



17101 Woodruff Avenue • Bellflower, California 90706 • Phone: (562) 925-0720 • Fax: (562) 867-6999

Park - 2020

1/1/2020 through 12/31/2020

2/23/2024

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Category	1/1/2020- 12/31/2020
INFLOWS	
Uncategorized	0.00
Income - Rents Received	
#1	11,400.00
#2	15,000.00
#3	14,400.00
#4	17,400.00
#5	16,200.00
#6	12,650.00
#7	12,938.00
#8	16,600.00
#9	14,067.00
TOTAL Income - Rents Received	130,655.00
Misc Income	
Late Fee	50.00
Reversal of Analysis Fee	3.00
Security Deposit	1,200.00
TOTAL Misc Income	1,253.00
TOTAL INFLOWS	131,908.00

OUTFLOWS

Bank Fee	
Check Printing	57.78
TOTAL Bank Fee	57.78
Cleaning and Maintenance	
Appliance	734.25
Carpet	165.00
Doors	230.00
Electrical	425.00
Fire Protection Service	105.50
Gardening	100.00
gate	525.00
Housekeeping	150.00
Locks	15.00
Paint	590.00
Pest control	624.00
Plumbing	2,350.44
Pressure Washing	50.00
Repair Counter	2,985.37
Repair Steps	882.01
roofing	45.00
Tree Trimming	625.00



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1/1/2020 through 12/31/2020

2/23/2024

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Category	1/1/2020- 12/31/2020
Vncy Repairs	680.00
TOTAL Cleaning and Maintenance	11,281.57
Management	7,884.00
Payout	111,500.00
Security Deposit refund	885.00
Utilities	
Electric	0.80
TOTAL Utilities	0.80
TOTAL OUTFLOWS	131,609.15
OVERALL TOTAL	298.85



Park - 2021
1/1/2021 through 12/31/2021

2/23/2024

Category	1/1/2021- 12/31/2021
INFLOWS	
Uncategorized	0.00
Income - Rents Received	
#1	11,400.00
#2	15,000.00
#3	14,400.00
#4	17,400.00
#5	16,300.00
#6	12,800.00
#7	14,400.00
#8	23,400.00
#9	14,400.00
TOTAL Income - Rents Received	139,500.00
Misc Income	
Late Fee	50.00
TOTAL Misc Income	50.00
TOTAL INFLOWS	139,550.00
OUTFLOWS	
Cleaning and Maintenance	
Carpet	150.00
Electrical	150.00
Fire Protection Service	163.53
Pest control	676.00
Plumbing	1,584.50
Smoke Dectors	60.00
Tree Trimming	1,150.00
TOTAL Cleaning and Maintenance	3,934.03
Management	7,884.00
Payout	131,000.00
TOTAL OUTFLOWS	142,818.03
OVERALL TOTAL	-3,268.03



Park - 2022

1/1/2022 through 12/31/2022

1/6/2023

Category	1/1/2022- 12/31/2022
INFLOWS	
Uncategorized	0.00
Income - Rents Received	
#1	11,685.00
#2	15,375.00
#3	14,760.00
#4	17,850.00
#5	16,680.00
#6	16,115.00
#7	14,760.00
#8	15,990.00
#9	14,760.00
TOTAL Income - Rents Received	137,975.00
Misc Income	
Late Fee	100.00
TOTAL Misc Income	100.00
TOTAL INFLOWS	138,075.00
OUTFLOWS	
Bank Fee	
Check Printing	87.86
TOTAL Bank Fee	87.86
Cleaning and Maintenance	
Appliance	604.95
Carpet	861.50
Fire Protection Service	332.64
Flooring	681.25
Pest control	648.50
Plumbing	16,135.39
Repair	1,412.01
Repair Steps	593.23
Tree Trimming	2,510.00
TOTAL Cleaning and Maintenance	23,779.47
Management	8,015.40
Payout	102,500.00
TOTAL OUTFLOWS	134,382.73
OVERALL TOTAL	3,692.27



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Cleaning and Maintenance:Plumbing - 2022

1/1/2022 through 12/31/2022 (Cash Basis)

2/23/2024

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Date	Num	Description	Memo	Amount
EXPENSES				-16,135.39
Cleaning and Maintenance				-16,135.39
Plumbing				-16,135.39
6/23/2022	1157	Coast Commerical ...	Assist with replaceing 100 Gallon Water Heater	-2,025.00
6/27/2022	1159	Jonathan Dow	8-E-call un clog toilet	-120.00
6/27/2022	1160	Jonathan Dow	Trouble shoot water heater	-240.00
7/8/2022	0101	Todd Pipe	Purchase water heater	-6,259.68
7/8/2022	0102	Jonathan Dow	Replaced water Heater	-1,944.77
7/14/2022	0103	Ferguson	Parts for water heater	-439.94
7/29/2022	0106	Coast Commerical ...	9-Slow draining tub	-180.00
8/9/2022	0110	Coast Commerical ...	Built a box to vent the water Heater	-275.00
8/9/2022	0111	Coast Commerical ...	9-Remove/Replace Degraded waste & overflow	-560.00
8/23/2022	0114	Coast Commerical ...	9-Leak in unit below	-275.00
8/30/2022	1321	Coast Commerical ...	9-Replaced Tub & Shower Valve	-2,165.00
9/1/2022	1322	Coast Commerical ...	5-Replaced Bath Faucet & Supply Lines	-269.00
9/13/2022	1325	Coast Commerical ...	9-Replaced drywall & tub encloser	-780.00
10/10/2022	1329	Coast Commerical ...	#6-toilet replace	-352.00
12/13/2022	1340	Coast Commerical ...	6-Repair -Silicone around window & replaced down sp...	-250.00
OVERALL TOTAL				-16,135.39



