

Net Cash Flow for 112 N Peninsula Dr

From January 1, 2023 through December 31, 2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023
INCOME				
Rents	-	-	-	-
Short Term Rents	5,958	8,685	17,370	5,916
Total Rental Income	\$ 5,958	\$ 8,685	\$ 17,370	\$ 5,916
Late Fees	-	-	-	-
Total Other Income	\$ -	\$ -	\$ -	\$ -
TOTAL INCOME	\$ 5,958	\$ 8,685	\$ 17,370	\$ 5,916

OPERATING EXPENSES

General Repairs & Maintenance	-	-	-	-
Cleaning & Janitorial	1,668	1,908	2,716	1,463
Painting	-	-	-	-
Electrical Repairs	-	-	-	-
Plumbing Repairs	-	-	-	-
HVAC Repairs	-	79	-	-
Other Repairs	-	-	167	-
Security, Locks & Keys	-	-	-	185
Pest	-	-	-	-
Gardening & Landscaping	88	-	-	192

R&M Supplies	-	-	-	-
R&M Permits & Inspections	-	-	-	51
Labor	30	-	-	-
Linens, Soaps, & Other Consumables	270	107	319	162
Total Repairs & Maintenance	\$ 2,056	\$ 2,094	\$ 3,202	\$ 2,053
General Utilities	(294)	-	-	-
Electric	256	188	239	378
Telephone, Cable & Internet	133	138	138	144
Water & Sewer	589	275	271	359
Total Utilities	\$ 683	\$ 601	\$ 648	\$ 881
Service Calls	71	-	-	-
Booking & Platform Fees	-	41	29	195
Total Management Fees	\$ 71	\$ 41	\$ 29	\$ 195
Accounting	45	-	-	-
Total Legal & Professional	\$ 45	\$ -	\$ -	\$ -
Travel	-	-	-	-
Meals	-	-	-	-
Software Subscriptions	189	155	155	155
Bank Fees	68	63	65	137
Licenses	-	-	-	-
Total Admin & Other	\$ 257	\$ 218	\$ 220	\$ 292
TOTAL OPERATING EXPENSES	\$ 3,112	\$ 2,954	\$ 4,100	\$ 3,420
NET OPERATING INCOME	\$ 2,846	\$ 5,731	\$ 13,270	\$ 2,496

MORTGAGE & LOAN EXPENSES

Mortgage Payment	4,015	4,015	6,021	6,021
Interest	-	-	-	-
Principal	-	-	-	-
Other Loan Payment	-	-	-	-
Interest	135	146	133	155
Principal	-	-	-	-
TOTAL MORTGAGES & LOANS	\$ 4,150	\$ 4,161	\$ 6,154	\$ 6,176
Debt Service Coverage Ratio	0.69x	1.38x	2.16x	0.40x

CAPITAL EXPENSES

New Furniture & Equipment	211	-	71	-
TOTAL CAPITAL EXPENSES	\$ 211	\$ -	\$ 71	\$ -

NET CASH FLOW	\$ (1,515)	\$ 1,570	\$ 7,045	\$ (3,680)
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PURCHASE, SALE, & REFINANCE

Closing Costs	-	-	-	-
TOTAL PURCHASE, SALE, & REFI	\$ -	\$ -	\$ -	\$ -

NET CASH FLOW AFTER PSR	\$ (1,515)	\$ 1,570	\$ 7,045	\$ (3,680)
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TRANSFERS

General Transfers	-	-	-	-
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Credit Card Payments	(43)	(42)	(42)	(42)
Owner Distributions	-	-	-	-
Owner Contributions	-	-	-	-
General Security Deposits	-	-	-	-
TOTAL TRANSFERS	\$ (43)	\$ (42)	\$ (42)	(42)

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May 2023 Jun 2023 Jul 2023 Aug 2023 Sep 2023 Oct 2023

- (90) - - - -

9,610 10,121 9,742 10,688 3,598 8,361

\$ 9,610 \$ 10,031 \$ 9,742 \$ 10,688 \$ 3,598 \$ 8,361

- - - - - (49)

\$ - \$ - \$ - \$ - \$ - \$ (49)

