

Cash Flow 12 Month Recap

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

	JAN 13	FEB 13	MAR 13	APR 13	MAY 13	JUN 13	JUL 13	AUG 13	SEP 13	OCT 13	NOV 13	DEC 13	Total
OPERATING ACTIVITIES													
INCOME													
4100 RENTAL INCOME													
4101 Rents Received	30,377.00	30,082.00	30,554.00	30,668.80	29,925.30	30,281.93	29,323.14	29,936.21	30,778.20	29,881.04	31,799.00	30,505.70	364,112.32
4102 Laundry Income	273.81	348.56	322.73	310.21	283.72	355.39	277.71	253.66	290.23	260.33	282.26	276.74	3,535.35
4104 Credit Check Fees	0.00	0.00	0.00	50.00	100.00	50.00	125.00	125.00	0.00	75.00	0.00	0.00	525.00
4105 Rent Credit	0.00	0.00	0.00	0.00	-175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-175.00
4110 SEC 8 Rents	151.00	151.00	151.00	151.00	151.00	151.00	151.00	151.00	151.00	151.00	151.00	236.00	1,897.00
4140 Concessions													
4142 Move in Specials	0.00	0.00	0.00	0.00	0.00	0.00	575.00	0.00	0.00	0.00	0.00	0.00	575.00
4140 Total Concessions	0.00	0.00	0.00	0.00	0.00	0.00	575.00	0.00	0.00	0.00	0.00	0.00	575.00
4100 Total RENTAL INCOME	30,801.81	30,581.56	31,027.73	31,180.01	30,285.02	30,838.32	30,451.85	30,465.87	31,219.43	30,367.37	32,232.26	31,018.44	370,469.67
TOTAL INCOME	30,801.81	30,581.56	31,027.73	31,180.01	30,285.02	30,838.32	30,451.85	30,465.87	31,219.43	30,367.37	32,232.26	31,018.44	370,469.67
EXPENSE													
5000 ADMINISTRATIVE													
5002 Resident Manager Wages	-1,370.00	-1,430.00	-1,250.00	-1,310.00	-1,430.00	-1,370.00	-1,310.00	-1,430.00	-1,310.00	-1,370.00	-1,430.00	-1,250.00	-16,260.00
5003 Worker's Comp. Insurance	-86.20	-90.12	0.00	0.00	0.00	-48.18	-1,470.00	-405.23	-101.18	-106.00	-110.82	-136.51	-2,554.24
5004 Advertising/Marketing	0.00	0.00	-23.50	0.00	-40.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-63.61
5006 Office Supplies	-68.00	-68.00	-83.65	-156.82	-174.59	-84.13	-68.00	-123.06	-68.00	-68.00	-68.00	-68.00	-1,098.25
5013 Taxes	0.00	-364.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-364.00
5017 Manager Bonus	0.00	0.00	0.00	0.00	0.00	-300.00	0.00	0.00	0.00	0.00	0.00	-500.00	-800.00
5019 Payroll Taxes	-190.74	-199.41	-173.40	-182.07	-199.41	-155.21	-96.39	-105.57	-96.39	-100.98	-105.57	-130.05	-1,735.19
5020 Employee Training	0.00	0.00	-12.90	-20.04	20.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-12.91
5022 Continuing Education	-16.13	-32.80	-31.76	0.00	-62.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-143.19
5030 Unemployment Insurance	-49.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-49.38
5035 Bank Service Charge	0.00	0.00	0.00	0.00	0.00	-31.52	-4.08	-4.08	-4.91	-4.33	-5.10	-4.86	-58.88
5036 ADP Payroll Fees	-19.17	-4.82	-15.74	-9.77	-10.19	-9.88	-9.89	-10.05	-10.26	-10.42	-9.99	-10.11	-130.29
5037 Postage/Overnight Mail	0.00	0.00	0.00	0.00	-21.96	0.00	0.00	-38.83	0.00	0.00	0.00	0.00	-60.79
5038 Credit Check	-25.00	0.00	0.00	0.00	-50.00	-100.00	-75.00	-200.00	-25.00	0.00	-75.00	0.00	-550.00
5049 Management Fees													
5001 Management Fees	-1,540.09	-1,529.08	-1,551.39	-1,515.25	-1,558.01	-1,541.91	-1,522.60	-1,523.29	-1,560.97	-1,518.37	-1,532.86	-1,550.93	-18,444.75
5049 Total Management Fees	-1,540.09	-1,529.08	-1,551.39	-1,515.25	-1,558.01	-1,541.91	-1,522.60	-1,523.29	-1,560.97	-1,518.37	-1,532.86	-1,550.93	-18,444.75
5000 Total ADMINISTRATIVE	-3,364.71	-3,718.23	-3,142.34	-3,193.95	-3,526.74	-3,640.83	-4,556.96	-3,840.11	-3,176.71	-3,178.10	-3,337.34	-3,650.46	-42,325.48
5100 REPAIRS & MAINT.													
5102 Windows/Screens	-310.00	0.00	0.00	0.00	0.00	0.00	-95.00	-100.00	-55.00	0.00	0.00	-55.00	-615.00
5103 Fire Equipment Maint.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-102.14	0.00	0.00	0.00	0.00	-102.14
5104 Maintenance repairs	0.00	-240.00	-70.00	-95.00	-260.00	-55.00	-25.00	-470.00	-310.00	0.00	0.00	-95.00	-1,620.00
5105 Cleaning	-45.00	0.00	0.00	130.00	-135.00	555.00	-305.00	-135.00	-25.00	0.00	140.00	-160.00	20.00
5106 Turnover	0.00	0.00	0.00	0.00	0.00	-1,250.00	-570.00	0.00	0.00	0.00	-125.00	0.00	-1,945.00
5110 Plumbing	-353.00	0.00	-57.00	-149.00	-274.00	0.00	-184.00	-47.00	-941.00	0.00	-267.00	-184.00	-2,456.00
5111 Painting/Supplies	0.00	0.00	0.00	0.00	0.00	-40.03	-785.03	-90.00	80.00	0.00	-600.00	0.00	-1,435.06

