

Cash Flow - 12 Month

LEGACY *Integrity Plus*

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

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 | | | | | | | | | | | | | |
| RENT INCOME | | | | | | | | | | | | | |
| Rent | 11,931.00 | 9,834.17 | 12,355.00 | 12,585.00 | 12,585.00 | 12,585.00 | 12,585.00 | 12,740.00 | 12,740.00 | 12,740.00 | 12,740.00 | 12,740.00 | 148,160.17 |
| Laundry Income | 0.00 | 0.00 | 193.82 | 0.00 | 0.00 | 214.54 | 0.00 | 0.00 | 286.79 | 0.00 | 0.00 | 276.42 | 971.57 |
| Total RENT INCOME | 11,931.00 | 9,834.17 | 12,548.82 | 12,585.00 | 12,585.00 | 12,799.54 | 12,585.00 | 12,740.00 | 13,026.79 | 12,740.00 | 12,740.00 | 13,016.42 | 149,131.74 |
| FEES & MISC | | | | | | | | | | | | | |
| Application Fee Income | -320.00 | 520.00 | -920.00 | 0.00 | 0.00 | 0.00 | 520.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -200.00 |
| Late Fee | -74.81 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 147.00 | -147.00 | 0.00 | 0.00 | 0.00 | -74.81 |
| Utility Billing Fee | -17.50 | 17.50 | -17.50 | 17.50 | -17.50 | 17.50 | -17.50 | 17.50 | -17.50 | 17.50 | -17.50 | 17.50 | 0.00 |
| Total FEES & MISC | -412.31 | 537.50 | -937.50 | 17.50 | -17.50 | 17.50 | 502.50 | 164.50 | -164.50 | 17.50 | -17.50 | 17.50 | -274.81 |
| UTILITY INCOMES | | | | | | | | | | | | | |
| Water & Sewer Income | 25.46 | 327.40 | 49.00 | 269.31 | 0.00 | 406.72 | 0.00 | 397.86 | 0.00 | 433.39 | 0.00 | 477.79 | 2,386.93 |
| Total UTILITY INCOMES | 25.46 | 327.40 | 49.00 | 269.31 | 0.00 | 406.72 | 0.00 | 397.86 | 0.00 | 433.39 | 0.00 | 477.79 | 2,386.93 |
| Total Operating Income | 11,544.15 | 10,699.07 | 11,660.32 | 12,871.81 | 12,567.50 | 13,223.76 | 13,087.50 | 13,302.36 | 12,862.29 | 13,190.89 | 12,722.50 | 13,511.71 | 151,243.86 |
| Expense | | | | | | | | | | | | | |
| CLEANING AND MAINTENANCE | | | | | | | | | | | | | |
| Cleaning and Janitorial Service | -130.00 | 195.00 | 70.00 | 70.00 | 105.00 | 105.00 | 70.00 | 70.00 | 70.00 | 105.00 | 175.00 | 80.00 | 985.00 |
| General Maintenance | 560.00 | 0.00 | 440.00 | 480.00 | 80.00 | 80.00 | 280.00 | 0.00 | 200.00 | 120.00 | 120.00 | 320.00 | 2,680.00 |