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Park - 2023

1/1/2023 through 12/31/2023

1/4/2024

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Category	1/1/2023- 12/31/2023
INFLOWS	
Uncategorized	0.00
Income - Owner Deposit	874.00
Income - Rents Received	
#1	12,640.00
#2	16,625.00
#3	15,970.00
#4	19,310.00
#5	17,965.00
#6	18,521.00
#7	15,970.00
#8	17,370.00
#9	15,970.00
TOTAL Income - Rents Received	150,341.00
Misc Income	
Late Fee	125.00
TOTAL Misc Income	125.00
TOTAL INFLOWS	151,340.00
OUTFLOWS	
Bank Fee	
Check Printing	22.20
TOTAL Bank Fee	22.20
Cleaning and Maintenance	
Appliance	1,751.60
Clean Property	50.00
Electrical	925.00
Gardening	1,200.00
gate	167.61
Heater	2,950.05
Paint	1,175.00
Paint & Rock	3,900.00
Pest control	666.00
Plumbing	7,715.59
Repair	1,345.00
Roof Repair	1,265.00
TOTAL Cleaning and Maintenance	23,110.85
Management	8,742.60
Payout	122,250.00
TOTAL OUTFLOWS	154,125.65
OVERALL TOTAL	-2,785.65



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Cleaning and Maintenance:Plumbing - 2023

1/1/2023 through 12/31/2023 (Cash Basis)

2/23/2024

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Date	Num	Description	Memo	Amount
EXPENSES				-7,715.59
Cleaning and Maintenance				-7,715.59
Plumbing				-7,715.59
1/18/2023	1347	Coast Commerical Plumbing	9-Change locks & Replace gasket on Sho...	-325.00
1/19/2023	1349	Jonathan Dow	turn up temp on water Heater	-65.00
2/27/2023	1355	Coast Commerical Plumbing	E-Call 3 & 7- Kitchen Sink Blocked	-435.00
3/16/2023	1359	Coast Commerical Plumbing	6-Replaced Tub Waste & overflow	-480.00
4/27/2023	1367	Coast Commerical Plumbing	6-Replaced kitchen Faucet & Sink & Disp...	-855.00
6/2/2023	1372	Jonathan Dow	1-Patch Wall & Ceiling & prep for paint	-690.59
7/20/2023	1381	Coast Commerical Plumbing	1-replaced bathtub & surround	-2,580.00
10/18/2023	1399	Coast Commerical Plumbing	1-Replaced Stove	-1,150.00
10/25/2023	1400	Coast Commerical Plumbing	#4-replaced garbage disposal	-285.00
11/8/2023	1403	Coast Commerical Plumbing	3-kitchen sink blocked	-170.00
12/14/2023	1410	Coast Commerical	Attached Wires to building	-260.00
12/20/2023	1412	Coast Commerical Plumbing	8-Toilet blocked	-210.00
12/20/2023	1413	Coast Commerical Plumbing	1-tub blocked	-210.00
OVERALL TO...				-7,715.59



Owner		9816 Park Street Bellflower CA 90706		Unfurnished : 9			
Address		Total Number of Units : 9		Section 8 : 0			
Unit #	Tenant Name	Sq Ft	Rent	Bdr/Bath	Move in Date	Lease Expiration	Last Rent Increase
1	[REDACTED]		\$ 1,145.00	1 & 1	3/29/2012	3/29/2013	12/1/2023
2	[REDACTED]		\$ 1,500.00	1 & 1 1/2	8/31/2018	9/1/2019	12/1/2023
3	[REDACTED]		\$ 1,450.00	1 & 1	5/21/2016	5/18/2017	12/1/2023
4	[REDACTED]		\$ 1,750.00	2 & 1	12/1/2019	12/1/2020	12/1/2023
5	[REDACTED]		\$ 1,630.00	2 & 1	1/19/2013	1/20/2014	12/1/2023
6	[REDACTED]		\$ 1,270.00	1 & 1	8/31/2013	9/2/2014	12/1/2023
7	[REDACTED]		\$ 1,450.00	1 & 1	3/10/2020	3/10/2021	12/1/2023
8	[REDACTED]		\$ 1,570.00	2 & 1	1/23/2016	1/24/2017	12/1/2023
9	[REDACTED]		\$ 1,450.00	2 & 1	2/19/2013	2/20/2014	12/1/2023
Total		6,466	\$ 13,215.00				