

2025 Expense List

CATEGORY	ITEMS	COST	SOURCE	EXPENSE
Taxes	Property Tax	\$8088 per year	Sac Co. Assessor	\$ 8,088.00
	RHIP Fee	\$54 per year	City of Sacramento	\$ 54.00
Services	Fire Alarm Cert	\$420 annually	CalWestFire	\$ 420.00
	Fire Extinguisher Cert	\$67 for 2 certs annually	Sutter Buttes Fire	\$ 67.00
	Backflow Testing	\$220 for 2 tests once a year	Fernando Yeh Plumbing	\$ 220.00
	HVAC Repairs	\$474 to replace defective part	Harris Air	\$ 474.00
	Electricity	\$732 common area yearly	SMUD	\$ 732.00
	Gas	Tenant Pays	PG&E	\$ -
	Water, Sewer & Garbage	Total of Monthly Charges	City of Sacramento	\$ 5,898.00
	Internet	\$52/month (split with tenant)	Comcast	\$ 624.00
	AT&T	2 landlines @ \$1404 yearly	AT&T	\$ 1,404.00
	Locksmith	\$200 for 1304 rekeying locks	Adam E.	\$ 200.00
	Landlord Insurance	\$2096 yearly	Travelers Insurance	\$ 2,096.00
	Carpet Cleaning	\$500 for 2 move-outs	Green Carpet Cleaning	\$ 500.00
	Accounting	\$835 for Tax Returns	Albert Cheung CPA	\$ 835.00
	Electrical	Install Ring Camera	Electrician	\$ 150.00
Management	Landlord Work	\$7190 last year	Owners et al	\$ 7,190.00
Supplies	FD Covers	\$10 each	Amazon	\$ 20.00
	3M Air Filters	\$10 each, 12/year	Costco	\$ 120.00
	Ring Camera System	\$199	Home Depot	\$ 199.00
	Mailbox Assembly	\$399	Salsbury Industries	\$ 399.00
	Landscape Light Bulbs	\$12 pack	Home Depot	\$ 12.00
	Whirlpool Dishwasher	\$685	Costco	\$ 685.00
TOTAL ANNUAL EXPENSES				\$ 30,387.00