	JAN 13	FEB 13	MAR 13	APR 13	MAY 13	JUN 13	JUL 13	AUG 13	SEP 13	OCT 13	NOV 13	DEC 13	Total
5112 Tub & Sink Refinishing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-355.00	0.00	-175.00	0.00	-530.00
5113 Pest Control	-38.00	0.00	-38.00	-38.00	-38.00	-38.00	-114.00	0.00	0.00	-35.00	-38.00	-76.00	-453.00
5114 Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	-60.00	0.00	-25.00	0.00	0.00	-35.00	0.00	-120.00
5115 Carpet Repair	0.00	0.00	0.00	0.00	0.00	-115.29	0.00	0.00	0.00	0.00	-145.00	0.00	-260.29
5116 Vertical Blinds	0.00	0.00	0.00	0.00	0.00	-133.51	0.00	0.00	0.00	0.00	0.00	0.00	-133.51
5117 Appliance Repairs	-207.00	0.00	0.00	0.00	0.00	-140.78	-135.00	-126.00	-96.37	0.00	-60.00	0.00	-765.15
5119 Heating / Air Cond Repairs	-47.00	0.00	0.00	0.00	0.00	0.00	-120.00	-47.00	0.00	0.00	0.00	0.00	-214.00
5120 Materials	-567.67	0.00	0.00	-87.87	-468.44	0.00	-286.93	-130.45	-204.92	0.00	-18.23	-102.69	-1,867.20
5121 Locks & Keys	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-40.00	0.00	-40.00
5133 Home Depot Materials	-283.21	-75.69	-104.81	-97.69	-791.54	-1,021.89	-549.78	-421.29	-241.21	-82.64	-1,043.74	-216.84	-4,930.33
5134 Vinyl Repair	0.00	0.00	0.00	0.00	0.00	-95.00	0.00	0.00	0.00	0.00	0.00	0.00	-95.00
5100 Total REPAIRS & MAINT.	-1,850.88	-315.69	-269.81	-337.56	-1,966.98	-2,394.50	-3,169.74	-1,693.88	-2,148.50	-117.64	-2,406.97	-889.53	-17,561.68
5200 UTILITIES													
5201 Water & Sewer	0.00	-2,487.92	0.00	-2,397.83	0.00	-2,623.06	0.00	-2,550.99	0.00	-2,576.00	0.00	-2,785.23	-15,421.03
5202 Gas & Electric	-697.34	-828.15	-841.56	-735.45	-686.62	-694.68	-611.00	-629.74	-554.19	-599.11	-613.24	-722.36	-8,213.44
5203 Trash Service	-234.60	-234.60	-234.60	-234.60	-234.60	-234.60	-234.60	-275.00	-275.00	-275.00	0.00	-657.16	-3,124.36
5200 Total UTILITIES	-931.94	-3,550.67	-1,076.16	-3,367.88	-921.22	-3,552.34	-845.60	-3,455.73	-829.19	-3,450.11	-613.24	-4,164.75	-26,758.83
5300 TAXES & PROP INSURANCE													
5301 Property Taxes	0.00	-8,843.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-9,584.98	0.00	0.00	-18,428.55
5302 Property Insurance	-373.00	-373.00	-373.00	-373.00	-371.00	0.00	-400.00	-400.00	-400.00	-400.00	-400.00	-400.00	-4,263.00
5300 Total TAXES & PROP INSURANC	-373.00	-9,216.57	-373.00	-373.00	-371.00	0.00	-400.00	-400.00	-400.00	-9,984.98	-400.00	-400.00	-22,691.55
6000 CAM CHARGES													
6004 Landscaping Services	-150.00	-150.00	-150.00	-150.00	-150.00	-150.00	-150.00	-150.00	-150.00	-150.00	-150.00	-150.00	-1,800.00
6018 Plumbing	0.00	0.00	0.00	67.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	167.00
6000 Total CAM CHARGES	-150.00	-150.00	-150.00	-83.00	-50.00	-150.00	-150.00	-150.00	-150.00	-150.00	-150.00	-150.00	-1,633.00
6600 MORTGAGE RELATED EXPENS													
6601 Property Mortgages	-4,336.79	-4,336.79	-4,336.79	-4,336.79	-4,336.79	-4,336.79	-4,336.79	-4,336.79	-4,290.89	-4,290.89	-4,290.89	-4,290.89	-51,857.88
6600 Total MORTGAGE RELATED EXI	-4,336.79	-4,336.79	-4,336.79	-4,336.79	-4,336.79	-4,336.79	-4,336.79	-4,336.79	-4,290.89	-4,290.89	-4,290.89	-4,290.89	-51,857.88
7000 CAPITAL EXPENSES													
7001 Carpet Replacement	0.00	0.00	0.00	0.00	0.00	-2,226.00	-423.22	263.99	0.00	0.00	-1,114.63	0.00	-3,499.86
7002 Vinyl Replacement	0.00	0.00	0.00	0.00	0.00	0.00	-632.34	0.00	0.00	0.00	0.00	0.00	-632.34
7003 Heating / AC Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,681.56	0.00	-380.00	0.00	-2,061.56
7004 Appliance Replacement	0.00	0.00	-553.32	0.00	-109.34	0.00	-437.12	0.00	0.00	0.00	-510.12	-447.92	-2,057.82
7000 Total CAPITAL EXPENSES	0.00	0.00	-553.32	0.00	-109.34	-2,226.00	-1,492.68	263.99	-1,681.56	0.00	-2,004.75	-447.92	-8,251.58
TOTAL EXPENSE	-11,007.32	-21,287.95	-9,901.42	-11,692.18	-11,282.07	-16,300.46	-14,950.77	-13,612.52	-12,676.85	-21,171.72	-13,203.19	-13,993.55	-171,080.00
Net Income	19,794.49	9,293.61	21,126.31	19,487.83	19,002.95	14,537.86	15,501.08	16,853.35	18,542.58	9,195.65	19,029.07	17,024.89	199,389.67
Adjustments to reconcile Net Income to net cash provided by operations													
2009 Security Deposits	345.12	0.00	0.00	0.00	700.00	-3,800.00	840.00	1,600.00	-825.00	0.00	-445.00	0.00	-1,584.88
Net cash provided by Operating Activities	20,139.61	9,293.61	21,126.31	19,487.83	19,702.95	10,737.86	16,341.08	18,453.35	17,717.58	9,195.65	18,584.07	17,024.89	197,804.79
FINANCING ACTIVITIES													
3002 Owner Contribution													
3014 Transfer of funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-3,200.00	-2,200.00	-15,000.00	0.00	0.00	-20,400.00
3002 Total Owner Contribution	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-3,200.00	-2,200.00	-15,000.00	0.00	0.00	-20,400.00