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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 |
|---|---------------|---------------|---------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|
| Labor | | | | | | | | | | | | | |
| Landscaping | 120.00 | 0.00 | 240.00 | 120.00 | 120.00 | 0.00 | 240.00 | 120.00 | 0.00 | 240.00 | 120.00 | 620.00 | 1,940.00 |
| Hauling and Debris Removal | 0.00 | 0.00 | -205.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -205.00 |
| Total CLEANING AND MAINTENANCE | 550.00 | 195.00 | 545.00 | 670.00 | 305.00 | 185.00 | 590.00 | 190.00 | 270.00 | 465.00 | 415.00 | 1,020.00 | 5,400.00 |
| MANAGEMENT FEES | | | | | | | | | | | | | |
| Management Fees | 876.55 | 954.48 | 786.73 | 1,003.91 | 1,006.80 | 1,006.80 | 1,023.96 | 1,006.80 | 1,019.20 | 1,042.14 | 1,019.20 | 1,019.20 | 11,765.77 |
| Total MANAGEMENT FEES | 876.55 | 954.48 | 786.73 | 1,003.91 | 1,006.80 | 1,006.80 | 1,023.96 | 1,006.80 | 1,019.20 | 1,042.14 | 1,019.20 | 1,019.20 | 11,765.77 |
| ADMINISTRATIVE FEES | | | | | | | | | | | | | |
| Bank Fees | 0.00 | 0.00 | -25.00 | 0.00 | 0.00 | 0.00 | 25.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Equipment Rental | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 55.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 55.00 |
| Total ADMINISTRATIVE FEES | 0.00 | 0.00 | -25.00 | 0.00 | 0.00 | 0.00 | 80.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 55.00 |
| MARKETING & RETENTION EXPENSES | | | | | | | | | | | | | |
| Advertising, Marketing and Information Services | 3.39 | 3.39 | 7.91 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 14.69 |
| Total MARKETING & RETENTION EXPENSES | 3.39 | 3.39 | 7.91 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 14.69 |
| REPAIRS | | | | | | | | | | | | | |
| Back Flow Repair & Services | 0.00 | 0.00 | 0.00 | 0.00 | 396.63 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 396.63 |
| Electrical Repairs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 80.00 | 0.00 | 0.00 | 80.00 |
| Fire Alarm + Extinguisher - | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 83.08 | 0.00 | 83.08 |

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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 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|
| Repairs, Service, and Inspections | | | | | | | | | | | | | |
| Key/Lock Replacement and Repairs | 0.00 | 0.00 | 0.00 | 18.32 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 18.32 |
| Painting | 0.00 | 950.00 | 1,200.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,150.00 |
| Pest Control | 0.00 | 0.00 | 1,200.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,200.00 |
| Plumbing Repairs | 2,157.22 | 0.00 | 150.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,307.22 |
| Total REPAIRS | 2,157.22 | 950.00 | 2,550.00 | 18.32 | 396.63 | 0.00 | 0.00 | 0.00 | 0.00 | 80.00 | 83.08 | 0.00 | 6,235.25 |
| SUPPLIES | | | | | | | | | | | | | |
| Building Supplies & Materials | 0.00 | 0.00 | 82.21 | 2.57 | 0.00 | 0.00 | 0.00 | 0.00 | 22.15 | 0.00 | 0.00 | 0.00 | 106.93 |
| Cleaning Supplies | 0.00 | 0.00 | 0.00 | 22.90 | 0.00 | 0.00 | 27.81 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 50.71 |
| Lighting Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 108.99 | 0.00 | 0.00 | 108.99 |
| Locks/Keys/ Remote Supplies | 24.21 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 24.21 |
| Misc. Supplies | 34.13 | 0.00 | 0.00 | 4.95 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 39.08 |
| Painting Supplies | 28.11 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 28.11 |
| Plumbing Supplies | 0.00 | 0.00 | 0.00 | 5.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5.00 |
| Smoke and CO Detectors | 62.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 62.00 |
| Total SUPPLIES | 148.45 | 0.00 | 82.21 | 35.42 | 0.00 | 0.00 | 27.81 | 0.00 | 22.15 | 108.99 | 0.00 | 0.00 | 425.03 |
| UTILITIES | | | | | | | | | | | | | |
| Electricity (HM) | 58.68 | 69.29 | 75.84 | 55.67 | 0.00 | 55.31 | 57.89 | 63.42 | 0.00 | 0.00 | 22.14 | 55.45 | 513.69 |
| Gas/Electric Vacant Unit | 0.00 | 0.00 | 33.02 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 33.02 |
| Water | 466.65 | 0.00 | 396.74 | 0.00 | 0.00 | 521.95 | 510.56 | 0.00 | 556.17 | 0.00 | 613.19 | 0.00 | 3,065.26 |
| Total UTILITIES | 525.33 | 69.29 | 505.60 | 55.67 | 0.00 | 577.26 | 568.45 | 63.42 | 556.17 | 0.00 | 635.33 | 55.45 | 3,611.97 |
| Total Operating Expense | 4,260.94 | 2,172.16 | 4,452.45 | 1,783.32 | 1,708.43 | 1,769.06 | 2,290.22 | 1,260.22 | 1,867.52 | 1,696.13 | 2,152.61 | 2,094.65 | 27,507.71 |

