Cash Flow

Fairgrove Property Management

Properties: Sunshine Apartments - 4226 Utah St San Diego, CA 92104-1853

Date Range: 01/01/2024 to 12/31/2024 (Last Year)

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
Operating Income & Expense				
Income				
RENTAL INCOME				
Rent Income	329,640.83	65.96	329,640.83	65.96
Concessions to Tenant	-3,992.00	-0.80	-3,992.00	-0.80
Housing/Assistance Rents	171,315.90	34.28	171,315.90	34.28
Total RENTAL INCOME	**496,964.73**	**99.44**	**496,964.73**	**99.44**
FEES				
NSF Fees	35.00	0.01	35.00	0.01
Application Fee Income	45.00	0.01	45.00	0.01
Insurance Services Fee	16.00	0.00	16.00	0.00
Total FEES	**96.00**	**0.02**	**96.00**	**0.02**
OTHER INCOME				
Laundry Income	2,697.86	0.54	2,697.86	0.54
Gas & Electricity Income	2.45	0.00	2.45	0.00
Total OTHER INCOME	**2,700.31**	**0.54**	**2,700.31**	**0.54**
Total Operating Income	**499,761.04**	**100.00**	**499,761.04**	**100.00**
Expense				
TAX: Rental Unit Business	351.00	0.07	351.00	0.07
REPAIRS AND MAINTENANCE				
General Maintenance	10,220.00	2.04	10,220.00	2.04
Plumbing	4,427.49	0.89	4,427.49	0.89
Electrical Repair & Maint	1,240.00	0.25	1,240.00	0.25
Lighting	120.00	0.02	120.00	0.02
HVAC (Heat, Ventilation, Air)	950.00	0.19	950.00	0.19
Elevator Service	4,392.73	0.88	4,392.73	0.88
Appliance Repair	95.00	0.02	95.00	0.02
Roof Repairs / Preventative Maintenance	18,179.00	3.64	18,179.00	3.64
Fence	1,688.23	0.34	1,688.23	0.34
Exterior Painting and Fascia Minor Repairs	20,760.00	4.15	20,760.00	4.15
Gate Service and Repair	175.00	0.04	175.00	0.04
Permit Fees	421.45	0.08	421.45	0.08
Cleaning and Maintenance - Other	5,034.00	1.01	5,034.00	1.01
Lighting Repairs/Services	830.00	0.17	830.00	0.17
Total REPAIRS AND MAINTENANCE	**68,532.90**	**13.71**	**68,532.90**	**13.71**

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TURNOVER & MAKE READY				
Cleaning	180.00	0.04	180.00	0.04
Carpet Cleaning	379.00	0.08	379.00	0.08
Painting	650.00	0.13	650.00	0.13
Total TURNOVER & MAKE READY	**1,209.00**	**0.24**	**1,209.00**	**0.24**
CONTRACTS & LANDSCAPING				
Landscaping	4,800.00	0.96	4,800.00	0.96
Pest Control & Termite Inspection	304.00	0.06	304.00	0.06
Porter Service	383.00	0.08	383.00	0.08
Pest Control Extra	185.00	0.04	185.00	0.04
Total CONTRACTS & LANDSCAPING	**5,672.00**	**1.13**	**5,672.00**	**1.13**
UTILITIES				
Gas & Electricity	8,911.25	1.78	8,911.25	1.78
Electricity	180.00	0.04	180.00	0.04
Water & Sewer	13,249.95	2.65	13,249.95	2.65
Trash Disposal	6,998.32	1.40	6,998.32	1.40
Total UTILITIES	**29,339.52**	**5.87**	**29,339.52**	**5.87**
TAXES & INSURANCE EXPENSE				
Property Tax	71,156.69	14.24	71,156.69	14.24
Insurance	6,942.00	1.39	6,942.00	1.39
Total TAXES & INSURANCE EXPENSE	**78,098.69**	**15.63**	**78,098.69**	**15.63**
GENERAL & ADMINISTRATIVE				
Management Fees	24,201.61	4.84	24,201.61	4.84
Seminar	50.00	0.01	50.00	0.01
Advertising	40.56	0.01	40.56	0.01
Office Supplies	1,248.00	0.25	1,248.00	0.25
Telephone	1,616.10	0.32	1,616.10	0.32
Accounting	175.00	0.04	175.00	0.04
Signs/Banners/Flags	163.89	0.03	163.89	0.03
Total GENERAL & ADMINISTRATIVE	**27,495.16**	**5.50**	**27,495.16**	**5.50**
PAYROLL EXPENSE				
Manager Salaries	10,973.95	2.20	10,973.95	2.20
Manager Bonus	700.00	0.14	700.00	0.14
Worker Wages	694.71	0.14	694.71	0.14
Payroll Taxes	1,271.08	0.25	1,271.08	0.25
Workers Comp. Insurance	392.54	0.08	392.54	0.08
Total PAYROLL EXPENSE	**14,032.28**	**2.81**	**14,032.28**	**2.81**
Total Operating Expense	**224,730.55**	**44.97**	**224,730.55**	**44.97**
NOI - Net Operating Income	**275,030.49**	**55.03**	**275,030.49**	**55.03**

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Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Other Income & Expense				
Other Expense				
CAPITAL EXPENSE				
Major Exterior Paint	4,788.00	0.96	4,788.00	0.96
Mailbox Improvements	200.00	0.04	200.00	0.04
Appliance Replacements	4,726.93	0.95	4,726.93	0.95
Total CAPITAL EXPENSE	**9,714.93**	**1.94**	**9,714.93**	**1.94**
DEBT EXPENSE				
1st Mortgage Interest	19,607.50	3.92	19,607.50	3.92
Mortgage Payment	96,140.00	19.24	96,140.00	19.24
Total DEBT EXPENSE	**115,747.50**	**23.16**	**115,747.50**	**23.16**
Total Other Expense	**125,462.43**	**25.10**	**125,462.43**	**25.10**
Net Other Income	**-125,462.43**	**-25.10**	**-125,462.43**	**-25.10**
Total Income	499,761.04	100.00	499,761.04	100.00
Total Expense	350,192.98	70.07	350,192.98	70.07
Net Income	**149,568.06**	**29.93**	**149,568.06**	**29.93**
Other Items				
Security Deposits	3,500.00		3,500.00	
Owner Contribution	533.36		533.36	
Owner Distribution	-90,533.36		-90,533.36	
Prepaid Rent	3,812.50		3,812.50	
Net Other Items	**-82,687.50**		**-82,687.50**	
Cash Flow	**66,880.56**		**66,880.56**	
Beginning Cash	**43,612.92**		**43,612.92**	
Beginning Cash + Cash Flow	**110,493.48**		**110,493.48**	
Actual Ending Cash	**110,493.48**		**110,493.48**	