

## Cash Flow - 12 Month

Krone & Bushard, Inc.

Properties: 373 - 4867 Santa Cruz Ave San Diego, CA 92107

Period Range: Jan 2023 to Dec 2023

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             |
|---------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| <b>Operating Income &amp; Expense</b> |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| <b>Income</b>                         |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| <b>RENTS</b>                          |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| Rent Income                           | 16,415.00        | 16,415.00        | 16,415.00        | 16,415.00        | 17,190.00        | 17,190.00        | 17,190.00        | 16,179.33        | 17,270.00        | 15,887.50        | 17,270.00        | 17,370.00        | 201,206.83        |
| <b>Total RENTS</b>                    | <b>16,415.00</b> | <b>16,415.00</b> | <b>16,415.00</b> | <b>16,415.00</b> | <b>17,190.00</b> | <b>17,190.00</b> | <b>17,190.00</b> | <b>16,179.33</b> | <b>17,270.00</b> | <b>15,887.50</b> | <b>17,270.00</b> | <b>17,370.00</b> | <b>201,206.83</b> |
| Application Fee Income                | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 70.00            | -70.00           | 0.00             | 0.00             | 0.00              |
| Laundry Income                        | 91.75            | 80.13            | 77.88            | 100.88           | 0.00             | 100.22           | 15.19            | 0.00             | 0.00             | 0.00             | 0.00             | 581.71           | 1,047.76          |
| <b>Total Operating Income</b>         | <b>16,506.75</b> | <b>16,495.13</b> | <b>16,492.88</b> | <b>16,515.88</b> | <b>17,190.00</b> | <b>17,290.22</b> | <b>17,205.19</b> | <b>16,179.33</b> | <b>17,340.00</b> | <b>15,817.50</b> | <b>17,270.00</b> | <b>17,951.71</b> | <b>202,254.59</b> |
| <b>Expense</b>                        |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| <b>CLEANING AND MAINTENANCE</b>       |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| General Maintenance Labor             | 0.00             | 0.00             | 216.00           | 216.00           | 216.00           | 0.00             | 0.00             | 108.00           | 0.00             | 150.00           | 75.00            | 262.50           | 1,243.50          |
| Landscaping                           | 120.00           | 120.00           | 120.00           | 120.00           | 120.00           | 120.00           | 120.00           | 120.00           | 120.00           | 120.00           | 120.00           | 120.00           | 1,440.00          |
| <b>Total CLEANING AND MAINTENANCE</b> | <b>120.00</b>    | <b>120.00</b>    | <b>336.00</b>    | <b>336.00</b>    | <b>336.00</b>    | <b>120.00</b>    | <b>120.00</b>    | <b>228.00</b>    | <b>120.00</b>    | <b>270.00</b>    | <b>195.00</b>    | <b>382.50</b>    | <b>2,683.50</b>   |
| <b>INSURANCE</b>                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| Building Property Insurance           | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 936.67           | 2,806.00         | 0.00             | 994.00           | 0.00             | 0.00             | 0.00             | 4,736.67          |
| <b>Total INSURANCE</b>                | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>      | <b>936.67</b>    | <b>2,806.00</b>  | <b>0.00</b>      | <b>994.00</b>    | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>      | <b>4,736.67</b>   |
| Management fees                       | 984.90           | 984.90           | 984.90           | 984.90           | 1,031.40         | 1,031.40         | 1,031.40         | 970.76           | 860.70           | 1,128.75         | 1,036.20         | 1,042.20         | 12,072.41         |
| <b>REPAIRS</b>                        |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| Painting                              | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 150.00           | 0.00             | 0.00             | 150.00            |
| Plumbing                              | 0.00             | 108.00           | -4,584.13        | 420.00           | 4,000.00         | 12,200.00        | 0.00             | 0.00             | 0.00             | 516.00           | 900.00           | 1,162.50         | 14,722.37         |
| Flooring                              | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 277.49           | 0.00             | 0.00             | 0.00             | 277.49            |
| Key/Lock Replacement                  | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | -72.00           | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | -72.00            |