Cash Flow - 12 Month

| 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 |
|-----------------------------------|-------------------|------------------|-------------------|-------------------|-------------------|-------------------|------------------|-------------------|-------------------|------------------|-------------------|-------------------|--------------------|
| NOI - Net Operating Income | 7,283.21 | 8,526.91 | 7,207.87 | 11,088.49 | 10,859.07 | 11,454.70 | 10,797.28 | 12,042.14 | 10,994.77 | 11,494.76 | 10,569.89 | 11,417.06 | 123,736.15 |
| Total Income | 11,544.15 | 10,699.07 | 11,660.32 | 12,871.81 | 12,567.50 | 13,223.76 | 13,087.50 | 13,302.36 | 12,862.29 | 13,190.89 | 12,722.50 | 13,511.71 | 151,243.86 |
| Total Expense | 4,260.94 | 2,172.16 | 4,452.45 | 1,783.32 | 1,708.43 | 1,769.06 | 2,290.22 | 1,260.22 | 1,867.52 | 1,696.13 | 2,152.61 | 2,094.65 | 27,507.71 |
| Net Income | 7,283.21 | 8,526.91 | 7,207.87 | 11,088.49 | 10,859.07 | 11,454.70 | 10,797.28 | 12,042.14 | 10,994.77 | 11,494.76 | 10,569.89 | 11,417.06 | 123,736.15 |
| Other Items | | | | | | | | | | | | | |
| Prepaid Rent | -3,866.35 | 7,390.35 | -3,039.45 | -1,135.55 | 84.54 | -2,209.54 | 2,087.84 | 37.16 | 203.99 | 1,846.01 | -1,825.82 | -449.18 | -876.00 |
| Owner Distribution | -8,903.95 | -6,716.81 | -9,288.33 | -9,869.18 | -10,589.53 | -10,962.71 | -11,777.72 | -11,537.11 | -11,080.73 | -11,425.38 | -11,208.30 | -11,042.23 | -124,401.98 |
| Net Other Items | -12,770.30 | 673.54 | -12,327.78 | -11,004.73 | -10,504.99 | -13,172.25 | -9,689.88 | -11,499.95 | -10,876.74 | -9,579.37 | -13,034.12 | -11,491.41 | -125,277.98 |
| Cash Flow | -5,487.09 | 9,200.45 | -5,119.91 | 83.76 | 354.08 | -1,717.55 | 1,107.40 | 542.19 | 118.03 | 1,915.39 | -2,464.23 | -74.35 | -1,541.83 |
| Beginning Cash | 7,493.25 | 2,006.16 | 11,206.61 | 6,086.70 | 6,170.46 | 6,524.54 | 4,806.99 | 5,914.39 | 6,456.58 | 6,574.61 | 8,490.00 | 6,025.77 | 7,493.25 |
| Beginning Cash + Cash Flow | 2,006.16 | 11,206.61 | 6,086.70 | 6,170.46 | 6,524.54 | 4,806.99 | 5,914.39 | 6,456.58 | 6,574.61 | 8,490.00 | 6,025.77 | 5,951.42 | 5,951.42 |
| Actual Ending Cash | 2,006.16 | 11,206.61 | 6,086.70 | 6,170.46 | 6,524.54 | 4,806.99 | 5,914.39 | 6,456.58 | 6,574.61 | 8,490.00 | 6,025.77 | 5,951.42 | 5,951.42 |