

Cash Flow - 12 Month

Keystone Properties

Properties: 1141 43rd Ave. Sacramento, CA 95822

Period Range: Jan 2025 to Dec 2025 (Last Year)

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Operating Income & Expense													
Income													
RENTS													
Rent Income	14,770.00	10,771.25	13,368.33	13,470.00	13,470.00	16,018.00	13,060.00	13,430.00	12,911.67	11,220.00	10,620.00	10,604.00	153,713.25
Total RENTS	14,770.00	10,771.25	13,368.33	13,470.00	13,470.00	16,018.00	13,060.00	13,430.00	12,911.67	11,220.00	10,620.00	10,604.00	153,713.25
FEES													
Tenant Liability Waiver	0.00	0.00	0.00	0.00	0.00	0.00	48.00	32.00	0.00	0.00	0.00	0.00	80.00
Late Fee	155.00	-155.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total FEES	155.00	-155.00	0.00	0.00	0.00	0.00	48.00	32.00	0.00	0.00	0.00	0.00	80.00
Total Operating Income	14,925.00	10,616.25	13,368.33	13,470.00	13,470.00	16,018.00	13,108.00	13,462.00	12,911.67	11,220.00	10,620.00	10,604.00	153,793.25
Expense													
CLEANING AND MAINTENANCE													
Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	249.00	0.00	0.00	0.00	249.00
Janitorial Expense	0.00	1,085.00	0.00	640.00	180.00	180.00	0.00	180.00	0.00	630.00	1,270.00	0.00	4,165.00
General Maintenance Labor	0.00	0.00	200.00	2,250.00	169.00	1,173.31	0.00	1,169.40	719.04	0.00	355.00	0.00	6,035.75
Landscaping	600.00	600.00	600.00	600.00	600.00	600.00	0.00	600.00	1,200.00	0.00	600.00	0.00	6,000.00
Cleaning and Maintenance -Other	0.00	650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	650.00
Total CLEANING AND MAINTENANCE	600.00	2,335.00	800.00	3,490.00	949.00	1,953.31	0.00	1,949.40	2,168.04	630.00	2,225.00	0.00	17,099.75
LEGAL AND OTHER PROFESSIONAL													

Cash Flow - 12 Month

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
FEES													
Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00	125.00
Other	215.00	0.00	0.00	115.00	0.00	0.00	115.00	0.00	815.00	115.00	0.00	115.00	1,490.00
Total LEGAL AND OTHER PROFESSIONAL FEES	215.00	0.00	0.00	115.00	0.00	0.00	115.00	0.00	815.00	115.00	0.00	240.00	1,615.00
MANAGEMENT FEES													
Management fees	886.20	646.28	802.10	808.20	808.20	961.08	783.60	805.80	774.70	673.20	637.20	636.24	9,222.80
Commissions/ Placement Fee's	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	300.00
Total MANAGEMENT FEES	886.20	646.28	802.10	808.20	808.20	961.08	1,083.60	805.80	774.70	673.20	637.20	636.24	9,522.80
REPAIRS													
Plumbing	3,430.54	265.87	501.14	1,827.31	690.00	0.00	338.00	0.00	419.00	0.00	0.00	0.00	7,471.86
HVAC (Heat, Ventilation, Air)	0.00	0.00	1,530.93	129.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,659.93
Key/Lock Replacement	0.00	0.00	0.00	0.00	0.00	-50.00	0.00	0.00	0.00	0.00	0.00	0.00	-50.00
Repairs - Other	0.00	0.00	100.00	298.00	0.00	0.00	0.00	0.00	0.00	285.00	0.00	0.00	683.00
Total REPAIRS	3,430.54	265.87	2,132.07	2,254.31	690.00	-50.00	338.00	0.00	419.00	285.00	0.00	0.00	9,764.79
UTILITIES													
Electricity	79.51	78.34	570.45	551.12	78.70	80.07	85.55	90.10	92.18	88.70	80.95	75.46	1,951.13
Gas	507.31	544.75	341.04	530.65	444.14	533.18	0.00	189.59	167.33	177.85	205.81	245.48	3,887.13
Water	810.32	820.09	799.96	867.94	820.97	821.84	891.50	1,701.24	110.85	838.42	841.19	816.97	10,141.29
Garbage and Recycling	530.60	547.41	537.74	626.23	551.94	781.44	688.92	920.85	1,708.14	893.60	522.37	783.96	9,093.20
Total UTILITIES	1,927.74	1,990.59	2,249.19	2,575.94	1,895.75	2,216.53	1,665.97	2,901.78	2,078.50	1,998.57	1,650.32	1,921.87	25,072.75
CAPITAL EXPENSES													
Appliances	0.00	0.00	175.00	0.00	0.00	0.00	304.00	0.00	0.00	0.00	0.00	0.00	479.00
Total CAPITAL EXPENSES	0.00	0.00	175.00	0.00	0.00	0.00	304.00	0.00	0.00	0.00	0.00	0.00	479.00
Total Operating	7,059.48	5,237.74	6,158.36	9,243.45	4,342.95	5,080.92	3,506.57	5,656.98	6,255.24	3,701.77	4,512.52	2,798.11	63,554.09

