

U East Apartments (210)  
**Cash Flow Statement**

Period = Jan 2019-Nov 2019  
 Book = Accrual

	Period to Date	%	Year to Date	%
4005000	OPERATING INCOME			
4008000	GROSS POTENTIAL RENT			
4020000	Rental Revenue	87,142.00	87,142.00	92.27
4020001	Rental Vacancy	-3,149.39	-3,149.39	-3.33
4020005	Rental Allowance	-645.00	-645.00	-0.68
4020006	Employee Suite	335.00	335.00	0.35
4101000	Garage Revenue	3,330.00	3,330.00	3.53
4101001	Garage Vacancy	-1,125.00	-1,125.00	-1.19
4101005	Garage Allowance	-990.00	-990.00	-1.05
4199000	TOTAL GROSS POTENTIAL RENT	84,897.61	84,897.61	89.89
4200000	OTHER INCOME			
4201000	Electric Income	140.08	140.08	0.15
4215000	Bad Debt Recovery Income	565.60	565.60	0.60
4250000	Collection Income	259.87	259.87	0.28
4269000	Credit Card Convenience Fee Income	194.24	194.24	0.21
4270000	Damages	4,769.13	4,769.13	5.05
4310000	Late Fees	312.84	312.84	0.33
4315000	Laundry Income	2,290.50	2,290.50	2.43
4320000	Miscellaneous Income	3.76	3.76	0.00
4355000	Short Term Lease	1,000.00	1,000.00	1.06
4410000	Interest Income - R/E Tax and Ins	13.48	13.48	0.01
4699000	TOTAL OTHER INCOME	9,549.50	9,549.50	10.11
4899000	TOTAL REVENUES	94,447.11	94,447.11	100.00
5000000	OPERATING EXPENSES			
5100000	PAYROLL AND RELATED EXPENSES			
5140000	Employee Benefits	100.62	100.62	0.11
5150000	Employee Unit - Administrative	3,605.00	3,605.00	3.82
5190000	Payroll Taxes	123.63	123.63	0.13
5230000	Workers Compensation	66.43	66.43	0.07
5999000	TOTAL PAYROLL AND RELATED EXPENSES	3,895.68	3,895.68	4.12
6000000	ADMINISTRATIVE EXPENSES			
6420000	Advertising	58.35	58.35	0.06

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6440000	Bad Debt	6,693.47	7.09	6,693.47	7.09
6445000	Bank Fee - Operating	120.00	0.13	120.00	0.13
6455000	Collection Fee Expense	356.71	0.38	356.71	0.38
6460002	Payment Processing Fee	64.08	0.07	64.08	0.07
6480000	Credit Card Fees	247.64	0.26	247.64	0.26
6485000	Credit/Criminal Fees	149.50	0.16	149.50	0.16
6530000	Interest - Security Refund	45.22	0.05	45.22	0.05
6545000	Licenses and Permits	403.00	0.43	403.00	0.43
6560000	Management Fees	3,938.15	4.17	3,938.15	4.17
6585000	Miscellaneous Administrative	319.77	0.34	319.77	0.34
6615000	Office Supplies	44.36	0.05	44.36	0.05
6625000	Postage	53.09	0.06	53.09	0.06
6999000	TOTAL ADMINISTRATIVE EXPENSES	12,493.34	13.23	12,493.34	13.23
7000000	UTILITIES				
7010000	Cable	76.33	0.08	76.33	0.08
7015000	Electric	3,653.72	3.87	3,653.72	3.87
7020000	Gas	3,649.87	3.86	3,649.87	3.86
7030000	Telephone	753.15	0.80	753.15	0.80
7035000	Water/Sewer	6,084.98	6.44	6,084.98	6.44
7199000	TOTAL UTILITIES	14,218.05	15.05	14,218.05	15.05
7200000	MAINTENANCE EXPENSES				
7205000	Appliance Repairs/Parts	1,218.94	1.29	1,218.94	1.29
7220000	Cabinet/Counter Repairs	488.74	0.52	488.74	0.52
7225000	Carpet Cleaning	306.75	0.32	306.75	0.32
7250000	Electrical Repairs	246.33	0.26	246.33	0.26
7250001	Electrical Supplies	62.41	0.07	62.41	0.07
7270000	Fire Monitoring	434.95	0.46	434.95	0.46
7275000	Fire Safety Equipment	198.00	0.21	198.00	0.21
7290000	Grounds Maintenance	3,008.51	3.19	3,008.51	3.19
7295000	HVAC Repairs	475.79	0.50	475.79	0.50
7320001	Janitorial Supplies	128.76	0.14	128.76	0.14
7340000	Lock/Key Repairs	216.95	0.23	216.95	0.23

