Cash Flow - 12 Month

REMS Inc

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

Period Range: Jan 2026 to Dec 2026

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
Operating Income & Expense													
Income													
Rent	13,140.00	11,160.28	12,160.00	11,530.00	14,035.00	13,180.09	13,235.00	16,010.00	13,885.00	0.00	0.00	0.00	118,335.37
Less: Concessions	0.00	0.00	0.00	0.00	0.00	-925.00	0.00	0.00	-925.00	0.00	0.00	0.00	-1,850.00
Passthru Cleaning-Move Out	0.00	0.00	0.00	0.00	450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00
Laundry Income Serivce Co	0.00	0.00	0.00	930.96	0.00	0.00	0.00	360.09	0.00	0.00	0.00	0.00	1,291.05
Total Operating Income	**13,140.00**	**11,160.28**	**12,160.00**	**12,460.96**	**14,485.00**	**12,255.09**	**13,235.00**	**16,370.09**	**12,960.00**	**0.00**	**0.00**	**0.00**	**118,226.42**
Expense													
Management Fee	1,048.95	1,048.95	1,048.95	1,048.95	1,061.55	1,061.55	1,061.55	1,059.80	1,059.80	0.00	0.00	0.00	9,500.05
Leasing Fee Expense	0.00	0.00	0.00	0.00	200.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	400.00
Vacancy "Make Ready" Expense	0.00	0.00	0.00	0.00	260.00	6,780.00	0.00	0.00	0.00	0.00	0.00	0.00	7,040.00
General Cleaning Expense	0.00	0.00	0.00	0.00	0.00	0.00	380.00	0.00	0.00	0.00	0.00	0.00	380.00
Lock & Key Expense	0.00	0.00	0.00	0.00	322.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	322.55
Hauling Expense	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Postage/ Delivery/3day Expense	0.00	0.00	35.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00
Util-Electricity Expense	0.00	88.03	59.82	26.52	67.16	60.37	60.27	50.49	0.00	0.00	0.00	0.00	412.66
Util-Gas Expense	142.28	162.50	171.66	128.29	123.80	122.08	93.21	78.19	0.00	0.00	0.00	0.00	1,022.01

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Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
Util-Water/ Sewer Expense	277.38	301.93	328.53	273.30	252.85	260.75	256.08	255.76	0.00	0.00	0.00	0.00	2,206.58
Util-Refuse Service Expense	927.69	929.38	925.98	924.27	927.69	925.98	1,805.97	1,007.38	0.00	0.00	0.00	0.00	8,374.34
Gardening Expense	80.00	0.00	0.00	0.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	430.00
Grounds Maintenance Expense	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	0.00	0.00	0.00	1,800.00
Pest Control Expense	45.00	45.00	45.00	45.00	135.00	215.00	45.00	45.00	45.00	0.00	0.00	0.00	665.00
Plumbing repairs Expense	485.00	120.00	0.00	0.00	120.00	389.00	0.00	0.00	0.00	0.00	0.00	0.00	1,114.00
Electrical repair/ service Exp	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Bathroom Repairs and Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	440.00	0.00	0.00	0.00	0.00	440.00
Wall Repair/ Replace Expense	0.00	0.00	0.00	0.00	750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00
Unit Door(s) Repair/Replace	0.00	0.00	0.00	0.00	395.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	395.00
Exterior Repair Expense	0.00	1,800.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,950.00
Flooring Expense	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Window(s) Expense	0.00	0.00	0.00	0.00	1,440.00	1,440.00	0.00	0.00	0.00	0.00	0.00	0.00	2,880.00
Appliance repair/Supplies Exp	0.00	0.00	0.00	0.00	0.00	1,086.15	0.00	1,086.15	0.00	0.00	0.00	0.00	2,172.30
Fire Equipment Service Exp	0.00	0.00	0.00	0.00	0.00	87.00	0.00	0.00	0.00	0.00	0.00	0.00	87.00
Interior Repair Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	910.00	310.00	0.00	0.00	0.00	1,220.00
Bus. Taxes/ License Expense	0.00	0.00	0.00	0.00	0.00	467.54	0.00	0.00	0.00	0.00	0.00	0.00	467.54
Inspections/ Trips Expense	0.00	0.00	0.00	0.00	50.00	0.00	50.00	50.00	0.00	0.00	0.00	0.00	150.00
Total Operating	**3,326.30**	**4,695.79**	**2,964.94**	**2,646.33**	**6,725.60**	**13,095.42**	**4,302.08**	**5,382.77**	**1,614.80**	**0.00**	**0.00**	**0.00**	**44,754.03**

