

U East Apartments (210)
Cash Flow Statement

Period = Jan 2018-Dec 2018

Book = Accrual

	Period to Date	%	Year to Date	%
4005000	OPERATING INCOME			
4008000	GROSS POTENTIAL RENT			
4020000	Rental Revenue	93.48	94,240.00	93.48
4020001	Rental Vacancy	-1.02	-1,026.14	-1.02
4020005	Rental Allowance	-0.69	-696.00	-0.69
4101000	Garage Revenue	3.75	3,780.00	3.75
4101001	Garage Vacancy	-0.54	-540.00	-0.54
4101005	Garage Allowance	-1.17	-1,180.00	-1.17
4199000	TOTAL GROSS POTENTIAL RENT	93.81	94,577.86	93.81
4200000	OTHER INCOME			
4215000	Bad Debt Recovery Income	0.52	529.29	0.52
4250000	Collection Income	0.59	596.69	0.59
4269000	Credit Card Convenience Fee Income	0.36	363.71	0.36
4270000	Damages	2.21	2,228.53	2.21
4310000	Late Fees	0.75	753.11	0.75
4315000	Laundry Income	1.69	1,705.27	1.69
4325000	NSF Fee	0.03	30.00	0.03
4349000	Replacement Key/Permit Income	0.02	25.00	0.02
4410000	Interest Income - R/E Tax and Ins	0.01	6.82	0.01
4699000	TOTAL OTHER INCOME	6.19	6,238.42	6.19
4899000	TOTAL REVENUES	100.00	100,816.28	100.00
5000000	OPERATING EXPENSES			
5100000	PAYROLL AND RELATED EXPENSES			
5140000	Employee Benefits	0.10	105.90	0.10
5150000	Employee Unit - Administrative	3.75	3,780.00	3.75
5190000	Payroll Taxes	0.14	139.90	0.14
5220000	Wages - Resident Manager	0.01	10.00	0.01
5230000	Workers Compensation	0.08	79.30	0.08
5999000	TOTAL PAYROLL AND RELATED EXPENSES	4.08	4,115.10	4.08
6000000	ADMINISTRATIVE EXPENSES			
6420000	Advertising	0.05	54.00	0.05
6440000	Bad Debt	0.53	538.49	0.53

LJ East Apartments (210)
Cash Flow Statement

Period = Jan 2018-Dec 2018

Book = Accrual

	Period to Date	%	Year to Date	%
6445000	Bank Fee - Operating	60.00	60.00	0.06
6455000	Collection Fee Expense	533.37	533.37	0.53
6460002	Payment Processing Fee	61.20	61.20	0.06
6480000	Credit Card Fees	412.31	412.31	0.41
6485000	Credit/Criminal Fees	144.00	144.00	0.14
6530000	Interest - Security Refund	20.64	20.64	0.02
6540000	Legal Fees	82.00	82.00	0.08
6545000	Licenses and Permits	403.00	403.00	0.40
6560000	Management Fees	4,490.23	4,490.23	4.45
6580000	Mileage	20.71	20.71	0.02
6585000	Miscellaneous Administrative	175.64	175.64	0.17
6615000	Office Supplies	44.39	44.39	0.04
6625000	Postage	41.37	41.37	0.04
6635000	Public Relations	32.21	32.21	0.03
6999000	TOTAL ADMINISTRATIVE EXPENSES	7,113.56	7,113.56	7.06
7000000	UTILITIES			
7015000	Electric	4,080.93	4,080.93	4.05
7020000	Gas	3,668.29	3,668.29	3.64
7030000	Telephone	899.53	899.53	0.89
7035000	Water/Sewer	6,367.96	6,367.96	6.32
7199000	TOTAL UTILITIES	15,016.71	15,016.71	14.90
7200000	MAINTENANCE EXPENSES			
7205000	Appliance Repairs/Parts	853.63	853.63	0.85
7225000	Carpet Cleaning	655.02	655.02	0.65
7240000	Door Repair	291.25	291.25	0.29
7250000	Electrical Repairs	613.35	613.35	0.61
7270000	Fire Monitoring	454.62	454.62	0.45
7275000	Fire Safety Equipment	305.29	305.29	0.30
7280000	Garage Repair	96.00	96.00	0.10
7290000	Grounds Maintenance	1,727.88	1,727.88	1.71
7295000	HVAC Repairs	90.00	90.00	0.09
7320001	Janitorial Supplies	503.28	503.28	0.50

U East Apartments (210)
Cash Flow Statement

Period = Jan 2018-Dec 2018

Book = Accrual

	Period to Date	%	Year to Date	%
7340000	Lock/Key Repairs	274.00	274.00	0.27
7350000	General Maintenance Service	3,787.86	3,787.86	3.76
7360000	Painting and Decorating	1,275.00	1,275.00	1.26
7375000	Plumbing Repairs	1,443.84	1,443.84	1.43
7375001	Plumbing Supplies	262.71	262.71	0.26
7390000	Refuse Service	5,173.32	5,173.32	5.13
7420000	Screen Repairs	90.14	90.14	0.09
7440000	Snow Removal	855.08	855.08	0.85
7460000	Window Treatment	34.86	34.86	0.03
7499000	TOTAL MAINTENANCE EXPENSES	18,787.13	18,787.13	18.64
7800000	TAXES AND INSURANCE			
7855000	Real Estate Taxes	10,690.00	10,690.00	10.60
7899000	TOTAL TAXES AND INSURANCE	10,690.00	10,690.00	10.60
7998000	TOTAL OPERATING EXPENSES	55,722.50	55,722.50	55.27
7999000	NET OPERATING INCOME	45,093.78	45,093.78	44.73
8000000	NON-OPERATING EXPENSES			
8400000	CAPITAL IMPROVEMENTS			
8405000	Appliance Replacement	1,575.22	1,575.22	1.56
8415000	Building Improvements	30,600.00	30,600.00	30.35
8426000	Carpet Replacement	1,713.49	1,713.49	1.70
8510000	Major Painting - Interior	600.00	600.00	0.60
8550000	Water Heater Replacement	8,284.00	8,284.00	8.22
8998000	TOTAL CAPITAL IMPROVEMENTS	42,772.71	42,772.71	42.43
9899000	TOTAL NON-OPERATING EXPENSES	42,772.71	42,772.71	42.43
9998000	TOTAL NET INCOME	2,321.07	2,321.07	2.30
Adjustments				
1205000	Accounts Receivable	-1,939.88	-1,939.88	-1.92
1410000	Real Estate Tax Escrow	-116.82	-116.82	-0.12
2120000	Accounts Payable	-424.13	-424.13	-0.42
2130000	Prepaid Tenant Rent	-589.49	-589.49	-0.58
3200000	Owner Contribution	30,000.00	30,000.00	29.76

LJ East Apartments (210)

Cash Flow Statement

Period = Jan 2018-Dec 2018

Book = Accrual

	Period to Date	%	Year to Date	%
3500000	Owner Distribution	-29,250.75	-29.01	-29.01
	Total Adjustments	-2,321.07	-2.30	-2.30
	Cash Flow	0.00	0.00	0.00
	Period to Date	Beginning Balance	Ending Balance	Difference
1105000	Operating Checking	500.00	500.00	0.00
	Total Cash	500.00	500.00	0.00
	Year to Date	Beginning Balance	Ending Balance	Difference
1105000	Operating Checking	500.00	500.00	0.00
	Total Cash	500.00	500.00	0.00