

# Income Statement - 12 Month

## C F G INVESTMENTS, INC.

Properties: ann1829 - 1829 W. Neighbors Ave. Anaheim, CA 92801

Fund Type: All

Period Range: Jan 2022 to Dec 2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
<b>Operating Income &amp; Expense</b>													
Income													
Rent	6,410.00	6,410.00	6,410.00	6,410.00	6,410.00	6,480.00	6,480.00	6,655.00	6,655.00	6,655.00	6,655.00	6,655.00	78,285.00
Laundry Income	0.00	240.00	97.76	91.75	11.25	184.01	189.75	202.60	206.50	212.25	257.75	173.00	1,866.62
<b>Total Operating Income</b>	<b>6,410.00</b>	<b>6,650.00</b>	<b>6,507.76</b>	<b>6,501.75</b>	<b>6,421.25</b>	<b>6,664.01</b>	<b>6,669.75</b>	<b>6,857.60</b>	<b>6,861.50</b>	<b>6,867.25</b>	<b>6,912.75</b>	<b>6,828.00</b>	<b>80,151.62</b>
<b>Expense</b>													
<b>OPERATING EXPENSES</b>													
<b>ADMIN. EXPENSES</b>													
Legal / Accounting Administrative	0.00	0.00	0.00	0.00	0.00	0.00	40.00	40.00	40.00	43.50	40.00	40.00	243.50
Lease Fee	740.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	740.00
<b>Total ADMIN. EXPENSES</b>	<b>740.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>40.00</b>	<b>40.00</b>	<b>40.00</b>	<b>43.50</b>	<b>40.00</b>	<b>40.00</b>	<b>983.50</b>
<b>REPAIR EXPENSES</b>													
Screen, Window, Locks, Sec Door	4.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00	0.00	0.00	59.29
Cleaning, Sweeping	295.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	295.00
Wall Repair/ Other	430.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	430.00
Electrical	635.00	0.00	1,200.00	0.00	0.00	0.00	0.00	48.50	118.83	435.00	0.00	0.00	2,437.33
Plumbing	0.00	0.00	539.00	98.00	1,223.00	0.00	0.00	0.00	0.00	265.00	870.00	0.00	2,995.00
Paint	1,680.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85.00	1,765.00
Appliances	0.00	0.00	0.00	250.55	3,410.29	0.00	100.00	0.00	0.00	0.00	0.00	0.00	3,760.84
Driveway/	0.00	450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00

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Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
Sidewalk Repair													
Handyman Labor	310.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	325.00	0.00	120.00	755.00
Window Coverings	445.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	445.00
Improvements/ Repairs	1,740.00	4,530.13	4,550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,302.00	0.00	12,122.13
<b>Total REPAIR EXPENSES</b>	<b>5,539.29</b>	<b>4,980.13</b>	<b>6,289.00</b>	<b>348.55</b>	<b>4,633.29</b>	<b>0.00</b>	<b>100.00</b>	<b>48.50</b>	<b>118.83</b>	<b>1,080.00</b>	<b>2,172.00</b>	<b>205.00</b>	<b>25,514.59</b>
<b>OTHER EXPENSES</b>													
Landscape Maintenance	0.00	555.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	555.00
Pest Control	0.00	65.00	0.00	65.00	0.00	0.00	65.00	0.00	0.00	65.00	0.00	65.00	325.00
Insurance - Workers Comp.	0.00	0.00	175.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.63	0.00	216.32
Mgt. Property Mgr. Fees	416.65	432.25	423.00	422.61	417.38	433.16	433.53	445.74	446.00	446.37	449.33	443.82	5,209.84
<b>Total OTHER EXPENSES</b>	<b>416.65</b>	<b>1,052.25</b>	<b>598.69</b>	<b>487.61</b>	<b>417.38</b>	<b>433.16</b>	<b>498.53</b>	<b>445.74</b>	<b>446.00</b>	<b>511.37</b>	<b>489.96</b>	<b>508.82</b>	<b>6,306.16</b>
<b>Total OPERATING EXPENSES</b>	<b>6,695.94</b>	<b>6,032.38</b>	<b>6,887.69</b>	<b>836.16</b>	<b>5,050.67</b>	<b>433.16</b>	<b>638.53</b>	<b>534.24</b>	<b>604.83</b>	<b>1,634.87</b>	<b>2,701.96</b>	<b>753.82</b>	<b>32,804.25</b>
<b>Total Operating Expense</b>	<b>6,695.94</b>	<b>6,032.38</b>	<b>6,887.69</b>	<b>836.16</b>	<b>5,050.67</b>	<b>433.16</b>	<b>638.53</b>	<b>534.24</b>	<b>604.83</b>	<b>1,634.87</b>	<b>2,701.96</b>	<b>753.82</b>	<b>32,804.25</b>
<b>NOI - Net Operating Income</b>	<b>-285.94</b>	<b>617.62</b>	<b>-379.93</b>	<b>5,665.59</b>	<b>1,370.58</b>	<b>6,230.85</b>	<b>6,031.22</b>	<b>6,323.36</b>	<b>6,256.67</b>	<b>5,232.38</b>	<b>4,210.79</b>	<b>6,074.18</b>	<b>47,347.37</b>
Total Income	6,410.00	6,650.00	6,507.76	6,501.75	6,421.25	6,664.01	6,669.75	6,857.60	6,861.50	6,867.25	6,912.75	6,828.00	80,151.62
Total Expense	6,695.94	6,032.38	6,887.69	836.16	5,050.67	433.16	638.53	534.24	604.83	1,634.87	2,701.96	753.82	32,804.25
Net Income	<b>-285.94</b>	<b>617.62</b>	<b>-379.93</b>	<b>5,665.59</b>	<b>1,370.58</b>	<b>6,230.85</b>	<b>6,031.22</b>	<b>6,323.36</b>	<b>6,256.67</b>	<b>5,232.38</b>	<b>4,210.79</b>	<b>6,074.18</b>	<b>47,347.37</b>