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7350000	General Maintenance Service	2,719.46	2,719.46	2.88
7350001	General Maintenance Supplies	1,143.74	1,143.74	1.21
7360000	Painting and Decorating	1,415.00	1,415.00	1.50
7370000	Parking Lot Sweeping	200.00	200.00	0.21
7375000	Plumbing Repairs	1,335.48	1,335.48	1.41
7375001	Plumbing Supplies	50.29	50.29	0.05
7390000	Refuse Service	3,268.72	3,268.72	3.46
7440000	Snow Removal	2,407.84	2,407.84	2.55
7460000	Window Treatment	118.42	118.42	0.13
7499000	TOTAL MAINTENANCE EXPENSES	19,445.08	19,445.08	20.59
7800000	TAXES AND INSURANCE			
7855000	Real Estate Taxes	10,480.00	10,480.00	11.10
7899000	TOTAL TAXES AND INSURANCE	10,480.00	10,480.00	11.10
7998000	TOTAL OPERATING EXPENSES	60,532.15	60,532.15	64.09
7999000	NET OPERATING INCOME	33,914.96	33,914.96	35.91
8000000	NON-OPERATING EXPENSES			
8400000	CAPITAL IMPROVEMENTS			
8405000	Appliance Replacement	648.72	648.72	0.69
8425000	Capital Improvements	1,393.13	1,393.13	1.48
8426000	Carpet Replacement	4,269.30	4,269.30	4.52
8545000	Vinyl Replacement	2,058.30	2,058.30	2.18
8998000	TOTAL CAPITAL IMPROVEMENTS	8,369.45	8,369.45	8.86
8999000	TOTAL NON-OPERATING EXPENSES	8,369.45	8,369.45	8.86
9998000	TOTAL NET INCOME	25,545.51	25,545.51	27.05
<b>Adjustments</b>				
1205000	Accounts Receivable	1,852.86	1,852.86	1.96
1410000	Real Estate Tax Escrow	566.52	566.52	0.60
2120000	Accounts Payable	156.33	156.33	0.17
2130000	Prepaid Tenant Rent	111.84	111.84	0.12
2200000	Security Deposits	400.00	400.00	0.42
2200001	Pet Security Deposit	-300.00	-300.00	-0.32

LJ East Apartments (210)

### Cash Flow Statement

Period = Jan 2019-Nov 2019

Book = Accrual

	Period to Date	%	Year to Date	%
3500000	Owner Distribution	-24,377.87	-24,377.87	-25.81
	<b>Total Adjustments</b>	<b>-21,590.32</b>	<b>-21,590.32</b>	<b>-22.86</b>
	<b>Cash Flow</b>	<b>3,955.19</b>	<b>3,955.19</b>	<b>4.19</b>
	<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
1105000	Operating Checking	500.00	4,455.19	3,955.19
	<b>Total Cash</b>	<b>500.00</b>	<b>4,455.19</b>	<b>3,955.19</b>
	<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
1105000	Operating Checking	500.00	4,455.19	3,955.19
	<b>Total Cash</b>	<b>500.00</b>	<b>4,455.19</b>	<b>3,955.19</b>