

Cash Flow

Fairgrove Property Management

Properties: 4052 Oregon - 4052 Oregon St San Diego, CA 92104-6141

Date Range: 01/01/2023 to 12/31/2023 (Last Year)

Accounting Basis: Cash

Additional Cash GL Accounts: None

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
RENTAL INCOME				
Rent Income	214,518.76	99.23	214,518.76	99.23
Pet Rent	485.07	0.22	485.07	0.22
Total RENTAL INCOME	215,003.83	99.45	215,003.83	99.45
FEES				
NSF Fees	-135.00	-0.06	-135.00	-0.06
Total FEES	-135.00	-0.06	-135.00	-0.06
OTHER INCOME				
Laundry Income	1,313.56	0.61	1,313.56	0.61
Total OTHER INCOME	1,313.56	0.61	1,313.56	0.61
Total Operating Income	216,182.39	100.00	216,182.39	100.00
Expense				
REPAIRS AND MAINTENANCE				
General Maintenance	2,944.00	1.36	2,944.00	1.36
G/M Material & Supplies	2,812.44	1.30	2,812.44	1.30
Plumbing	8,125.55	3.76	8,125.55	3.76
Electrical Repair & Maint	2,904.43	1.34	2,904.43	1.34
HVAC (Heat, Ventilation, Air)	498.89	0.23	498.89	0.23
Window, Glass & Screens	263.00	0.12	263.00	0.12
Fence	80.00	0.04	80.00	0.04
Exterior Painting and Fascia Minor Repairs	1,276.00	0.59	1,276.00	0.59
Gate Service and Repair	90.00	0.04	90.00	0.04
Keys/transmitters	1,076.71	0.50	1,076.71	0.50
Fire Extinguisher / Fire Monitoring	384.00	0.18	384.00	0.18
Repairs - Other	170.00	0.08	170.00	0.08
Cleaning and Maintenance - Other	1,000.00	0.46	1,000.00	0.46
Window Coverings and Parts	355.00	0.16	355.00	0.16
Total REPAIRS AND MAINTENANCE	21,980.02	10.17	21,980.02	10.17
TURNOVER & MAKE READY				
Turnover Costs	12,698.26	5.87	12,698.26	5.87
Cleaning	273.33	0.13	273.33	0.13
Carpet Cleaning	-300.00	-0.14	-300.00	-0.14
Painting	5,153.50	2.38	5,153.50	2.38
Total TURNOVER & MAKE	17,825.09	8.25	17,825.09	8.25

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READY				
CONTRACTS & LANDSCAPING				
Landscaping	1,800.00	0.83	1,800.00	0.83
Pest Control & Termite Inspection	852.00	0.39	852.00	0.39
Security System/Guard	415.73	0.19	415.73	0.19
Total CONTRACTS & LANDSCAPING	3,067.73	1.42	3,067.73	1.42
UTILITIES				
Gas & Electricity	8,860.39	4.10	8,860.39	4.10
Water & Sewer	9,680.33	4.48	9,680.33	4.48
Trash Disposal	3,486.54	1.61	3,486.54	1.61
Cable / Internet Services	155.84	0.07	155.84	0.07
Total UTILITIES	22,183.10	10.26	22,183.10	10.26
TAXES & INSURANCE EXPENSE				
Property Tax	16,186.91	7.49	16,186.91	7.49
Insurance	4,291.70	1.99	4,291.70	1.99
Total TAXES & INSURANCE EXPENSE	20,478.61	9.47	20,478.61	9.47
GENERAL & ADMINISTRATIVE				
Management Fees	15,188.94	7.03	15,188.94	7.03
Advertising	28.73	0.01	28.73	0.01
Legal	800.00	0.37	800.00	0.37
Office Supplies	432.00	0.20	432.00	0.20
Telephone	2,682.61	1.24	2,682.61	1.24
Licenses	95.00	0.04	95.00	0.04
Miscellaneous Expense	146.67	0.07	146.67	0.07
Total GENERAL & ADMINISTRATIVE	19,373.95	8.96	19,373.95	8.96
Total Operating Expense	104,908.50	48.53	104,908.50	48.53
NOI - Net Operating Income	111,273.89	51.47	111,273.89	51.47
Other Income & Expense				
Other Expense				
CAPITAL EXPENSE				
Flooring Upgrades	11,539.87	5.34	11,539.87	5.34
Other Interior Upgrades	1,262.50	0.58	1,262.50	0.58
Appliance Replacements	2,509.28	1.16	2,509.28	1.16
Total CAPITAL EXPENSE	15,311.65	7.08	15,311.65	7.08
DEBT EXPENSE				
1st Mortg Principal	29,796.77	13.78	29,796.77	13.78
1st Mortgage Interest	57,074.59	26.40	57,074.59	26.40
Total DEBT EXPENSE	86,871.36	40.18	86,871.36	40.18
Total Other Expense	102,183.01	47.27	102,183.01	47.27

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Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Net Other Income	-102,183.01	-47.27	-102,183.01	-47.27
Total Income	216,182.39	100.00	216,182.39	100.00
Total Expense	207,091.51	95.79	207,091.51	95.79
Net Income	9,090.88	4.21	9,090.88	4.21
Other Items				
Security Deposits	13,620.00		13,620.00	
Clearing Account	600.00		600.00	
Owner Contribution	654,708.86		654,708.86	
Owner Distribution	-34,001.28		-34,001.28	
Transfer to/from LLC/Property	-20,000.00		-20,000.00	
Prior Years Retained Earnings	-75,215.66		-75,215.66	
Prepaid Rent	4,200.00		4,200.00	
Net Other Items	543,911.92		543,911.92	
Cash Flow	553,002.80		553,002.80	
Beginning Cash	0.00		0.00	
Beginning Cash + Cash Flow	553,002.80		553,002.80	
Actual Ending Cash	12,912.80		12,912.80	