Cash Flow - 12 Month

REMS Inc

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

Period Range: Jan 2025 to Dec 2025

Accounting Basis: Cash

Additional Cash GL Accounts: None

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													
Rent	14,803.00	14,803.00	14,803.00	14,803.00	13,401.00	11,160.00	11,160.00	8,165.00	11,560.00	13,090.00	12,705.72	13,090.00	153,543.72
Passthru Maint/ Repairs	0.00	330.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	330.00
Passthru Cleaning-Move Out	0.00	0.00	0.00	0.00	0.00	380.00	0.00	100.00	0.00	0.00	0.00	0.00	480.00
Laundry Income	169.03	141.59	144.85	67.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	523.13
Laundry Income Serivce Co	0.00	0.00	0.00	0.00	0.00	0.00	0.00	309.10	0.00	0.00	297.46	0.00	606.56
Total Operating Income	**14,972.03**	**15,274.59**	**14,947.85**	**14,870.66**	**13,401.00**	**11,540.00**	**11,160.00**	**8,574.10**	**11,560.00**	**13,090.00**	**13,003.18**	**13,090.00**	**155,483.41**
Expense													
Management Fee	1,036.21	1,036.21	1,036.21	1,036.21	1,052.10	1,052.10	1,045.10	1,045.10	1,039.50	1,048.95	1,048.95	1,048.95	12,525.59
Leasing Fee Expense	50.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	200.00	200.00	0.00	0.00	600.00
Vacancy "Make Ready" Expense	0.00	0.00	0.00	0.00	0.00	0.00	3,672.00	8,100.00	6,780.00	0.00	0.00	0.00	18,552.00
General Cleaning Expense	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	265.00	0.00	0.00	515.00
Postage/ Delivery/3day Expense	0.00	0.00	35.00	0.00	0.00	0.00	0.00	35.00	0.00	0.00	0.00	0.00	70.00
Util-Electricity Expense	52.13	45.03	45.78	0.00	24.09	59.40	55.18	40.21	98.03	0.00	14.29	41.75	475.89
Util-Gas Expense	213.62	206.91	197.42	132.72	109.21	95.48	125.37	72.30	78.92	88.02	95.84	151.41	1,567.22
Util-Water/ Sewer Expense	304.10	265.66	275.67	239.84	232.92	236.09	258.04	199.79	235.64	227.24	252.24	301.52	3,028.75
Util-Refuse	1,629.39	61.01	1,627.36	840.12	837.41	49.41	835.49	829.30	1,804.26	49.39	1,800.86	56.21	10,420.21

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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
Service Expense													
Grounds Maintenance Expense	200.00	200.00	200.00	200.00	200.00	200.00	200.00	0.00	400.00	200.00	200.00	200.00	2,400.00
Pest Control Expense	45.00	45.00	45.00	45.00	90.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	585.00
Plumbing repairs Expense	0.00	0.00	0.00	0.00	0.00	0.00	125.00	440.00	0.00	2,420.00	0.00	0.00	2,985.00
Heating Expense	0.00	830.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	830.00
Electrical repair/ service Exp	0.00	75.00	0.00	650.00	0.00	0.00	0.00	270.00	380.00	880.00	0.00	360.00	2,615.00
Bathroom Repairs and Supplies	675.00	0.00	0.00	0.00	160.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	835.00
Painting Expense	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Unit Door(s) Repair/Replace	330.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	330.00
Exterior Repair Expense	0.00	0.00	0.00	460.00	3,214.00	2,640.00	0.00	0.00	0.00	0.00	5,600.00	0.00	11,914.00
Screen repairs/ supplies Exp	0.00	0.00	0.00	0.00	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Window(s) Expense	0.00	0.00	0.00	0.00	350.00	3,300.00	0.00	0.00	0.00	0.00	0.00	0.00	3,650.00
Appliance repair/Supplies Exp	0.00	0.00	95.00	0.00	723.68	0.00	0.00	0.00	0.00	0.00	0.00	2,568.26	3,386.94
Fire Equipment Service Exp	0.00	0.00	0.00	0.00	0.00	80.00	0.00	0.00	0.00	0.00	0.00	0.00	80.00
Interior Repair Expense	0.00	0.00	0.00	0.00	95.00	0.00	475.00	0.00	0.00	0.00	0.00	280.00	850.00
Bus. Taxes/ License Expense	0.00	0.00	0.00	0.00	0.00	452.83	0.00	0.00	0.00	302.60	0.00	0.00	755.43
Fire Department Inspection Fee	97.00	0.00	0.00	0.00	0.00	0.00	97.00	0.00	0.00	0.00	0.00	0.00	194.00
Inspections/ Trips Expense	50.00	0.00	0.00	50.00	150.00	50.00	100.00	50.00	0.00	0.00	0.00	0.00	450.00
Total Operating Expense	**4,682.45**	**2,764.82**	**3,557.44**	**3,653.89**	**7,238.41**	**8,840.31**	**8,533.18**	**11,126.70**	**11,061.35**	**5,726.20**	**9,057.18**	**5,053.10**	**81,295.03**

