

Cash Flow - 12 Month

Fairgrove Property Management

Properties: Lamont - 3925-3927 Lamont Street San Diego, CA 92109

Period Range: Jan 2023 to Dec 2023

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
Operating Income & Expense													
Income													
RENTAL INCOME													
Rent Income	0.00	25,790.00	12,950.00	13,150.00	13,350.00	13,350.00	13,350.00	12,125.00	7,550.00	13,545.00	13,451.67	13,545.00	152,156.67
Total RENTAL INCOME	0.00	25,790.00	12,950.00	13,150.00	13,350.00	13,350.00	13,350.00	12,125.00	7,550.00	13,545.00	13,451.67	13,545.00	152,156.67
FEES													
Application Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00	-225.00	0.00	0.00	0.00
Utility Reimbursement	0.00	0.00	0.00	0.00	17.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.50
Utility Billing Fee	0.00	0.00	0.00	0.00	0.00	17.50	-17.50	17.50	-17.50	10.50	-10.50	17.50	17.50
Smart Home Fee	0.00	-17.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-17.50
Total FEES	0.00	-17.50	0.00	0.00	17.50	17.50	-17.50	17.50	207.50	-214.50	-10.50	17.50	17.50
OTHER INCOME													
Laundry Income	0.00	0.00	326.64	0.00	0.00	301.47	0.00	0.00	301.65	0.00	0.00	240.16	1,169.92
Water & Sewer Income	0.00	390.06	0.00	0.00	565.83	455.89	0.00	419.26	112.29	263.88	0.00	687.64	2,894.85
Total OTHER INCOME	0.00	390.06	326.64	0.00	565.83	757.36	0.00	419.26	413.94	263.88	0.00	927.80	4,064.77
Total Operating Income	0.00	26,162.56	13,276.64	13,150.00	13,933.33	14,124.86	13,332.50	12,561.76	8,171.44	13,594.38	13,441.17	14,490.30	156,238.94
Expense													
REPAIRS AND MAINTENANCE													
General Maintenance	0.00	0.00	400.00	0.00	0.00	0.00	0.00	120.00	-90.00	990.00	0.00	540.00	1,960.00

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Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
G/M Material & Supplies	0.00	0.00	73.83	0.00	0.00	0.00	0.00	18.30	0.00	149.31	0.00	179.58	421.02
Plumbing	0.00	249.00	-249.00	65.00	250.00	87.00	278.00	0.00	0.00	0.00	463.00	0.00	1,143.00
HVAC (Heat, Ventilation, Air)	0.00	129.00	2,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,429.00
Window, Glass & Screens	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-225.00	0.00	0.00	0.00	-225.00
Fire Extinguisher / Fire Monitoring	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00	75.00
Total REPAIRS AND MAINTENANCE	0.00	378.00	2,524.83	65.00	250.00	87.00	278.00	138.30	-315.00	1,214.31	463.00	719.58	5,803.02
TURNOVER & MAKE READY													
Turnover Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-350.00	0.00	0.00	0.00	-350.00
Cleaning	0.00	175.00	0.00	160.00	90.00	90.00	90.00	90.00	-200.00	490.00	225.00	90.00	1,300.00
Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	100.00
Prep, Repairs & Final Turn	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	900.00	0.00	0.00	900.00
Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-110.00	1,187.70	898.80	270.00	2,246.50
Reglaze	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	425.00	0.00	0.00	425.00
Total TURNOVER & MAKE READY	0.00	175.00	0.00	160.00	90.00	90.00	90.00	90.00	-660.00	3,002.70	1,223.80	360.00	4,621.50
CONTRACTS & LANDSCAPING													
Landscaping	0.00	120.00	120.00	120.00	240.00	120.00	0.00	240.00	0.00	0.00	0.00	480.00	1,440.00
Pest Control & Termite Inspection	0.00	0.00	0.00	599.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	599.00
Total CONTRACTS & LANDSCAPING	0.00	120.00	120.00	719.00	240.00	120.00	0.00	240.00	0.00	0.00	0.00	480.00	2,039.00
UTILITIES													
Gas & Electricity	0.00	0.00	54.33	2.53	77.75	57.28	64.10	76.74	57.29	165.77	0.00	51.97	607.76