\$ 9,610 \$ 10,031 \$ 9,742 \$ 10,688 \$ 3,598 \$ 8,312

459 47 19 - - 350

1,549 2,381 1,613 1,469 1,138 1,543

- - - - 2,560 -

- - - - - 66

- 120 - - - -

- - - - - -

506 - - - - -

- - - 72 - -

- - - - 1,244 -

- - 154 - - -

-	-	179	-	32	129
-	-	-	-	-	-
-	-	44	42	1,310	175
-	216	-	-	151	-
\$ 2,514	\$ 2,764	\$ 2,009	\$ 1,583	\$ 6,435	\$ 2,262
-	-	-	-	-	-
269	91	620	370	333	341
140	140	140	140	140	140
254	282	279	318	287	264
\$ 662	\$ 513	\$ 1,039	\$ 827	\$ 759	\$ 745
-	95	89	-	-	-
53	51	25	-	-	-
\$ 53	\$ 146	\$ 114	\$ -	\$ -	\$ -
-	-	-	-	-	-
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-
-	-	-	-	-	-
155	276	186	186	186	186
55	55	55	82	136	55
-	-	-	30	-	-
\$ 210	\$ 331	\$ 241	\$ 298	\$ 322	\$ 241
\$ 3,439	\$ 3,754	\$ 3,402	\$ 2,708	\$ 7,517	\$ 3,248
\$ 6,171	\$ 6,277	\$ 6,340	\$ 7,980	\$ (3,918)	\$ 5,063

	5,549		5,549		5,549		5,549		5,549		5,549
	-		-		-		-		-		-
	-		-		-		-		-		-
	-		-		-		-		-		-
	130		121		132		134		147		172
	-		-		-		-		-		-
\$	5,679	\$	5,671	\$	5,681	\$	5,683	\$	5,696	\$	5,721
	1.09x		1.11x		1.12x		1.40x		(0.69x)		0.88x
	-		697		-		-		-		-
\$	-	\$	697	\$	-	\$	-	\$	-	\$	-
\$	492	\$	(90)	\$	659	\$	2,297	\$	(9,614)	\$	(658)
	-		-		250		-		-		-
\$	-	\$	-	\$	250	\$	-	\$	-	\$	-
\$	492	\$	(90)	\$	909	\$	2,297	\$	(9,614)	\$	(658)
	-		-		(1,000)		-		-		-

	(41)	(41)	960	(40)	(40)	(39)
	-	-	-	-	-	1,500
	-	-	-	-	-	-
	-	-	-	-	(250)	-
\$	(41)	\$ (41)	(40)	\$ (40)	(290)	\$ 1,461



Nov 2023 **Dec 2023** **Total**

-	2,600	2,510
5,446	15,104	110,599
\$ 5,446	\$ 17,704	\$ 113,109

-	-	(49)
\$ -	\$ -	\$ (49)

\$ 5,446	\$ 17,704	\$ 113,060
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120	270	1,265
776	519	18,744
-	-	2,560
-	-	66
-	-	120
-	-	79
-	-	673
-	-	257
439	439	2,122
-	-	434

-	-	339
-	-	51
-	80	1,680
64	-	1,289
\$ 1,399	\$ 1,308	\$ 29,678
-	-	(294)
280	203	3,566
140	140	1,670
293	518	3,989
\$ 713	\$ 861	\$ 8,931
-	-	255
-	-	394
\$ -	\$ -	\$ 648
-	-	45
\$ -	\$ -	\$ 45
-	61	61
-	(3)	(3)
360	209	2,398
55	55	884
-	-	30
\$ 415	\$ 322	\$ 3,369
\$ 2,527	\$ 2,490	\$ 42,672
\$ 2,919	\$ 15,213	\$ 70,388

	5,549		5,549		64,466
	-		-		-
	-		-		-
	-		-		-
	173		159		1,737
	-		-		-
\$	5,722	\$	5,708	\$	66,203
	0.51x		2.67x		1.06x

	-		-		979
\$	-	\$	-	\$	979

\$	(2,803)	\$	9,505	\$	3,206
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	-		-		250
\$	-	\$	-	\$	250

\$	(2,803)	\$	9,505	\$	3,456
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	-		(7,000)		(8,000)
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	(39)	1,961	2,512
	-	-	1,500
	5,183	-	5,183
	-	-	(250)
\$	5,144	\$ (5,039)	\$ 945