

Cash Flow - 12 Month

Keystone Properties

Properties: 3025 Tully Rd Modesto, CA 95350

Period Range: Jan 2025 to Dec 2025 (Last Year)

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													
RENTS													
Rent Income	17,420.00	16,115.00	16,295.00	14,360.00	16,310.00	14,535.00	14,270.00	14,330.00	14,485.00	15,780.00	13,011.67	12,725.00	179,636.67
Total RENTS	17,420.00	16,115.00	16,295.00	14,360.00	16,310.00	14,535.00	14,270.00	14,330.00	14,485.00	15,780.00	13,011.67	12,725.00	179,636.67
FEES													
Tenant Liability Waiver	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.00	0.00	-16.00	16.00	16.00	32.00
Application Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	-35.00	0.00	0.00	0.00	0.00
Utility Reimbursement Fee	360.00	374.00	466.00	360.00	360.00	360.00	420.00	285.00	375.00	420.00	360.00	404.00	4,544.00
Total FEES	360.00	374.00	466.00	360.00	360.00	360.00	420.00	336.00	340.00	404.00	376.00	420.00	4,576.00
Total Operating Income	17,780.00	16,489.00	16,761.00	14,720.00	16,670.00	14,895.00	14,690.00	14,666.00	14,825.00	16,184.00	13,387.67	13,145.00	184,212.67
Expense													
CLEANING AND MAINTENANCE													
Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	130.00	0.00	0.00	0.00	0.00	0.00	0.00	130.00
Janitorial Expense	255.00	365.00	505.00	255.00	455.00	505.00	755.00	815.00	865.00	505.00	760.00	250.00	6,290.00
General Maintenance Labor	0.00	0.00	0.00	0.00	97.50	1,140.00	730.00	2,836.61	405.00	3,320.00	905.00	594.58	10,028.69
Landscaping	650.00	985.00	650.00	650.00	650.00	0.00	0.00	1,300.00	0.00	650.00	0.00	1,950.00	7,485.00
Cleaning and Maintenance -Other	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
Total CLEANING AND	905.00	1,350.00	1,155.00	1,155.00	1,202.50	1,775.00	1,485.00	4,951.61	1,270.00	4,475.00	1,665.00	2,794.58	24,183.69

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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
MAINTENANCE													
LEGAL AND OTHER PROFESSIONAL FEES													
Other	0.00	0.00	0.00	340.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	340.00
Total LEGAL AND OTHER PROFESSIONAL FEES	0.00	0.00	0.00	340.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	340.00
MANAGEMENT FEES													
Management fees	953.10	1,051.20	985.50	861.60	978.60	872.10	763.20	952.80	869.10	853.80	780.70	767.10	10,688.80
Commissions/ Placement Fee's	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	300.00
Total MANAGEMENT FEES	953.10	1,051.20	985.50	861.60	978.60	872.10	763.20	1,252.80	869.10	853.80	780.70	767.10	10,988.80
REPAIRS													
Plumbing	0.00	0.00	195.00	127.00	569.74	0.00	390.00	0.00	0.00	40.00	0.00	220.00	1,541.74
Flooring	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,800.00	0.00	0.00	0.00	0.00	1,800.00
HVAC (Heat, Ventilation, Air)	0.00	530.00	0.00	0.00	127.50	0.00	361.00	0.00	0.00	0.00	835.00	0.00	1,853.50
Key/Lock Replacement	0.00	120.00	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	240.00
Repairs - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	720.00	0.00	0.00	0.00	0.00	720.00
Total REPAIRS	0.00	650.00	195.00	127.00	697.24	0.00	871.00	2,520.00	0.00	40.00	835.00	220.00	6,155.24
Property Insurance	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
UTILITIES													
Electricity	0.00	362.59	814.24	321.99	1,134.21	0.00	361.69	293.61	422.80	334.47	1,890.15	3,172.36	9,108.11
Water	1,119.78	1,279.59	1,868.83	704.71	0.00	802.66	1,505.81	0.00	906.80	731.90	1,466.13	657.27	11,043.48
Garbage and Recycling	363.68	383.68	288.68	288.68	288.68	288.68	325.22	338.68	338.68	516.33	483.02	483.02	4,387.03
Total UTILITIES	1,483.46	2,025.86	2,971.75	1,315.38	1,422.89	1,091.34	2,192.72	632.29	1,668.28	1,582.70	3,839.30	4,312.65	24,538.62
OTHER													
Security	600.00	300.00	300.00	300.00	300.00	0.00	600.00	300.00	300.00	300.00	300.00	300.00	3,900.00

