

**Cash Flow Statement**

Period = Dec 2022

Book = Cash ; Tree = ysi\_cf

	Period to Date	%	Year to Date	%
<b>OPERATING INCOME</b>				
<b>REVENUE</b>				
<b>RENT REVENUE</b>				
Rental Income	10,125.00	99.42	121,323.71	99.64
Prepaid Receipts Cash	30.00	0.29	60.00	0.05
<b>NET RENT REVENUE</b>	<b>10,155.00</b>	<b>99.72</b>	<b>121,383.71</b>	<b>99.69</b>
<b>OTHER REVENUE</b>				
Laundry Income	28.86	0.28	375.02	0.31
<b>TOTAL OTHER REVENUE</b>	<b>28.86</b>	<b>0.28</b>	<b>375.02</b>	<b>0.31</b>
<b>TOTAL REVENUE</b>	<b>10,183.86</b>	<b>100.00</b>	<b>121,758.73</b>	<b>100.00</b>
<b>OPERATING EXPENSES</b>				
<b>MANAGEMENT FEES</b>				
Management Fee	814.71	8.00	9,740.71	8.00
<b>TOTAL MANAGEMENT FEES</b>	<b>814.71</b>	<b>8.00</b>	<b>9,740.71</b>	<b>8.00</b>
<b>UTILITIES</b>				
Gas/Electric/Propane	109.61	1.08	1,242.66	1.02
Water	233.16	2.29	2,802.78	2.30
Disposal	110.16	1.08	1,170.40	0.96
<b>TOTAL UTILITIES</b>	<b>452.93</b>	<b>4.45</b>	<b>5,215.84</b>	<b>4.28</b>
<b>REPAIRS &amp; MAINTENANCE</b>				
<b>GENERAL REPAIRS &amp; MAINTENANCE</b>				
Appliance Repair	0.00	0.00	460.39	0.38
Electrical	0.00	0.00	187.01	0.15
Hauling/Demo	30.00	0.29	360.00	0.30
Janitorial	220.00	2.16	1,320.00	1.08
Locks & Keys	0.00	0.00	475.69	0.39
Painting	0.00	0.00	778.09	0.64
Pest Control	0.00	0.00	285.00	0.23
Plumbing	0.00	0.00	284.71	0.23
Insurance Claim	0.00	0.00	13,940.56	11.45
<b>TOTAL GENERAL REPAIRS &amp; MAINTENANCE</b>	<b>250.00</b>	<b>2.45</b>	<b>18,091.45</b>	<b>14.86</b>
<b>LANDSCAPING &amp; GROUNDS</b>				
Landscaping	80.00	0.79	1,000.00	0.82
<b>TOTAL LANDSCAPING &amp; GROUNDS</b>	<b>80.00</b>	<b>0.79</b>	<b>1,000.00</b>	<b>0.82</b>
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<b>330.00</b>	<b>3.24</b>	<b>19,091.45</b>	<b>15.68</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>				
Advertising	0.00	0.00	9.99	0.01
<b>TOTAL GENERAL &amp; ADMINISTRATIVE</b>	<b>0.00</b>	<b>0.00</b>	<b>9.99</b>	<b>0.01</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>1,597.64</b>	<b>15.69</b>	<b>34,057.99</b>	<b>27.97</b>
<b>TOTAL OPERATING INCOME</b>	<b>8,586.22</b>	<b>84.31</b>	<b>87,700.74</b>	<b>72.03</b>
<b>TOTAL OF ALL</b>	<b>8,586.22</b>	<b>84.31</b>	<b>87,700.74</b>	<b>72.03</b>

ADJUSTMENTS

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	<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
Owner Draw	-8,586.22	-84.31	-87,700.74	-72.03
Prepaid Receipts Cash	30.00	0.29	60.00	0.05
<b>TOTAL ADJUSTMENTS</b>	<b>-8,556.22</b>	<b>-84.02</b>	<b>-87,640.74</b>	<b>-71.98</b>
<b>CASH FLOW</b>	<b>30.00</b>	<b>0.29</b>	<b>60.00</b>	<b>0.05</b>