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
NOI - Net Operating Income	**10,289.58**	**12,509.77**	**11,390.41**	**11,216.77**	**6,162.59**	**2,699.69**	**2,626.82**	**-2,552.60**	**498.65**	**7,363.80**	**3,946.00**	**8,036.90**	**74,188.38**
Total Income	14,972.03	15,274.59	14,947.85	14,870.66	13,401.00	11,540.00	11,160.00	8,574.10	11,560.00	13,090.00	13,003.18	13,090.00	155,483.41
Total Expense	4,682.45	2,764.82	3,557.44	3,653.89	7,238.41	8,840.31	8,533.18	11,126.70	11,061.35	5,726.20	9,057.18	5,053.10	81,295.03
Net Income	**10,289.58**	**12,509.77**	**11,390.41**	**11,216.77**	**6,162.59**	**2,699.69**	**2,626.82**	**-2,552.60**	**498.65**	**7,363.80**	**3,946.00**	**8,036.90**	**74,188.38**
Other Items													
Security Deposit funds	0.00	0.00	0.00	0.00	1,895.00	1,975.00	0.00	300.00	0.00	-1,895.00	0.00	0.00	2,275.00
Prepaid Items (Cash Flow Net Change)	2,957.50	-2,224.00	940.00	-5,498.00	3,047.00	1,795.00	-1,880.00	-15.00	-3,705.00	3,068.11	2,697.17	-3,785.00	-2,602.22
Tenant Security Deposits	0.00	0.00	0.00	0.00	-1,895.00	-1,975.00	0.00	-300.00	0.00	1,895.00	0.00	0.00	-2,275.00
Owner Held Security Deposits	0.00	0.00	0.00	0.00	0.00	900.00	0.00	0.00	0.00	0.00	0.00	0.00	900.00
Owner Received Security Deposit Directly	0.00	0.00	0.00	0.00	0.00	-900.00	0.00	0.00	0.00	0.00	0.00	0.00	-900.00
Owners Draw	-11,401.42	-11,394.15	-12,171.55	-11,216.77	-6,162.59	-6,000.00	0.00	0.00	0.00	-4,324.47	-3,257.89	-8,255.76	-74,184.60
Net Other Items	**-8,443.92**	**-13,618.15**	**-11,231.55**	**-16,714.77**	**-3,115.59**	**-4,205.00**	**-1,880.00**	**-15.00**	**-3,705.00**	**-1,256.36**	**-560.72**	**-12,040.76**	**-76,786.82**
Cash Flow	**1,845.66**	**-1,108.38**	**158.86**	**-5,498.00**	**3,047.00**	**-1,505.31**	**746.82**	**-2,567.60**	**-3,206.35**	**6,107.44**	**3,385.28**	**-4,003.86**	**-2,598.44**
Beginning Cash	**10,334.86**	**12,180.52**	**11,072.14**	**11,231.00**	**5,733.00**	**8,780.00**	**7,274.69**	**8,021.51**	**5,453.91**	**2,247.56**	**8,355.00**	**11,740.28**	**10,334.86**
Beginning Cash + Cash Flow	**12,180.52**	**11,072.14**	**11,231.00**	**5,733.00**	**8,780.00**	**7,274.69**	**8,021.51**	**5,453.91**	**2,247.56**	**8,355.00**	**11,740.28**	**7,736.42**	**7,736.42**
Actual Ending Cash	**12,180.52**	**11,072.14**	**11,231.00**	**5,733.00**	**8,780.00**	**7,274.69**	**8,021.51**	**5,453.91**	**2,247.56**	**8,355.00**	**11,740.28**	**7,736.42**	**7,736.42**