

Cash Flow

Fairgrove Property Management

Properties: Sunshine Apartments - 4226 Utah St San Diego, CA 92104-1853

Date Range: 01/01/2025 to 11/10/2025 (This Year-to-date)

Accounting Basis: Cash

Additional Cash GL Accounts: None

GL Account Map: None - use master chart of accounts

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				
RENTAL INCOME				
Rent Income	287,479.40	65.43	287,479.40	65.43
Concessions to Tenant	-1,105.00	-0.25	-1,105.00	-0.25
Housing/Assistance Rents	150,913.00	34.35	150,913.00	34.35
Total RENTAL INCOME	437,287.40	99.53	437,287.40	99.53
FEES				
Property Liability Waiver	195.00	0.04	195.00	0.04
Late Fee	149.00	0.03	149.00	0.03
Total FEES	344.00	0.08	344.00	0.08
OTHER INCOME				
Laundry Income	1,719.29	0.39	1,719.29	0.39
Total OTHER INCOME	1,719.29	0.39	1,719.29	0.39
Total Operating Income	439,350.69	100.00	439,350.69	100.00
Expense				
TAX: Rental Unit Business	351.00	0.08	351.00	0.08
REPAIRS AND MAINTENANCE				
General Maintenance	25,926.50	5.90	25,926.50	5.90
G/M Material & Supplies	718.35	0.16	718.35	0.16
Plumbing	2,214.64	0.50	2,214.64	0.50
Electrical Repair & Maint	1,780.00	0.41	1,780.00	0.41
HVAC (Heat, Ventilation, Air)	3,005.00	0.68	3,005.00	0.68
Elevator Service	3,279.51	0.75	3,279.51	0.75
Appliance Repair	700.54	0.16	700.54	0.16
Back Flow Repair & Services	85.00	0.02	85.00	0.02
Window, Glass & Screens	230.00	0.05	230.00	0.05
Roof Repairs / Preventative Maintenance	14,812.00	3.37	14,812.00	3.37
Exterior Painting and Fascia Minor Repairs	4,411.00	1.00	4,411.00	1.00
Gate Service and Repair	225.00	0.05	225.00	0.05
Sprinkler Repair	200.00	0.05	200.00	0.05
Remediation/Testing/Abatement	3,350.00	0.76	3,350.00	0.76
Restoration	6,525.00	1.49	6,525.00	1.49
Permit Fees	225.00	0.05	225.00	0.05
Hauling and Debris Removal	-300.00	-0.07	-300.00	-0.07
Cleaning and Maintenance - Other	4,828.00	1.10	4,828.00	1.10

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Flooring and Carpet Repairs	100.00	0.02	100.00	0.02
Locks/Keys/Remote Supplies	90.00	0.02	90.00	0.02
Misc. Supplies	20.56	0.00	20.56	0.00
Common Area Repair	10,384.00	2.36	10,384.00	2.36
Total REPAIRS AND MAINTENANCE	82,810.10	18.85	82,810.10	18.85
TURNOVER & MAKE READY				
Cleaning	10.00	0.00	10.00	0.00
Carpet Cleaning	65.00	0.01	65.00	0.01
Painting	34,636.50	7.88	34,636.50	7.88
Total TURNOVER & MAKE READY	34,711.50	7.90	34,711.50	7.90
CONTRACTS & LANDSCAPING				
Landscaping	4,000.00	0.91	4,000.00	0.91
Pest Control & Termite Inspection	320.00	0.07	320.00	0.07
Total CONTRACTS & LANDSCAPING	4,320.00	0.98	4,320.00	0.98
UTILITIES				
Gas & Electricity	4,265.79	0.97	4,265.79	0.97
Electricity	600.00	0.14	600.00	0.14
Water & Sewer	11,622.49	2.65	11,622.49	2.65
Trash Disposal	7,283.90	1.66	7,283.90	1.66
Total UTILITIES	23,772.18	5.41	23,772.18	5.41
TAXES & INSURANCE EXPENSE				
Property Tax	35,979.75	8.19	35,979.75	8.19
Insurance	9,540.00	2.17	9,540.00	2.17
Total TAXES & INSURANCE EXPENSE	45,519.75	10.36	45,519.75	10.36
GENERAL & ADMINISTRATIVE				
Management Fees	21,413.34	4.87	21,413.34	4.87
SB721 Inspection For Elevated Walkway/Balconies	1,800.00	0.41	1,800.00	0.41
Office Supplies	1,378.00	0.31	1,378.00	0.31
Telephone	2,873.56	0.65	2,873.56	0.65
Accounting	550.00	0.13	550.00	0.13
Postage & Delivery	11.00	0.00	11.00	0.00
Total GENERAL & ADMINISTRATIVE	28,025.90	6.38	28,025.90	6.38
MAINTENANCE REPLACEMENT				
HVAC Replacement (cv)	2,535.00	0.58	2,535.00	0.58
Total MAINTENANCE REPLACEMENT	2,535.00	0.58	2,535.00	0.58
PAYROLL EXPENSE				
Manager Salaries	12,088.97	2.75	12,088.97	2.75
Manager Bonus	1,000.00	0.23	1,000.00	0.23
Payroll Taxes	1,340.27	0.31	1,340.27	0.31
Workers Comp. Insurance	1,178.03	0.27	1,178.03	0.27

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Total PAYROLL EXPENSE	15,607.27	3.55	15,607.27	3.55
Total Operating Expense	237,652.70	54.09	237,652.70	54.09
NOI - Net Operating Income	201,697.99	45.91	201,697.99	45.91
Other Income & Expense				
Other Expense				
CAPITAL EXPENSE				
Appliance Replacements	1,763.55	0.40	1,763.55	0.40
Carpet and Flooring Replacement	2,950.00	0.67	2,950.00	0.67
Other Exterior Repairs/ Replacements	3,597.00	0.82	3,597.00	0.82
Total CAPITAL EXPENSE	8,310.55	1.89	8,310.55	1.89
DEBT EXPENSE				
Mortgage Payment	105,943.75	24.11	105,943.75	24.11
Total DEBT EXPENSE	105,943.75	24.11	105,943.75	24.11
Total Other Expense	114,254.30	26.01	114,254.30	26.01
Net Other Income	-114,254.30	-26.01	-114,254.30	-26.01
Total Income	439,350.69	100.00	439,350.69	100.00
Total Expense	351,907.00	80.10	351,907.00	80.10
Net Income	87,443.69	19.90	87,443.69	19.90
Other Items				
Security Deposits	-1,300.00		-1,300.00	
Owner Distribution	-50,000.00		-50,000.00	
Prepaid Rent	-11,423.23		-11,423.23	
Net Other Items	-62,723.23		-62,723.23	
Cash Flow	24,720.46		24,720.46	
Beginning Cash	110,493.48		110,493.48	
Beginning Cash + Cash Flow	135,213.94		135,213.94	
Actual Ending Cash	135,213.94		135,213.94	