

Cash Flow

Bluhm and Company

Properties: Bain Building/665 Lighthouse - 665 Lighthouse Ave Pacific Grove, CA 93950-2644

Date Range: 01/01/2025 to 12/31/2025

Additional Cash GL Accounts: None

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				
RENTS				
Rent Income	104,671.00	95.68	104,671.00	95.68
Total RENTS	104,671.00	95.68	104,671.00	95.68
Miscellaneous Income	4,725.00	4.32	4,725.00	4.32
Total Operating Income	109,396.00	100.00	109,396.00	100.00
Expense				
CLEANING AND MAINTENANCE				
General Maintenance	7,270.81	6.65	7,270.81	6.65
Landscaping	4,080.00	3.73	4,080.00	3.73
Total CLEANING AND MAINTENANCE	11,350.81	10.38	11,350.81	10.38
INSURANCE				
Property Insurance	8,920.00	8.15	8,920.00	8.15
Total INSURANCE	8,920.00	8.15	8,920.00	8.15
MANAGEMENT FEES				
Management Fees	9,592.80	8.77	9,592.80	8.77
Total MANAGEMENT FEES	9,592.80	8.77	9,592.80	8.77
REPAIRS				
Painting	1,065.00	0.97	1,065.00	0.97
Plumbing	1,123.33	1.03	1,123.33	1.03
Total REPAIRS	2,188.33	2.00	2,188.33	2.00
TAXES				
Property Tax	6,381.13	5.83	6,381.13	5.83
Total TAXES	6,381.13	5.83	6,381.13	5.83
UTILITIES				
Gas & Electric	4,343.37	3.97	4,343.37	3.97
Water	3,562.81	3.26	3,562.81	3.26
Sewer	1,995.96	1.82	1,995.96	1.82

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Garbage and Recycling	1,256.85	1.15	1,256.85	1.15
Total UTILITIES	11,158.99	10.20	11,158.99	10.20
General Utility	1,065.87	0.97	1,065.87	0.97
Total Operating Expense	50,657.93	46.31	50,657.93	46.31
NOI - Net Operating Income	58,738.07	53.69	58,738.07	53.69
Total Income	109,396.00	100.00	109,396.00	100.00
Total Expense	50,657.93	46.31	50,657.93	46.31
Net Income	58,738.07	53.69	58,738.07	53.69
Other Items				
Prepaid Rent	300.00		300.00	
Owner Contribution	3,333.33		3,333.33	
Owner Distribution	-59,859.73		-59,859.73	
Net Other Items	-56,226.40		-56,226.40	
Cash Flow	2,511.67		2,511.67	
Beginning Cash	0.00		0.00	
Beginning Cash + Cash Flow	2,511.67		2,511.67	
Actual Ending Cash	2,511.67		2,511.67	