

## Cash Flow - 12 Month

### Allen Real Property Services

Properties: 4209-4221 Third Avenue - 4209-4221 Third Avenue San Diego, CA 92103

Period Range: Jan 2024 to Dec 2024

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
<b>Operating Income &amp; Expense</b>													
<b>Income</b>													
<b>RENTS</b>													
Rent Income	14,150.00	14,150.00	14,150.00	16,364.00	14,964.00	14,964.00	15,984.00	16,764.00	0.00	0.00	0.00	0.00	121,490.00
<b>Total RENTS</b>	<b>14,150.00</b>	<b>14,150.00</b>	<b>14,150.00</b>	<b>16,364.00</b>	<b>14,964.00</b>	<b>14,964.00</b>	<b>15,984.00</b>	<b>16,764.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>121,490.00</b>
<b>FEES</b>													
Application Fee Income	0.00	0.00	0.00	0.00	0.00	60.00	-60.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total FEES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>60.00</b>	<b>-60.00</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>
Laundry Income	15.88	23.38	24.13	16.38	15.88	16.38	22.50	18.88	0.00	0.00	0.00	0.00	153.41
Miscellaneous Income	0.00	0.00	220.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	220.00
<b>Total Operating Income</b>	<b>14,165.88</b>	<b>14,173.38</b>	<b>14,394.13</b>	<b>16,380.38</b>	<b>14,979.88</b>	<b>15,040.38</b>	<b>15,946.50</b>	<b>16,782.88</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>121,863.41</b>
<b>Expense</b>													
<b>CLEANING AND MAINTENANCE</b>													
Carpet Cleaning	0.00	0.00	582.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	582.50
General Maintenance Labor	0.00	0.00	249.40	0.00	83.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	332.40
Landscaping	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	0.00	0.00	0.00	0.00	960.00
Cleaning and Maintenance -Other	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
Pest Control	69.00	138.00	0.00	69.00	69.00	74.00	74.00	74.00	0.00	0.00	0.00	0.00	567.00
<b>Total CLEANING AND MAINTENANCE</b>	<b>189.00</b>	<b>258.00</b>	<b>951.90</b>	<b>189.00</b>	<b>522.00</b>	<b>194.00</b>	<b>194.00</b>	<b>194.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,691.90</b>
<b>LEGAL AND OTHER</b>													

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Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
<b>PROFESSIONAL FEES</b>													
Legal	1,164.00	2,100.00	1,790.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,054.00
<b>Total LEGAL AND OTHER PROFESSIONAL FEES</b>	<b>1,164.00</b>	<b>2,100.00</b>	<b>1,790.00</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>5,054.00</b>
<b>MANAGEMENT FEES</b>													
Management fees	1,212.00	1,132.00	1,132.00	1,309.12	1,197.12	1,197.12	1,197.12	1,422.72	0.00	0.00	0.00	0.00	9,799.20
<b>Total MANAGEMENT FEES</b>	<b>1,212.00</b>	<b>1,132.00</b>	<b>1,132.00</b>	<b>1,309.12</b>	<b>1,197.12</b>	<b>1,197.12</b>	<b>1,197.12</b>	<b>1,422.72</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>9,799.20</b>
<b>REPAIRS</b>													
Plumbing	0.00	150.00	0.00	0.00	3,650.00	0.00	0.00	1,700.00	0.00	0.00	0.00	0.00	5,500.00
Flooring	0.00	0.00	0.00	0.00	536.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	536.26
<b>Total REPAIRS</b>	<b>0.00</b>	<b>150.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,186.26</b>	<b>0.00</b>	<b>0.00</b>	<b>1,700.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,036.26</b>
Supplies	0.00	0.00	20.45	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,020.45
<b>UTILITIES</b>													
Electricity	-52.70	0.00	27.67	0.00	0.00	0.00	0.00	0.29	0.00	0.00	0.00	0.00	-24.74
<b>Total UTILITIES</b>	<b>-52.70</b>	<b>0.00</b>	<b>27.67</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.29</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-24.74</b>
<b>CAPITAL EXPENSES</b>													
Appliances	0.00	778.09	0.00	0.00	0.00	765.42	0.00	0.00	0.00	0.00	0.00	0.00	1,543.51
Remodel	0.00	0.00	2,250.00	0.00	9,532.00	1,350.00	0.00	0.00	0.00	0.00	0.00	0.00	13,132.00
<b>Total CAPITAL EXPENSES</b>	<b>0.00</b>	<b>778.09</b>	<b>2,250.00</b>	<b>0.00</b>	<b>9,532.00</b>	<b>2,115.42</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>14,675.51</b>
Bank Services Fee	35.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00
<b>Total Operating Expense</b>	<b>2,547.30</b>	<b>4,418.09</b>	<b>6,172.02</b>	<b>2,498.12</b>	<b>15,437.38</b>	<b>3,506.54</b>	<b>1,391.12</b>	<b>3,317.01</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>39,287.58</b>
<b>NOI - Net Operating Income</b>	<b>11,618.58</b>	<b>9,755.29</b>	<b>8,222.11</b>	<b>13,882.26</b>	<b>-457.50</b>	<b>11,533.84</b>	<b>14,555.38</b>	<b>13,465.87</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>82,575.83</b>
Total Income	14,165.88	14,173.38	14,394.13	16,380.38	14,979.88	15,040.38	15,946.50	16,782.88	0.00	0.00	0.00	0.00	121,863.41
Total Expense	2,547.30	4,418.09	6,172.02	2,498.12	15,437.38	3,506.54	1,391.12	3,317.01	0.00	0.00	0.00	0.00	39,287.58

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Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
<b>Net Income</b>	11,618.58	9,755.29	8,222.11	13,882.26	-457.50	11,533.84	14,555.38	13,465.87	0.00	0.00	0.00	0.00	82,575.83
<b>Other Items</b>													
Prepaid Rent	0.00	0.00	2,050.00	0.00	-2,050.00	0.00	1,800.00	-1,800.00	0.00	0.00	0.00	0.00	0.00
Owner Distribution	-12,496.88	-9,755.29	-11,011.68	-11,092.69	-6,671.25	-10,000.00	-7,940.47	-14,466.99	0.00	0.00	0.00	0.00	-83,435.25
<b>Net Other Items</b>	-12,496.88	-9,755.29	-8,961.68	-11,092.69	-8,721.25	-10,000.00	-6,140.47	-16,266.99	0.00	0.00	0.00	0.00	-83,435.25
<b>Cash Flow</b>	-878.30	0.00	-739.57	2,789.57	-9,178.75	1,533.84	8,414.91	-2,801.12	0.00	0.00	0.00	0.00	-859.42
<b>Beginning Cash</b>	878.30	0.00	0.00	-739.57	2,050.00	-7,128.75	-5,594.91	2,820.00	18.88	18.88	18.88	18.88	878.30
<b>Beginning Cash + Cash Flow</b>	0.00	0.00	-739.57	2,050.00	-7,128.75	-5,594.91	2,820.00	18.88	18.88	18.88	18.88	18.88	18.88
<b>Actual Ending Cash</b>	0.00	0.00	-739.57	2,050.00	-7,128.75	-5,594.91	2,820.00	18.88	18.88	18.88	18.88	18.88	18.88