## Cash Flow - 12 Month

| 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 - Other                   | 0.00             | 0.00             | 5,000.00        | 216.00           | 11,200.00        | 180.00           | 0.00             | 1,350.00         | 0.00            | 600.00           | 4,050.00         | 525.00          | 23,121.00         |
| Unit Turnover                     | 0.00             | 0.00             | 0.00            | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 1,728.00        | 0.00             | 0.00             | 0.00            | 1,728.00          |
| Carpet                            | 0.00             | 0.00             | 0.00            | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 570.60          | 0.00             | 0.00             | 0.00            | 570.60            |
| Countertops                       | 0.00             | 0.00             | 0.00            | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 2,100.00        | 0.00             | 0.00             | 0.00            | 2,100.00          |
| <b>Total REPAIRS</b>              | <b>0.00</b>      | <b>108.00</b>    | <b>415.87</b>   | <b>636.00</b>    | <b>15,200.00</b> | <b>12,308.00</b> | <b>0.00</b>      | <b>1,350.00</b>  | <b>4,676.09</b> | <b>1,266.00</b>  | <b>4,950.00</b>  | <b>1,687.50</b> | <b>42,597.46</b>  |
| <b>Supplies</b>                   |                  |                  |                 |                  |                  |                  |                  |                  |                 |                  |                  |                 |                   |
| Maintenance Materials             | 0.00             | 27.93            | 100.41          | 371.40           | 220.00           | 0.00             | 116.28           | 0.00             | 586.22          | 785.12           | 696.43           | 0.00            | 2,903.79          |
| <b>Total Supplies</b>             | <b>0.00</b>      | <b>27.93</b>     | <b>100.41</b>   | <b>371.40</b>    | <b>220.00</b>    | <b>0.00</b>      | <b>116.28</b>    | <b>0.00</b>      | <b>586.22</b>   | <b>785.12</b>    | <b>696.43</b>    | <b>0.00</b>     | <b>2,903.79</b>   |
| <b>TAXES</b>                      |                  |                  |                 |                  |                  |                  |                  |                  |                 |                  |                  |                 |                   |
| Property Tax                      | 0.00             | 0.00             | 4,701.75        | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00            | 0.00             | 0.00             | 4,830.77        | 9,532.52          |
| Office Rent                       | 95.00            | 0.00             | 0.00            | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00            | 0.00             | 0.00             | 0.00            | 95.00             |
| <b>Total TAXES</b>                | <b>95.00</b>     | <b>0.00</b>      | <b>4,701.75</b> | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>     | <b>0.00</b>      | <b>0.00</b>      | <b>4,830.77</b> | <b>9,627.52</b>   |
| <b>UTILITIES</b>                  |                  |                  |                 |                  |                  |                  |                  |                  |                 |                  |                  |                 |                   |
| Electricity                       | 348.77           | 545.95           | 133.16          | 281.34           | 254.18           | 227.02           | 242.96           | 240.87           | 222.24          | 295.54           | 132.55           | 252.46          | 3,177.04          |
