

Cash Flow - 12 Month

Lifestyle Property Management Group, Inc.

Properties: Reed - 2134-2136.5 Reed St San Diego, CA 92109

Period Range: Jan 2023 to Dec 2023

Accounting Basis: Cash

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													
RENTS													
Rent Income	6,128.33	7,460.00	7,460.00	7,460.00	7,460.00	7,460.00	7,460.00	7,460.00	7,771.00	7,771.00	7,771.00	7,771.00	89,432.33
Total RENTS	6,128.33	7,460.00	7,460.00	7,460.00	7,460.00	7,460.00	7,460.00	7,460.00	7,771.00	7,771.00	7,771.00	7,771.00	89,432.33
Concessions	-50.00	-60.00	0.00	0.00	-435.00	0.00	0.00	0.00	-30.00	0.00	0.00	0.00	-575.00
FEES													
Utility Reimbursement Fee	375.71	118.39	50.00	232.85	478.64	50.00	301.34	50.00	210.09	210.08	185.03	407.07	2,669.20
Total FEES	375.71	118.39	50.00	232.85	478.64	50.00	301.34	50.00	210.09	210.08	185.03	407.07	2,669.20
Total Operating Income	6,454.04	7,518.39	7,510.00	7,692.85	7,503.64	7,510.00	7,761.34	7,510.00	7,951.09	7,981.08	7,956.03	8,178.07	91,526.53
Expense													
CLEANING AND MAINTENANCE													
General Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	724.40	159.25	87.07	0.00	86.41	178.57	1,235.70
Landscaping	60.00	60.00	60.00	0.00	120.00	60.00	120.00	60.00	0.00	60.00	60.00	0.00	660.00
Hauling	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Total CLEANING AND MAINTENANCE	60.00	160.00	60.00	0.00	120.00	60.00	844.40	219.25	87.07	60.00	146.41	178.57	1,995.70
MANAGEMENT FEES													
Management Fees	367.70	447.60	447.60	447.60	447.60	447.60	447.60	447.60	466.26	466.26	466.26	466.26	5,365.94
Total MANAGEMENT FEES	367.70	447.60	447.60	447.60	447.60	447.60	447.60	447.60	466.26	466.26	466.26	466.26	5,365.94

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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
REPAIRS													
Plumbing	125.00	900.00	0.00	1,305.00	2,200.00	725.00	3,300.00	0.00	0.00	0.00	0.00	0.00	8,555.00
Appliance Repair	209.90	0.00	0.00	273.10	0.00	0.00	0.00	320.00	120.00	0.00	0.00	0.00	923.00
Remediation and Put Back	0.00	0.00	0.00	5,309.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,309.92
Total REPAIRS	334.90	900.00	0.00	6,888.02	2,200.00	725.00	3,300.00	320.00	120.00	0.00	0.00	0.00	14,787.92
Pest Control	99.00	0.00	0.00	0.00	99.00	0.00	99.00	0.00	0.00	102.00	0.00	0.00	399.00
UTILITIES													
Electricity	252.33	136.78	182.85	185.63	243.01	136.04	115.30	145.65	174.52	178.01	90.48	222.05	2,062.65
Garbage and Recycling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	247.20	0.00	0.00	247.20
Total UTILITIES	252.33	136.78	182.85	185.63	243.01	136.04	115.30	145.65	174.52	425.21	90.48	222.05	2,309.85
UNIT TURN													
Unit Turn - Paint	0.00	430.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	430.00
Unit Turn - Cleaning	160.00	-160.00	130.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	130.00
Unit Turn - Maintenance & Repair	0.00	262.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	262.00
Total UNIT TURN	160.00	532.00	130.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	822.00
Total Operating Expense	1,273.93	2,176.38	820.45	7,521.25	3,109.61	1,368.64	4,806.30	1,132.50	847.85	1,053.47	703.15	866.88	25,680.41
NOI - Net Operating Income	5,180.11	5,342.01	6,689.55	171.60	4,394.03	6,141.36	2,955.04	6,377.50	7,103.24	6,927.61	7,252.88	7,311.19	65,846.12
Total Income	6,454.04	7,518.39	7,510.00	7,692.85	7,503.64	7,510.00	7,761.34	7,510.00	7,951.09	7,981.08	7,956.03	8,178.07	91,526.53
Total Expense	1,273.93	2,176.38	820.45	7,521.25	3,109.61	1,368.64	4,806.30	1,132.50	847.85	1,053.47	703.15	866.88	25,680.41
Net Income	5,180.11	5,342.01	6,689.55	171.60	4,394.03	6,141.36	2,955.04	6,377.50	7,103.24	6,927.61	7,252.88	7,311.19	65,846.12
Other Items													
Prepaid Rent	4,900.00	-2,350.00	2,350.00	0.00	-1,764.31	-785.69	5,102.35	-2,502.35	-2,760.09	160.09	2,735.97	-2,735.97	2,350.00

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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
Owner Distribution	-12,524.89	-5,105.11	-5,212.01	-6,819.55	0.00	-4,565.63	-6,141.36	-3,015.04	-6,317.50	-7,103.24	-6,927.61	-7,252.88	-70,984.82
Net Other Items	-7,624.89	-7,455.11	-2,862.01	-6,819.55	-1,764.31	-5,351.32	-1,039.01	-5,517.39	-9,077.59	-6,943.15	-4,191.64	-9,988.85	-68,634.82
Cash Flow	-2,444.78	-2,113.10	3,827.54	-6,647.95	2,629.72	790.04	1,916.03	860.11	-1,974.35	-15.54	3,061.24	-2,677.66	-2,788.70
Beginning Cash	12,949.89	10,505.11	8,392.01	12,219.55	5,571.60	8,201.32	8,991.36	10,907.39	11,767.50	9,793.15	9,777.61	12,838.85	12,949.89
Beginning Cash + Cash Flow	10,505.11	8,392.01	12,219.55	5,571.60	8,201.32	8,991.36	10,907.39	11,767.50	9,793.15	9,777.61	12,838.85	10,161.19	10,161.19
Actual Ending Cash	10,505.11	8,392.01	12,219.55	5,571.60	8,201.32	8,991.36	10,907.39	11,767.50	9,793.15	9,777.61	12,838.85	10,161.19	10,161.19