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Operating Cash	10,975.00	10,975.00	0.00
Cont. Reserve Cash	0.00	0.00	0.00
Cash - Application Fees	0.00	0.00	0.00
<b>Total Cash</b>	<b>10,975.00</b>	<b>10,975.00</b>	<b>0.00</b>

<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Operating Cash	10,975.00	10,975.00	0.00
Cont. Reserve Cash	0.00	0.00	0.00
Cash - Application Fees	0.00	0.00	0.00
<b>Total Cash</b>	<b>10,975.00</b>	<b>10,975.00</b>	<b>0.00</b>

**Balance Sheet**

Period = Dec 2022

Book = Cash ; Tree = ysi\_bs

**Current Balance****ASSETS:****CASH**

Operating Cash

10,975.00

*TOTAL CASH*10,975.00*TOTAL ASSETS*10,975.00**LIABILITIES and EQUITY****LIABILITIES:****CURRENT LIABILITIES**

Security Deposits Due Tenants

10,475.00

*TOTAL CURRENT LIABILITIES*10,475.00*TOTAL LIABILITIES*10,475.00**EQUITY:**

Owner Draw

-87,700.74

Capital

500.00

*Net Property Transactions*87,700.74*TOTAL EQUITY*500.00*TOTAL LIABILITIES and EQUITY*10,975.00

# Receivable Detail by Tenant

Property=rm457 AND Status=Current AND mm/yy=12/2022-12/2022

Tenant Property-Unit-Status	Tran #	Date	Month	Ref.	Account	AR Acct	Charge	Receipt	Balance	Remarks
<b>(waggen) Waggener, John</b>										
rm457 - 1 - Current		11/30/2022	11/2022	Balance	Forward		0.00	0.00	0.00	Balance Forward
rm457 - 1 - Current	C-105664	12/01/2022	12/2022		15200	12010	2,250.00	0.00	2,250.00	Rent (12/2022)
rm457 - 1 - Current	R-84288	12/01/2022	12/2022	:ACH-8552	15200	12010	0.00	2,250.00	-2,250.00	Pre-Authorized Payment
<b>Total (waggen) Waggener, John</b>							<b>2,250.00</b>	<b>2,250.00</b>	<b>0.00</b>	
<b>(sauer) Sauer, Neil</b>										
rm457 - 2 - Current		11/30/2022	11/2022	Balance	Forward		0.00	0.00	0.00	Balance Forward
rm457 - 2 - Current	C-105665	12/01/2022	12/2022		15200	12010	1,975.00	0.00	1,975.00	Rent (12/2022)
rm457 - 2 - Current	R-84808	12/03/2022	12/2022	164984417	15200	12010	0.00	1,975.00	-1,975.00	Debit Card On-Line Payment ; M...
<b>Total (sauer) Sauer, Neil</b>							<b>1,975.00</b>	<b>1,975.00</b>	<b>0.00</b>	
<b>(riff) Riffart, Pascal</b>										
rm457 - 3 - Current		11/30/2022	11/2022	Balance	Forward		0.00	0.00	-30.00	Balance Forward
rm457 - 3 - Current	C-105666	12/01/2022	12/2022		16520	12010	-30.00	0.00	-30.00	Can to Curb Credit (12/2022)
rm457 - 3 - Current	C-105667	12/01/2022	12/2022		15200	12010	2,300.00	0.00	2,300.00	Rent (12/2022)
rm457 - 3 - Current	R-84181	12/01/2022	12/2022	:prepay	15200	12010	0.00	30.00	-30.00	:Prog Gen prepayment transfer
rm457 - 3 - Current	R-84181	12/01/2022	12/2022	:prepay	15280	13340	0.00	-30.00	30.00	:Prog Gen prepayment transfer
rm457 - 3 - Current	R-85003	12/05/2022	12/2022	0301	15200	12010	0.00	2,270.00	-2,270.00	:CHECKscan Payment - December
rm457 - 3 - Current	R-85003	12/05/2022	12/2022	0301	16520	12010	0.00	-30.00	30.00	:CHECKscan Payment - December
rm457 - 3 - Current	R-85003	12/05/2022	12/2022	0301	15280	13340	0.00	60.00	-60.00	:CHECKscan Payment - December
<b>Total (riff) Riffart, Pascal</b>							<b>2,270.00</b>	<b>2,300.00</b>	<b>-60.00</b>	
<b>(kriley) Riley, Kevin</b>										
rm457 - 4 - Current		11/30/2022	11/2022	Balance	Forward		0.00	0.00	0.00	Balance Forward
rm457 - 4 - Current	C-105668	12/01/2022	12/2022		15200	12010	3,600.00	0.00	3,600.00	Rent (12/2022)
rm457 - 4 - Current	R-85049	12/05/2022	12/2022	165386892	15200	12010	0.00	3,600.00	-3,600.00	Credit Card On-Line Payment ; ...
<b>Total (kriley) Riley, Kevin</b>							<b>3,600.00</b>	<b>3,600.00</b>	<b>0.00</b>	
							<b>10,095.00</b>	<b>10,125.00</b>	<b>-60.00</b>	