Cash Flow - 12 Month

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Expense													
NOI - Net Operating Income	7,865.52	5,378.51	7,209.97	4,226.55	9,127.05	10,937.08	9,601.43	7,805.02	6,656.43	7,518.23	6,107.48	7,805.89	90,239.16
Total Income	14,925.00	10,616.25	13,368.33	13,470.00	13,470.00	16,018.00	13,108.00	13,462.00	12,911.67	11,220.00	10,620.00	10,604.00	153,793.25
Total Expense	7,059.48	5,237.74	6,158.36	9,243.45	4,342.95	5,080.92	3,506.57	5,656.98	6,255.24	3,701.77	4,512.52	2,798.11	63,554.09
Net Income	7,865.52	5,378.51	7,209.97	4,226.55	9,127.05	10,937.08	9,601.43	7,805.02	6,656.43	7,518.23	6,107.48	7,805.89	90,239.16
Other Items													
SECURITY DEPOSITS	0.00	0.00	0.00	0.00	0.00	95.00	0.00	0.00	-1,295.00	-1,550.00	0.00	0.00	-2,750.00
Prepaid Rent	1,830.00	-2,230.00	1,150.00	-1,300.00	1,550.00	-50.00	2,661.00	-2,800.00	0.00	-1,450.00	-16.00	1,434.00	779.00
Owner Distribution	0.00	-7,869.47	-10,513.99	0.00	-11,737.94	-8,881.56	-10,562.38	-9,531.86	-7,447.18	-3,783.66	-3,358.58	-8,868.34	-82,554.96
Net Other Items	1,830.00	-10,099.47	-9,363.99	-1,300.00	-10,187.94	-8,836.56	-7,901.38	-12,331.86	-8,742.18	-6,783.66	-3,374.58	-7,434.34	-84,525.96
Cash Flow	9,695.52	-4,720.96	-2,154.02	2,926.55	-1,060.89	2,100.52	1,700.05	-4,526.84	-2,085.75	734.57	2,732.90	371.55	5,713.20
Beginning Cash	-1,471.17	8,224.35	3,503.39	1,349.37	4,275.92	3,215.03	5,315.55	7,015.60	2,488.76	403.01	1,137.58	3,870.48	-1,471.17
Beginning Cash + Cash Flow	8,224.35	3,503.39	1,349.37	4,275.92	3,215.03	5,315.55	7,015.60	2,488.76	403.01	1,137.58	3,870.48	4,242.03	4,242.03
Actual Ending Cash	8,224.35	3,503.39	1,349.37	4,275.92	3,215.03	5,315.55	7,015.60	2,488.76	403.01	1,137.58	3,870.48	4,242.03	4,242.03