

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

Period = Jan 2017-Dec 2017

Book = Accrual

	Period to Date	%	Year to Date	%
4005000	OPERATING INCOME			
4008000	GROSS POTENTIAL RENT			
4020000	Rental Revenue	94.89	91,415.00	94.89
4020001	Rental Vacancy	-1.30	-1,254.36	-1.30
4020005	Rental Allowance	-1.02	-986.00	-1.02
4101000	Garage Revenue	3.92	3,780.00	3.92
4101001	Garage Vacancy	-0.22	-215.49	-0.22
4101005	Garage Allowance	-1.14	-1,094.08	-1.14
4199000	TOTAL GROSS POTENTIAL RENT	95.13	91,645.07	95.13
4200000	OTHER INCOME			
4201000	Electric Income	0.20	196.94	0.20
4215000	Bad Debt Recovery Income	0.06	60.00	0.06
4250000	Collection Income	0.27	256.95	0.27
4269000	Credit Card Convenience Fee Income	0.21	206.17	0.21
4270000	Damages	1.69	1,624.75	1.69
4275000	Early Termination Fee	0.31	300.00	0.31
4310000	Late Fees	0.54	515.66	0.54
4315000	Laundry Income	2.15	2,068.00	2.15
4341000	Prepaid Last Month Rent	-0.56	-540.00	-0.56
4410000	Interest Income - R/E Tax and Ins	0.00	4.15	0.00
4699000	TOTAL OTHER INCOME	4.87	4,692.62	4.87
4899000	TOTAL REVENUES	100.00	96,337.69	100.00
5000000	OPERATING EXPENSES			
5100000	PAYROLL AND RELATED EXPENSES			
5140000	Employee Benefits	0.11	103.62	0.11
5150000	Employee Unit - Administrative	3.72	3,580.00	3.72
5190000	Payroll Taxes	0.18	170.90	0.18
5220000	Wages - Resident Manager	0.18	170.00	0.18
5230000	Workers Compensation	0.09	85.61	0.09
5999000	TOTAL PAYROLL AND RELATED EXPENSES	4.27	4,110.13	4.27
6000000	ADMINISTRATIVE EXPENSES			
6420000	Advertising	0.10	93.96	0.10

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6440000	Bad Debt	1,246.23	1.29	1,246.23	1.29
6445000	Bank Fee - Operating	60.00	0.06	60.00	0.06
6455000	Collection Fee Expense	240.66	0.25	240.66	0.25
6460002	Payment Processing Fee	61.20	0.06	61.20	0.06
6480000	Credit Card Fees	231.30	0.24	231.30	0.24
6485000	Credit/Criminal Fees	101.50	0.11	101.50	0.11
6530000	Interest - Security Refund	48.32	0.05	48.32	0.05
6545000	Licenses and Permits	403.00	0.42	403.00	0.42
6560000	Management Fees	4,296.54	4.46	4,296.54	4.46
6585000	Miscellaneous Administrative	10.36	0.01	10.36	0.01
6615000	Office Supplies	90.37	0.09	90.37	0.09
6625000	Postage	25.00	0.03	25.00	0.03
6635000	Public Relations	32.19	0.03	32.19	0.03
6999000	TOTAL ADMINISTRATIVE EXPENSES	6,940.63	7.20	6,940.63	7.20
7000000	UTILITIES				
7015000	Electric	4,997.42	5.19	4,997.42	5.19
7020000	Gas	3,588.55	3.72	3,588.55	3.72
7030000	Telephone	885.50	0.92	885.50	0.92
7035000	Water/Sewer	5,585.30	5.80	5,585.30	5.80
7199000	TOTAL UTILITIES	15,056.77	15.63	15,056.77	15.63
7200000	MAINTENANCE EXPENSES				
7205000	Appliance Repairs/Parts	390.05	0.40	390.05	0.40
7225000	Carpet Cleaning	939.40	0.98	939.40	0.98
7240000	Door Repair	448.11	0.47	448.11	0.47
7250000	Electrical Repairs	812.46	0.84	812.46	0.84
7250001	Electrical Supplies	213.65	0.22	213.65	0.22
7265000	Exterminating	424.13	0.44	424.13	0.44
7270000	Fire Monitoring	335.61	0.35	335.61	0.35
7275000	Fire Safety Equipment	461.55	0.48	461.55	0.48
7290000	Grounds Maintenance	1,520.33	1.58	1,520.33	1.58
7295000	HVAC Repairs	285.50	0.30	285.50	0.30
7320000	Janitorial - Services	51.81	0.05	51.81	0.05

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7320001	Janitorial Supplies	627.27	627.27	0.65
7340000	Lock/Key Repairs	93.32	93.32	0.10
7350000	General Maintenance Service	798.34	798.34	0.83
7360000	Painting and Decorating	1,275.00	1,275.00	1.32
7375000	Plumbing Repairs	450.25	450.25	0.47
7375001	Plumbing Supplies	180.83	180.83	0.19
7390000	Refuse Service	4,339.31	4,339.31	4.50
7420000	Screen Repairs	80.87	80.87	0.08
7440000	Snow Removal	657.16	657.16	0.68
7455000	Window Repairs	214.80	214.80	0.22
7460000	Window Treatment	279.95	279.95	0.29
7499000	TOTAL MAINTENANCE EXPENSES	14,879.70	14,879.70	15.45
7800000	TAXES AND INSURANCE			
7855000	Real Estate Taxes	10,818.00	10,818.00	11.23
7899000	TOTAL TAXES AND INSURANCE	10,818.00	10,818.00	11.23
7998000	TOTAL OPERATING EXPENSES	51,805.23	51,805.23	53.77
7999000	NET OPERATING INCOME	44,532.46	44,532.46	46.23
8000000	NON-OPERATING EXPENSES			
8400000	CAPITAL IMPROVEMENTS			
8405000	Appliance Replacement	904.21	904.21	0.94
8426000	Carpet Replacement	1,343.00	1,343.00	1.39
8545000	Vinyl Replacement	1,040.50	1,040.50	1.08
8998000	TOTAL CAPITAL IMPROVEMENTS	3,287.71	3,287.71	3.41
9899000	TOTAL NON-OPERATING EXPENSES	3,287.71	3,287.71	3.41
9998000	TOTAL NET INCOME	41,244.75	41,244.75	42.81
	<b>Adjustments</b>			
1205000	Accounts Receivable	-366.26	-366.26	-0.38
1410000	Real Estate Tax Escrow	-4,195.15	-4,195.15	-4.35
2120000	Accounts Payable	424.13	424.13	0.44
2130000	Prepaid Tenant Rent	-661.51	-661.51	-0.69
3500000	Owner Distribution	-36,445.96	-36,445.96	-37.83

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	Period to Date	%	Year to Date	%
<b>Total Adjustments</b>	<b>-41,244.75</b>	<b>-42.81</b>	<b>-41,244.75</b>	<b>-42.81</b>
<b>Cash Flow</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
1105000	500.00	500.00	0.00	
	<b>500.00</b>	<b>500.00</b>	<b>0.00</b>	
<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
1105000	500.00	500.00	0.00	
	<b>500.00</b>	<b>500.00</b>	<b>0.00</b>	