| Water                             | 1,022.78         | 0.00             | 1,108.37        | 0.00             | 979.03           | 0.00             | 955.50           | 0.00             | 990.78          | 0.00             | 0.00             | 0.00            | 5,056.46          |
| <b>Total UTILITIES</b>            | <b>1,371.55</b>  | <b>545.95</b>    | <b>1,241.53</b> | <b>281.34</b>    | <b>1,233.21</b>  | <b>227.02</b>    | <b>1,198.46</b>  | <b>240.87</b>    | <b>1,213.02</b> | <b>295.54</b>    | <b>132.55</b>    | <b>252.46</b>   | <b>8,233.50</b>   |
| <b>OTHER</b>                      |                  |                  |                 |                  |                  |                  |                  |                  |                 |                  |                  |                 |                   |
| Fire/Life Safety                  | 0.00             | 0.00             | 0.00            | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00            | 0.00             | 101.08           | 0.00            | 101.08            |
| <b>Total OTHER</b>                | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>     | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>     | <b>0.00</b>      | <b>101.08</b>    | <b>0.00</b>     | <b>101.08</b>     |
| CB Admin Fees                     | 25.00            | 25.00            | 25.00           | 25.00            | 25.00            | 25.00            | 25.00            | 25.00            | 25.00           | 50.00            | 50.00            | 50.00           | 375.00            |
| <b>Total Operating Expense</b>    | <b>2,596.45</b>  | <b>1,811.78</b>  | <b>7,805.46</b> | <b>2,634.64</b>  | <b>18,045.61</b> | <b>14,648.09</b> | <b>5,297.14</b>  | <b>2,814.63</b>  | <b>8,475.03</b> | <b>3,795.41</b>  | <b>7,161.26</b>  | <b>8,245.43</b> | <b>83,330.93</b>  |
| <b>NOI - Net Operating Income</b> | <b>13,910.30</b> | <b>14,683.35</b> | <b>8,687.42</b> | <b>13,881.24</b> | <b>-855.61</b>   | <b>2,642.13</b>  | <b>11,908.05</b> | <b>13,364.70</b> | <b>8,864.97</b> | <b>12,022.09</b> | <b>10,108.74</b> | <b>9,706.28</b> | <b>118,923.66</b> |
| <b>Other Income &amp; Expense</b> |                  |                  |                 |                  |                  |                  |                  |                  |                 |                  |                  |                 |                   |
| <b>Other Expense</b>              |                  |                  |                 |                  |                  |                  |                  |                  |                 |                  |                  |                 |                   |
| <b>CAPITAL EXPENSES</b>           |                  |                  |                 |                  |                  |                  |                  |                  |                 |                  |                  |                 |                   |
| Appliances                        | 0.00             | 0.00             | 353.16          | 0.00             | 228.31           | 0.00             | 0.00             | 1,007.86         | 0.00            | 200.00           | 0.00             | 0.00            | 1,789.33          |
| <b>Total CAPITAL EXPENSES</b>     | <b>0.00</b>      | <b>0.00</b>      | <b>353.16</b>   | <b>0.00</b>      | <b>228.31</b>    | <b>0.00</b>      | <b>0.00</b>      | <b>1,007.86</b>  | <b>0.00</b>     | <b>200.00</b>    | <b>0.00</b>      | <b>0.00</b>     | <b>1,789.33</b>   |
| <b>Total Other Expense</b>        | <b>0.00</b>      | <b>0.00</b>      | <b>353.16</b>   | <b>0.00</b>      | <b>228.31</b>    | <b>0.00</b>      | <b>0.00</b>      | <b>1,007.86</b>  | <b>0.00</b>     | <b>200.00</b>    | <b>0.00</b>      | <b>0.00</b>     | <b>1,789.33</b>   |

