

## Cash Flow

### Fairgrove Property Management

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

Date Range: 01/01/2024 to 03/05/2024 (This Year-to-date)

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
<b>RENTAL INCOME</b>				
Rent Income	50,760.50	110.70	50,760.50	110.70
Concessions to Tenant	-5,327.50	-11.62	-5,327.50	-11.62
<b>Total RENTAL INCOME</b>	<b>45,433.00</b>	<b>99.08</b>	<b>45,433.00</b>	<b>99.08</b>
<b>FEES</b>				
NSF Fees	135.00	0.29	135.00	0.29
<b>Total FEES</b>	<b>135.00</b>	<b>0.29</b>	<b>135.00</b>	<b>0.29</b>
<b>OTHER INCOME</b>				
Laundry Income	285.72	0.62	285.72	0.62
<b>Total OTHER INCOME</b>	<b>285.72</b>	<b>0.62</b>	<b>285.72</b>	<b>0.62</b>
<b>Total Operating Income</b>	<b>45,853.72</b>	<b>100.00</b>	<b>45,853.72</b>	<b>100.00</b>
<b>Expense</b>				
TAX: Rental Unit Business	95.00	0.21	95.00	0.21
<b>REPAIRS AND MAINTENANCE</b>				
General Maintenance	2,670.00	5.82	2,670.00	5.82
Plumbing	465.00	1.01	465.00	1.01
Electrical Repair & Maint	485.95	1.06	485.95	1.06
Cleaning and Maintenance - Other	60.00	0.13	60.00	0.13
<b>Total REPAIRS AND MAINTENANCE</b>	<b>3,680.95</b>	<b>8.03</b>	<b>3,680.95</b>	<b>8.03</b>
<b>TURNOVER &amp; MAKE READY</b>				
Cleaning	350.00	0.76	350.00	0.76
<b>Total TURNOVER &amp; MAKE READY</b>	<b>350.00</b>	<b>0.76</b>	<b>350.00</b>	<b>0.76</b>
<b>CONTRACTS &amp; LANDSCAPING</b>				
Landscaping	300.00	0.65	300.00	0.65
Pest Control & Termite Inspection	752.00	1.64	752.00	1.64
<b>Total CONTRACTS &amp; LANDSCAPING</b>	<b>1,052.00</b>	<b>2.29</b>	<b>1,052.00</b>	<b>2.29</b>
<b>UTILITIES</b>				
Gas & Electricity	1,155.06	2.52	1,155.06	2.52
Water & Sewer	1,600.94	3.49	1,600.94	3.49
Trash Disposal	638.80	1.39	638.80	1.39
<b>Total UTILITIES</b>	<b>3,394.80</b>	<b>7.40</b>	<b>3,394.80</b>	<b>7.40</b>

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>TAXES &amp; INSURANCE EXPENSE</b>				
Property Tax	5,354.08	11.68	5,354.08	11.68
<b>Total TAXES &amp; INSURANCE EXPENSE</b>	<b>5,354.08</b>	<b>11.68</b>	<b>5,354.08</b>	<b>11.68</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>				
Management Fees	3,573.23	7.79	3,573.23	7.79
Legal	975.00	2.13	975.00	2.13
Office Supplies	108.00	0.24	108.00	0.24
Telephone	355.14	0.77	355.14	0.77
<b>Total GENERAL &amp; ADMINISTRATIVE</b>	<b>5,011.37</b>	<b>10.93</b>	<b>5,011.37</b>	<b>10.93</b>
<b>Total Operating Expense</b>	<b>18,938.20</b>	<b>41.30</b>	<b>18,938.20</b>	<b>41.30</b>
<b>NOI - Net Operating Income</b>	<b>26,915.52</b>	<b>58.70</b>	<b>26,915.52</b>	<b>58.70</b>
<b>Other Income &amp; Expense</b>				
<b>Other Expense</b>				
<b>DEBT EXPENSE</b>				
1st Mortg Principal	5,085.49	11.09	5,085.49	11.09
1st Mortgage Interest	9,393.07	20.48	9,393.07	20.48
<b>Total DEBT EXPENSE</b>	<b>14,478.56</b>	<b>31.58</b>	<b>14,478.56</b>	<b>31.58</b>
<b>Total Other Expense</b>	<b>14,478.56</b>	<b>31.58</b>	<b>14,478.56</b>	<b>31.58</b>
<b>Net Other Income</b>	<b>-14,478.56</b>	<b>-31.58</b>	<b>-14,478.56</b>	<b>-31.58</b>
Total Income	45,853.72	100.00	45,853.72	100.00
Total Expense	33,416.76	72.88	33,416.76	72.88
<b>Net Income</b>	<b>12,436.96</b>	<b>27.12</b>	<b>12,436.96</b>	<b>27.12</b>
<b>Other Items</b>				
Security Deposits	3,395.00		3,395.00	
Clearing Account	-600.00		-600.00	
Prepaid Rent	-4,200.00		-4,200.00	
<b>Net Other Items</b>	<b>-1,405.00</b>		<b>-1,405.00</b>	
<b>Cash Flow</b>	<b>11,031.96</b>		<b>11,031.96</b>	
<b>Beginning Cash</b>	<b>12,912.80</b>		<b>12,912.80</b>	
<b>Beginning Cash + Cash Flow</b>	<b>23,944.76</b>		<b>23,944.76</b>	
<b>Actual Ending Cash</b>	<b>23,944.76</b>		<b>23,944.76</b>	