Cash Flow - 12 Month

REMS Inc

Properties: lma02 - 1139 Raymond Avenue Long Beach, CA 90804

Period Range: Jan 2024 to Dec 2024

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Operating Income & Expense													
Income													
Rent	14,541.00	14,436.00	14,341.00	14,336.00	12,730.00	14,829.00	13,542.96	14,963.00	14,803.10	14,803.00	14,893.70	14,987.74	173,206.50
Less: Concessions	0.00	-500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-500.00
Passthru Maint/ Repairs	0.00	0.00	0.00	0.00	150.00	0.00	740.38	0.00	0.00	0.00	0.00	0.00	890.38
Passthru Cleaning-Move Out	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Laundry Income	99.04	156.01	148.57	147.87	119.27	110.44	147.87	89.98	160.66	97.65	186.46	147.87	1,611.69
Total Operating Income	**14,640.04**	**14,092.01**	**14,489.57**	**14,483.87**	**13,149.27**	**14,939.44**	**14,431.21**	**15,052.98**	**14,963.76**	**14,900.65**	**15,080.16**	**15,135.61**	**175,358.57**
Expense													
Management Fee	1,003.52	1,003.52	1,003.52	1,003.52	1,018.36	1,030.96	1,030.96	1,030.96	1,036.21	1,036.21	1,036.21	1,036.21	12,270.16
Leasing Fee Expense	0.00	0.00	0.00	0.00	0.00	200.00	50.00	0.00	0.00	0.00	0.00	0.00	250.00
Vacancy "Make Ready" Expense	0.00	0.00	0.00	337.00	3,465.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,802.00
Hauling Expense	60.00	40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Postage/ Delivery/3day Expense	0.00	0.00	0.00	35.00	0.00	35.00	0.00	35.00	0.00	0.00	0.00	0.00	105.00
Util-Electricity Expense	59.17	48.20	48.97	0.00	13.40	56.81	65.84	43.62	46.81	0.00	0.00	45.44	428.26
Util-Gas Expense	159.13	186.51	182.57	187.52	126.60	117.56	106.69	111.84	107.33	105.88	119.68	184.15	1,695.46
Util-Water/ Sewer Expense	215.62	232.42	222.21	212.64	211.59	233.91	241.59	236.01	237.69	235.74	249.05	308.59	2,837.06
Util-Refuse Service	795.90	1,538.92	797.93	795.90	795.90	802.00	63.05	1,625.33	842.15	58.98	1,621.26	69.15	9,806.47

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Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Expense													
Grounds Maintenance Expense	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
Pest Control Expense	42.00	42.00	0.00	42.00	0.00	45.00	135.00	45.00	45.00	90.00	45.00	45.00	576.00
Plumbing repairs Expense	295.00	300.00	0.00	0.00	725.00	95.00	504.00	560.00	239.00	0.00	344.00	298.00	3,360.00
Heating Expense	220.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	220.00
Electrical repair/ service Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105.00	0.00	0.00	105.00
Bathroom Repairs and Supplies	0.00	0.00	0.00	130.00	780.00	0.00	0.00	1,080.00	0.00	25.00	0.00	0.00	2,015.00
Wall Repair/ Replace Expense	0.00	0.00	280.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	280.00
Unit Door(s) Repair/Replace	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Ceiling Repair/ Replace Exp	0.00	0.00	0.00	0.00	0.00	180.00	0.00	0.00	0.00	750.00	0.00	0.00	930.00
Window(s) Expense	0.00	0.00	0.00	0.00	0.00	0.00	740.38	0.00	0.00	0.00	0.00	0.00	740.38
Window Blinds and Coverings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	292.00	0.00	0.00	0.00	0.00	292.00
Appliance repair/Supplies Exp	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
Fire Equipment Service Exp	0.00	0.00	0.00	0.00	0.00	76.00	0.00	0.00	0.00	0.00	0.00	0.00	76.00
Balcony Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,800.00	0.00	0.00	0.00	1,800.00
Bus. Taxes/ License Expense	0.00	0.00	0.00	0.00	0.00	0.00	437.83	0.00	0.00	273.60	0.00	0.00	711.43
Fire Department Inspection Fee	95.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95.00
Inspections/ Trips Expense	0.00	0.00	50.00	0.00	100.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	200.00
Total Operating Expense	**3,145.34**	**3,591.57**	**3,255.20**	**2,943.58**	**7,435.85**	**3,072.24**	**3,625.34**	**5,259.76**	**4,554.19**	**2,880.41**	**3,615.20**	**2,186.54**	**45,565.22**

