Net Income	2,335.29	2,563.22	1,688.30	3,884.30	934.17	1,942.23	-170.74	2,942.48	2,841.52	151.21	1,429.70	269.83	20,811.51
Other Items													
Security Deposits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,300.00	0.00	1,500.00	0.00	200.00
Prepayments	0.00	0.00	0.00	127.12	-127.12	0.00	0.00	167.00	0.00	0.00	1,500.00	-3,667.00	-2,000.00
Owner Contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,477.77	0.00	1,477.77
Owner Draw	-1,000.00	0.00	-6,381.55	-3,598.00	0.00	-3,192.74	-300.00	-3,088.75	0.00	0.00	0.00	0.00	-17,561.04
Net Other Items	-1,000.00	0.00	-6,381.55	-3,470.88	-127.12	-3,192.74	-300.00	-2,921.75	-1,300.00	0.00	4,477.77	-3,667.00	-17,883.27
Cash Flow	1,335.29	2,563.22	-4,693.25	413.42	807.05	-1,250.51	-470.74	20.73	1,541.52	151.21	5,907.47	-3,397.17	2,928.24
Beginning Cash	5,406.60	6,741.89	9,305.11	4,611.86	5,025.28	5,832.33	4,581.82	4,111.08	4,131.81	5,673.33	5,824.54	11,732.01	5,406.60
Beginning Cash + Cash Flow	6,741.89	9,305.11	4,611.86	5,025.28	5,832.33	4,581.82	4,111.08	4,131.81	5,673.33	5,824.54	11,732.01	8,334.84	8,334.84
Actual Ending Cash	6,741.89	9,305.11	4,611.86	5,025.28	5,832.33	4,581.82	4,111.08	4,131.81	5,673.33	5,824.54	11,732.01	8,334.84	8,334.84