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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													
Total OTHER	600.00	300.00	300.00	300.00	300.00	0.00	600.00	300.00	300.00	300.00	300.00	300.00	3,900.00
CAPITAL EXPENSES													
Appliances	350.00	0.00	0.00	675.00	150.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	1,325.00
Total CAPITAL EXPENSES	350.00	0.00	0.00	675.00	150.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	1,325.00
Total Operating Expense	4,291.56	7,377.06	5,607.25	4,773.98	4,751.23	3,738.44	5,911.92	9,656.70	4,257.38	7,251.50	7,420.00	8,394.33	73,431.35
NOI - Net Operating Income	13,488.44	9,111.94	11,153.75	9,946.02	11,918.77	11,156.56	8,778.08	5,009.30	10,567.62	8,932.50	5,967.67	4,750.67	110,781.32
Total Income	17,780.00	16,489.00	16,761.00	14,720.00	16,670.00	14,895.00	14,690.00	14,666.00	14,825.00	16,184.00	13,387.67	13,145.00	184,212.67
Total Expense	4,291.56	7,377.06	5,607.25	4,773.98	4,751.23	3,738.44	5,911.92	9,656.70	4,257.38	7,251.50	7,420.00	8,394.33	73,431.35
Net Income	13,488.44	9,111.94	11,153.75	9,946.02	11,918.77	11,156.56	8,778.08	5,009.30	10,567.62	8,932.50	5,967.67	4,750.67	110,781.32
Other Items													
SECURITY DEPOSITS	0.00	0.00	0.00	0.00	0.00	-1,450.00	1,750.00	-1,395.00	0.00	0.00	-1,650.00	-1,400.00	-4,145.00
Clearing Account	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,400.00	0.00	1,400.00
Prepaid Rent	0.00	0.00	1,685.00	1,560.00	-1,595.00	35.00	1,751.00	-1,670.00	3,400.00	-1,685.00	-1,685.00	3,310.00	5,106.00
Owner Distribution	-11,973.76	-12,531.62	-9,442.05	-10,926.03	-11,242.15	-8,532.47	-10,306.21	-6,447.17	-9,109.81	-10,351.31	-2,289.04	0.00	-103,151.62
Net Other Items	-11,973.76	-12,531.62	-7,757.05	-9,366.03	-12,837.15	-9,947.47	-6,805.21	-9,512.17	-5,709.81	-12,036.31	-4,224.04	1,910.00	-100,790.62
Cash Flow	1,514.68	-3,419.68	3,396.70	579.99	-918.38	1,209.09	1,972.87	-4,502.87	4,857.81	-3,103.81	1,743.63	6,660.67	9,990.70
Beginning Cash	168.60	1,683.28	-1,736.40	1,660.30	2,240.29	1,321.91	2,531.00	4,503.87	1.00	4,858.81	1,755.00	3,498.63	168.60
Beginning Cash + Cash Flow	1,683.28	-1,736.40	1,660.30	2,240.29	1,321.91	2,531.00	4,503.87	1.00	4,858.81	1,755.00	3,498.63	10,159.30	10,159.30
Actual Ending Cash	1,683.28	-1,736.40	1,660.30	2,240.29	1,321.91	2,531.00	4,503.87	1.00	4,858.81	1,755.00	3,498.63	10,159.30	10,159.30