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Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
NOI - Net Operating Income	**11,494.70**	**10,500.44**	**11,234.37**	**11,540.29**	**5,713.42**	**11,867.20**	**10,805.87**	**9,793.22**	**10,409.57**	**12,020.24**	**11,464.96**	**12,949.07**	**129,793.35**
Total Income	14,640.04	14,092.01	14,489.57	14,483.87	13,149.27	14,939.44	14,431.21	15,052.98	14,963.76	14,900.65	15,080.16	15,135.61	175,358.57
Total Expense	3,145.34	3,591.57	3,255.20	2,943.58	7,435.85	3,072.24	3,625.34	5,259.76	4,554.19	2,880.41	3,615.20	2,186.54	45,565.22
Net Income	**11,494.70**	**10,500.44**	**11,234.37**	**11,540.29**	**5,713.42**	**11,867.20**	**10,805.87**	**9,793.22**	**10,409.57**	**12,020.24**	**11,464.96**	**12,949.07**	**129,793.35**
Other Items													
Security Deposit funds	0.00	0.00	0.00	0.00	1,675.00	-1,975.00	0.00	0.00	0.00	0.00	0.00	0.00	-300.00
Prepaid Items (Cash Flow Net Change)	-500.00	-1,295.00	1,695.00	-3,974.75	2,383.75	521.00	-1,261.34	1,203.34	-1,896.00	-636.00	1,274.00	-97.50	-2,583.50
Tenant Security Deposits	0.00	0.00	0.00	0.00	-1,675.00	1,975.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Owners Draw	-11,494.70	-11,382.36	-10,554.02	-11,281.22	-5,960.68	-11,676.44	-9,990.85	-11,689.24	-9,329.57	-11,239.10	-12,250.30	-12,167.51	-129,015.99
Net Other Items	**-11,994.70**	**-12,677.36**	**-8,859.02**	**-15,255.97**	**-3,576.93**	**-11,155.44**	**-11,252.19**	**-10,485.90**	**-11,225.57**	**-11,875.10**	**-10,976.30**	**-12,265.01**	**-131,599.49**
Cash Flow	**-500.00**	**-2,176.92**	**2,375.35**	**-3,715.68**	**2,136.49**	**711.76**	**-446.32**	**-692.68**	**-816.00**	**145.14**	**488.66**	**684.06**	**-1,806.14**
Beginning Cash	**12,141.00**	**11,641.00**	**9,464.08**	**11,839.43**	**8,123.75**	**10,260.24**	**10,972.00**	**10,525.68**	**9,833.00**	**9,017.00**	**9,162.14**	**9,650.80**	**12,141.00**
Beginning Cash + Cash Flow	**11,641.00**	**9,464.08**	**11,839.43**	**8,123.75**	**10,260.24**	**10,972.00**	**10,525.68**	**9,833.00**	**9,017.00**	**9,162.14**	**9,650.80**	**10,334.86**	**10,334.86**
Actual Ending Cash	**11,641.00**	**9,464.08**	**11,839.43**	**8,123.75**	**10,260.24**	**10,972.00**	**10,525.68**	**9,833.00**	**9,017.00**	**9,162.14**	**9,650.80**	**10,334.86**	**10,334.86**