

Big Bear, Lake Pines, 560 Temple Lane 92315						
						Expenses
Expenses						\$9116.24
						Taxes
						\$7214.56
2022	\$622.48		Big Bear Electric			Traveler's Insurance
2022	\$491.92		Big Bear Water			\$4541.00
2022	\$711.49		Big Bear SW Gas			Expenses Total
2022	\$1418.03		Spectrum Cable and WIFI			\$20871.80
	\$3243.92					Income Total
						\$16851.68
12/03/2022	\$250.00		Snow Removal			Profit
01/31/2022	\$250.00		Snow Removal			-4020.12
02/19/2022	\$250.00		Snow Removal			Occupancy, # of nights
	\$750.00			AirBB		39
04/15/2022	\$300.00		Lawn Maint	VRBO		11
07/01/2022	\$300.00		Lawn Maint			
09/03/2022	\$300.00		Lawn Maint	Total		50
	\$900.00			Average per night		\$298.20
2022	\$2940.00		Cleaning Fees			
2022	\$311.27		VRBO Fees			
2022	\$421.05		AirBB Fees			
2022	\$550.00		BBL Rental Permit			
	\$4222.32					
Taxes and Insurance						
2022	\$4889.30		Big Bear Property Tax			
2022	\$1525.26		BBL Rental Taxes	AirBB/BBLTOT		
2022	\$800.00		LLC			
2022	\$4541.00		Travelers Insurance			
Income						
2022	\$13,413.95		AirBB			
2022	\$3437.73		VRBO			
	\$16851.68					

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	Big Bear Taxes 2022 (Schedule E)		
	2022	2021	
Gross Rental Revenue	\$16,851.68	\$27,435	
Carmen as Property Manager			
Expenses			Notes
Advertising	\$732.32	\$1,086	VRBO and AirBnB Advertising Fees
Association Dues		\$0	
Auto and Travel		\$1,553	Carmen 2700 miles @ 57.5 cents per mile
Cleaning and Maintenance	\$3,690.00	\$1,403	Cleaning (2940) and Snow (750)
Commissions		\$0	
Gardening	\$900.00	\$725	
Insurance	\$4,541.00	\$2,867	
Legal and Professional Fees		\$0	
License and Permits	\$550.00	\$311	
Management Fees		\$4,797	
Miscellaneous		\$550	
Mortgage Interest		\$0	
Qualified Mortgage Insurance Premiums		\$0	
Excess Mortgage interest		\$0	
Other Interest		\$0	
Painting and Decorating		\$300	
Pest Control		\$200	
Plumbing and Electrical		\$280	
Repairs		\$500	
Improvements		\$0	
Replacements		\$611	Queen Mattress
Supplies		\$2,319	paper products, snow salt, waste bags, soaps, dishwasher, toiletries, washer, etc
Taxes - Real Estate	\$4889.30	\$3,954	
Taxes - not entered elsewhere	\$1,525.26	\$1,863	Transient Occupancy Tax
Taxes - other	\$800.00	\$800	LLC
Telephone		\$0	
Utilities	\$3,243.92	\$3,316	gas, water, electric, cable, internet
Wages and Salaries			
Total of Expenses	\$20,871.80	\$27,434	
Total of Gross Property Income	-\$4,020.12	\$0.2	
Rented Nights	50	92	
Average per Night	\$298.00	\$298.00	

820 Wild Lilac Circle, San Marcos, 92078		
Expenses		
Auto		
Cleaning	\$300.00	
Pest Control	\$621.00	
Lawn Care	\$1560.00	
Sherlock Heating	\$119.88	
LLC	\$800.00	
Property Tax	\$6469.72	Parcel 2217505100
Insurance	\$967.15	
Mortgage Interest		
Total	\$10837.75	
Income		
Rental Income (\$3995 x 10)	\$39950.00	

18231 Chablis Road, Ramona, 92065 Property Tax			
2022	\$9858.68		Parcel 221-750-51-00