# Payment Detail

Property=rm457 AND Bank=pm5ca,pm5ck AND mm/yy=12/2022-12/2022 AND All Checks=Yes  
 AND Include Voids=All Checks AND Payment Method=All AND Include Adjustments=Yes

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
24 (pm5ck) - David W. Anderson (dwa.09) - 12/20/22 (12/22)				
	P-78458	rm457	8,586.22	14200 - Owner Draw
<b>Total 24 (pm5ck) - David W. Anderson (dwa.09) - 12/20/22 (12/22)</b>			<b>8,586.22</b>	
1005 (pm5ck) - Rayne Water (raywat) - 12/01/22 (12/22)				
	P-77068	rm457	44.50	16120 - Water
<b>Total 1005 (pm5ck) - Rayne Water (raywat) - 12/01/22 (12/22)</b>			<b>44.50</b>	
1006 (pm5ck) - Rosy's House Cleaning & Window Cleaning Services (rosys) - 12/01/22 (12/22)				
	P-76994	rm457	110.00	16550 - Janitorial
<b>Total 1006 (pm5ck) - Rosy's House Cleaning &amp; Window Cleaning Services (rosys) - 12/01/22 (12/22)</b>			<b>110.00</b>	
1010 (pm5ck) - California American Water (calam) - 12/01/22 (12/22)				
	P-77106	rm457	188.66	16120 - Water
<b>Total 1010 (pm5ck) - California American Water (calam) - 12/01/22 (12/22)</b>			<b>188.66</b>	
1011 (pm5ck) - Pacific Gas & Electric (pge) - 12/01/22 (12/22)				
	P-77229	rm457	109.61	16110 - Gas/Electric/Propane
<b>Total 1011 (pm5ck) - Pacific Gas &amp; Electric (pge) - 12/01/22 (12/22)</b>			<b>109.61</b>	
1039 (pm5ck) - Mr Nguyen's (mrmguy) - 12/07/22 (12/22)				
	P-77951	rm457	80.00	17010 - Landscaping
<b>Total 1039 (pm5ck) - Mr Nguyen's (mrmguy) - 12/07/22 (12/22)</b>			<b>80.00</b>	
1047 (pm5ck) - Monterey City Disposal Service (mdc66) - 12/12/22 (12/22)				
	P-78110	rm457	110.16	16150 - Disposal
<b>Total 1047 (pm5ck) - Monterey City Disposal Service (mdc66) - 12/12/22 (12/22)</b>			<b>110.16</b>	
1059 (pm5ck) - A.G. Davi Ltd. (agd.74) - 12/20/22 (12/22)				
	P-78438	rm457	814.71	16085 - Management Fee
<b>Total 1059 (pm5ck) - A.G. Davi Ltd. (agd.74) - 12/20/22 (12/22)</b>			<b>814.71</b>	
1062 (pm5ck) - Rosy's House Cleaning & Window Cleaning Services (rosys) - 12/20/22 (12/22)				
	P-78456	rm457	110.00	16550 - Janitorial
<b>Total 1062 (pm5ck) - Rosy's House Cleaning &amp; Window Cleaning Services (rosys) - 12/20/22 (12/22)</b>			<b>110.00</b>	
			<b>10,153.86</b>	