## Cash Flow - 12 Month

| 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              |
|-----------------------------------|-------------------|-------------------|-------------------|------------------|------------------|------------------|-------------------|-------------------|------------------|------------------|-------------------|-------------------|--------------------|
| <b>Net Other Income</b>           | 0.00              | 0.00              | -353.16           | 0.00             | -228.31          | 0.00             | 0.00              | -1,007.86         | 0.00             | -200.00          | 0.00              | 0.00              | -1,789.33          |
| Total Income                      | 16,506.75         | 16,495.13         | 16,492.88         | 16,515.88        | 17,190.00        | 17,290.22        | 17,205.19         | 16,179.33         | 17,340.00        | 15,817.50        | 17,270.00         | 17,951.71         | 202,254.59         |
| Total Expense                     | 2,596.45          | 1,811.78          | 8,158.62          | 2,634.64         | 18,273.92        | 14,648.09        | 5,297.14          | 3,822.49          | 8,475.03         | 3,995.41         | 7,161.26          | 8,245.43          | 85,120.26          |
| <b>Net Income</b>                 | <b>13,910.30</b>  | <b>14,683.35</b>  | <b>8,334.26</b>   | <b>13,881.24</b> | <b>-1,083.92</b> | <b>2,642.13</b>  | <b>11,908.05</b>  | <b>12,356.84</b>  | <b>8,864.97</b>  | <b>11,822.09</b> | <b>10,108.74</b>  | <b>9,706.28</b>   | <b>117,134.33</b>  |
| <b>Other Items</b>                |                   |                   |                   |                  |                  |                  |                   |                   |                  |                  |                   |                   |                    |
| Owner Held Security Deposits      | 0.00              | 0.00              | 0.00              | 0.00             | 0.00             | 0.00             | 0.00              | 0.00              | 375.00           | 0.00             | 0.00              | 0.00              | 375.00             |
| Rent                              | 0.00              | 1,700.00          | -1,800.00         | 2,355.00         | -1,900.00        | -2,200.00        | 884.33            | -884.33           | 2,200.00         | 1,975.00         | -2,200.00         | -1,975.00         | -1,845.00          |
| Owner Distribution                | -13,910.30        | -14,683.35        | -12,242.37        | -9,964.13        | 0.00             | -1,567.21        | -11,908.05        | -12,356.84        | -9,239.97        | 0.00             | -16,300.06        | -14,537.05        | -116,709.33        |
| <b>Net Other Items</b>            | <b>-13,910.30</b> | <b>-12,983.35</b> | <b>-14,042.37</b> | <b>-7,609.13</b> | <b>-1,900.00</b> | <b>-3,767.21</b> | <b>-11,023.72</b> | <b>-13,241.17</b> | <b>-6,664.97</b> | <b>1,975.00</b>  | <b>-18,500.06</b> | <b>-16,512.05</b> | <b>-118,179.33</b> |
| <b>Cash Flow</b>                  | <b>0.00</b>       | <b>1,700.00</b>   | <b>-5,708.11</b>  | <b>6,272.11</b>  | <b>-2,983.92</b> | <b>-1,125.08</b> | <b>884.33</b>     | <b>-884.33</b>    | <b>2,200.00</b>  | <b>13,797.09</b> | <b>-8,391.32</b>  | <b>-6,805.77</b>  | <b>-1,045.00</b>   |
| <b>Beginning Cash</b>             | <b>3,605.00</b>   | <b>3,605.00</b>   | <b>5,305.00</b>   | <b>-403.11</b>   | <b>5,869.00</b>  | <b>2,885.08</b>  | <b>1,760.00</b>   | <b>2,644.33</b>   | <b>1,760.00</b>  | <b>3,960.00</b>  | <b>17,757.09</b>  | <b>9,365.77</b>   | <b>3,605.00</b>    |
| <b>Beginning Cash + Cash Flow</b> | <b>3,605.00</b>   | <b>5,305.00</b>   | <b>-403.11</b>    | <b>5,869.00</b>  | <b>2,885.08</b>  | <b>1,760.00</b>  | <b>2,644.33</b>   | <b>1,760.00</b>   | <b>3,960.00</b>  | <b>17,757.09</b> | <b>9,365.77</b>   | <b>2,560.00</b>   | <b>2,560.00</b>    |
| <b>Actual Ending Cash</b>         | <b>3,605.00</b>   | <b>5,305.00</b>   | <b>-403.11</b>    | <b>5,869.00</b>  | <b>2,885.08</b>  | <b>1,760.00</b>  | <b>2,644.33</b>   | <b>1,760.00</b>   | <b>3,960.00</b>  | <b>17,757.09</b> | <b>9,365.77</b>   | <b>2,560.00</b>   | <b>2,560.00</b>    |