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Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
Electricity	0.00	177.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	177.48
Water	0.00	500.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.58
Water & Sewer	0.00	0.00	0.00	726.17	585.07	0.00	538.03	0.00	573.31	0.00	902.56	0.00	3,325.14
Total UTILITIES	0.00	678.06	54.33	728.70	662.82	57.28	602.13	76.74	630.60	165.77	902.56	51.97	4,610.96
GENERAL & ADMINISTRATIVE													
Management Fees	0.00	2,072.91	1,031.60	1,062.13	1,052.00	1,068.00	1,092.12	1,068.00	970.00	628.13	1,083.60	1,076.13	12,204.62
Inspections	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	306.00	306.00
Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.49	0.00	35.49
Total GENERAL & ADMINISTRATIVE	0.00	2,072.91	1,031.60	1,062.13	1,052.00	1,068.00	1,092.12	1,068.00	970.00	628.13	1,119.09	1,382.13	12,546.11
Total Operating Expense	0.00	3,423.97	3,730.76	2,734.83	2,294.82	1,422.28	2,062.25	1,613.04	625.60	5,010.91	3,708.45	2,993.68	29,620.59
NOI - Net Operating Income	0.00	22,738.59	9,545.88	10,415.17	11,638.51	12,702.58	11,270.25	10,948.72	7,545.84	8,583.47	9,732.72	11,496.62	126,618.35
Other Income & Expense													
Other Expense													
CAPITAL EXPENSE													
Water Heater Replacement	0.00	1,689.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,689.00
Appliance Replacements	0.00	1,477.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,477.39
Carpet and Flooring Replacement	0.00	822.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	822.56
Decks and Balconies	0.00	0.00	4,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,800.00
Windows & Doors Replacement	0.00	-698.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-698.88
Total CAPITAL EXPENSE	0.00	3,290.07	4,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,090.07
Total Other	0.00	3,290.07	4,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,090.07

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Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
Expense													
Net Other Income	0.00	-3,290.07	-4,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-8,090.07
Total Income	0.00	26,162.56	13,276.64	13,150.00	13,933.33	14,124.86	13,332.50	12,561.76	8,171.44	13,594.38	13,441.17	14,490.30	156,238.94
Total Expense	0.00	6,714.04	8,530.76	2,734.83	2,294.82	1,422.28	2,062.25	1,613.04	625.60	5,010.91	3,708.45	2,993.68	37,710.66
Net Income	0.00	19,448.52	4,745.88	10,415.17	11,638.51	12,702.58	11,270.25	10,948.72	7,545.84	8,583.47	9,732.72	11,496.62	118,528.28
Other Items													
Security Deposits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,995.00	0.00	0.00	0.00	5,995.00
Owner Distribution	0.00	-472,666.82	-6,632.40	-9,022.17	-11,434.20	-11,757.57	-12,072.57	-10,380.33	-6,757.37	-16,854.50	-9,392.18	-10,731.27	-577,701.38
Appfolio Opening Balance Equity	0.00	-90,335.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-90,335.73
Prepaid Rent	0.00	7,073.42	-1,424.00	-715.44	-37.37	878.39	2,985.68	-6,235.68	8,652.92	-3,781.25	-1,382.68	2,506.01	8,520.00
Net Other Items	0.00	-555,929.13	-8,056.40	-9,737.61	-11,471.57	-10,879.18	-9,086.89	-16,616.01	7,890.55	-20,635.75	-10,774.86	-8,225.26	-653,522.11
Cash Flow	0.00	-536,480.61	-3,310.52	677.56	166.94	1,823.40	2,183.36	-5,667.29	15,436.39	-12,052.28	-1,042.14	3,271.36	-534,993.83
Beginning Cash	0.00	0.00	7,574.81	4,264.29	4,941.85	5,108.79	6,932.19	9,115.55	3,448.26	19,531.25	7,478.97	6,436.83	0.00
Beginning Cash + Cash Flow	0.00	-536,480.61	4,264.29	4,941.85	5,108.79	6,932.19	9,115.55	3,448.26	18,884.65	7,478.97	6,436.83	9,708.19	-534,993.83
Actual Ending Cash	0.00	7,574.81	4,264.29	4,941.85	5,108.79	6,932.19	9,115.55	3,448.26	19,531.25	7,478.97	6,436.83	9,708.19	9,708.19