

Cash Flow MTD Comparison

Properties: Example Property
 Period 01/01/13 - 12/31/13 (cash basis)

	Month To Date 12/01/13 - 12/31/13	% Income	01/01/13 - 12/31/13	% Income
OPERATING ACTIVITIES				
INCOME				
4100 RENTAL INCOME				
4101 Rents Received	30,505.70	98.35%	364,112.32	98.28%
4102 Laundry Income	276.74	0.89%	3,535.35	0.95%
4104 Credit Check Fees			525.00	0.14%
4105 Rent Credit			-175.00	-0.05%
4110 SEC 8 Rents	236.00	0.76%	1,897.00	0.51%
4140 Concessions				
4142 Move in Specials			575.00	0.16%
4140 Total Concessions	0.00	0.00%	575.00	0.16%
4100 Total RENTAL INCOME	31,018.44	100.00%	370,469.67	100.00%
TOTAL INCOME	31,018.44	100.00%	370,469.67	100.00%
EXPENSE				
5000 ADMINISTRATIVE				
5002 Resident Manager Wages	-1,250.00	-4.03%	-16,260.00	-4.39%
5003 Worker's Comp. Insurance	-136.51	-0.44%	-2,554.24	-0.69%
5004 Advertising/Marketing			-63.61	-0.02%
5006 Office Supplies	-68.00	-0.22%	-1,098.25	-0.30%
5013 Taxes			-364.00	-0.10%
5017 Manager Bonus	-500.00	-1.61%	-800.00	-0.22%
5019 Payroll Taxes	-130.05	-0.42%	-1,735.19	-0.47%
5020 Employee Training			-12.91	0.00%
5022 Continuing Education			-143.19	-0.04%
5030 Unemployment Insurance			-49.38	-0.01%
5035 Bank Service Charge	-4.86	-0.02%	-58.88	-0.02%
5036 ADP Payroll Fees	-10.11	-0.03%	-130.29	-0.04%
5037 Postage/Overnight Mail			-60.79	-0.02%
5038 Credit Check			-550.00	-0.15%
5049 Management Fees				
5001 Management Fees	-1,550.93	-5.00%	-18,444.75	-4.98%
5049 Total Management Fees	-1,550.93	-5.00%	-18,444.75	-4.98%
5000 Total ADMINISTRATIVE	-3,650.46	-11.77%	-42,325.48	-11.42%
5100 REPAIRS & MAINT.				
5102 Windows/Screens	-55.00	-0.18%	-615.00	-0.17%
5103 Fire Equipment Maint.			-102.14	-0.03%
5104 Maintenance repairs	-95.00	-0.31%	-1,620.00	-0.44%
5105 Cleaning	-160.00	-0.52%	20.00	0.01%
5106 Turnover			-1,945.00	-0.53%
5110 Plumbing	-184.00	-0.59%	-2,456.00	-0.66%
5111 Painting/Supplies			-1,435.06	-0.39%
5112 Tub & Sink Refinishing			-530.00	-0.14%
5113 Pest Control	-76.00	-0.25%	-453.00	-0.12%
5114 Carpet Cleaning			-120.00	-0.03%
5115 Carpet Repair			-260.29	-0.07%
5116 Vertical Blinds			-133.51	-0.04%
5117 Appliance Repairs			-765.15	-0.21%
5119 Heating / Air Cond Repairs			-214.00	-0.06%
5120 Materials	-102.69	-0.33%	-1,867.20	-0.50%
5121 Locks & Keys			-40.00	-0.01%
5133 Home Depot Materials	-216.84	-0.70%	-4,930.33	-1.33%
5134 Vinyl Repair			-95.00	-0.03%
5100 Total REPAIRS & MAINT.	-889.53	-2.87%	-17,561.68	-4.74%
5200 UTILITIES				
5201 Water & Sewer	-2,785.23	-8.98%	-15,421.03	-4.16%

5202 Gas & Electric	-722.36	-2.33%	-8,213.44	-2.22%
5203 Trash Service	-657.16	-2.12%	-3,124.36	-0.84%
5200 Total UTILITIES	-4,164.75	-13.43%	-26,758.83	-7.22%
5300 TAXES & PROP INSURANCE				
5301 Property Taxes			-18,428.55	-4.97%
5302 Property Insurance	-400.00	-1.29%	-4,263.00	-1.15%
5300 Total TAXES & PROP INSURANCE	-400.00	-1.29%	-22,691.55	-6.13%
6000 CAM CHARGES				
6004 Landscaping Services	-150.00	-0.48%	-1,800.00	-0.49%
6018 Plumbing			167.00	0.05%
6000 Total CAM CHARGES	-150.00	-0.48%	-1,633.00	-0.44%
6600 MORTGAGE RELATED EXPENSES				
6601 Property Mortgages	-4,290.89	-13.83%	-51,857.88	-14.00%
6600 Total MORTGAGE RELATED EXPE	-4,290.89	-13.83%	-51,857.88	-14.00%
7000 CAPITAL EXPENSES				
7001 Carpet Replacement			-3,499.86	-0.94%
7002 Vinyl Replacement			-632.34	-0.17%
7003 Heating / AC Replacement			-2,061.56	-0.56%
7004 Appliance Replacement	-447.92	-1.44%	-2,057.82	-0.56%
7000 Total CAPITAL EXPENSES	-447.92	-1.44%	-8,251.58	-2.23%
TOTAL EXPENSE	-13,993.55	-45.11%	-171,080.00	-46.18%
Net Income	17,024.89	54.89%	199,389.67	53.82%
Adjustments to reconcile Net Income to net cash provided by operations				
2009 Security Deposits			-1,584.88	
Net cash provided by Operating Activities	17,024.89		197,804.79	
FINANCING ACTIVITIES				
3002 Owner Contribution				
3014 Transfer of funds			-20,400.00	
3002 Total Owner Contribution	0.00		-20,400.00	
3012 Owner Distribution	-10,000.00		-181,000.00	
Net cash provided by Financing Activities	-10,000.00		-201,400.00	
Net cash increase for period	7,024.89		-3,595.21	
Cash at beginning of period	7,579.86		18,199.96	
Cash at end of period	14,604.75		14,604.75	