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Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
Expense													
NOI - Net Operating Income	**9,813.70**	**6,464.49**	**9,195.06**	**9,814.63**	**7,759.40**	**-840.33**	**8,932.92**	**10,987.32**	**11,345.20**	**0.00**	**0.00**	**0.00**	**73,472.39**
Total Income	13,140.00	11,160.28	12,160.00	12,460.96	14,485.00	12,255.09	13,235.00	16,370.09	12,960.00	0.00	0.00	0.00	118,226.42
Total Expense	3,326.30	4,695.79	2,964.94	2,646.33	6,725.60	13,095.42	4,302.08	5,382.77	1,614.80	0.00	0.00	0.00	44,754.03
Net Income	**9,813.70**	**6,464.49**	**9,195.06**	**9,814.63**	**7,759.40**	**-840.33**	**8,932.92**	**10,987.32**	**11,345.20**	**0.00**	**0.00**	**0.00**	**73,472.39**
Other Items													
Security Deposit funds	0.00	0.00	0.00	-1,850.00	0.00	0.00	-1,850.00	0.00	0.00	0.00	0.00	0.00	-3,700.00
Prepaid Items (Cash Flow Net Change)	-35.00	1,874.72	-1,875.00	1,870.00	60.00	-3,840.00	-60.00	2,875.00	-6,785.00	0.00	0.00	0.00	-5,915.28
Tenant Security Deposits	0.00	0.00	0.00	1,850.00	0.00	0.00	1,850.00	0.00	0.00	0.00	0.00	0.00	3,700.00
Owner Held Security Deposits	0.00	0.00	0.00	0.00	-1,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,700.00
Owners Draw	-9,262.70	-7,796.63	-9,230.06	-9,805.15	-6,000.00	-1,298.28	-7,703.07	-10,112.44	-6,000.00	0.00	0.00	0.00	-67,208.33
Net Other Items	**-9,297.70**	**-5,921.91**	**-11,105.06**	**-7,935.15**	**-7,640.00**	**-5,138.28**	**-7,763.07**	**-7,237.44**	**-12,785.00**	**0.00**	**0.00**	**0.00**	**-74,823.61**
Cash Flow	**516.00**	**542.58**	**-1,910.00**	**1,879.48**	**119.40**	**-5,978.61**	**1,169.85**	**3,749.88**	**-1,439.80**	**0.00**	**0.00**	**0.00**	**-1,351.22**
Beginning Cash	**7,736.42**	**8,252.42**	**8,795.00**	**6,885.00**	**8,764.48**	**8,883.88**	**2,905.27**	**4,075.12**	**7,825.00**	**6,385.20**	**6,385.20**	**6,385.20**	**7,736.42**
Beginning Cash + Cash Flow	**8,252.42**	**8,795.00**	**6,885.00**	**8,764.48**	**8,883.88**	**2,905.27**	**4,075.12**	**7,825.00**	**6,385.20**	**6,385.20**	**6,385.20**	**6,385.20**	**6,385.20**
Actual Ending Cash	**8,252.42**	**8,795.00**	**6,885.00**	**8,764.48**	**8,883.88**	**2,905.27**	**4,075.12**	**7,825.00**	**6,385.20**	**6,385.20**	**6,385.20**	**6,385.20**	**6,385.20**