	<u>JAN 13</u>	<u>FEB 13</u>	<u>MAR 13</u>	<u>APR 13</u>	<u>MAY 13</u>	<u>JUN 13</u>	<u>JUL 13</u>	<u>AUG 13</u>	<u>SEP 13</u>	<u>OCT 13</u>	<u>NOV 13</u>	<u>DEC 13</u>	<u>Total</u>
3012 Owner Distribution	-18,000.00	-14,000.00	-15,000.00	-19,000.00	-20,000.00	-18,000.00	-20,000.00	-12,000.00	-14,000.00	-11,000.00	-10,000.00	-10,000.00	-181,000.00
Net cash provided by Financing Activities	-18,000.00	-14,000.00	-15,000.00	-19,000.00	-20,000.00	-18,000.00	-20,000.00	-15,200.00	-16,200.00	-25,000.00	-10,000.00	-10,000.00	-201,400.00
Net cash increase for period	2,139.61	-4,706.39	6,126.31	487.83	-297.05	-7,262.14	-3,658.92	3,253.35	1,517.58	-16,804.35	8,584.07	7,024.89	-3,595.21
Cash at beginning of period	18,199.96	20,339.57	15,633.18	21,759.49	22,247.32	21,950.27	14,688.13	11,029.21	14,282.56	15,800.14	-1,004.21	7,579.86	18,199.96
Cash at end of period	<u>20,339.57</u>	<u>15,633.18</u>	<u>21,759.49</u>	<u>22,247.32</u>	<u>21,950.27</u>	<u>14,688.13</u>	<u>11,029.21</u>	<u>14,282.56</u>	<u>15,800.14</u>	<u>-1,004.21</u>	<u>7,579.86</u>	<u>14,604.75</u>	<u>14,604.75</u>