

Cash Flow Statement

Period = Jan 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%	
4999-9999	NET INCOME				
5000-0000	NET OPERATING INCOME				
5000-0001	INCOME				
5100-0000	RENTAL INCOME				
5120-0000	Rental - Apartments	44,377.00	0.00	44,377.00	0.00
5122-0000	Vacancy Loss	-2,709.71	0.00	-2,709.71	0.00
5123-0000	Loss to Lease	-1,821.00	0.00	-1,821.00	0.00
5199-9999	TOTAL RENTAL INCOME	39,846.29	0.00	39,846.29	0.00
5800-0000	OTHER RENTAL INCOME				
5900-1000	Write-off Bad Debt	-4,578.18	0.00	-4,578.18	0.00
5910-0000	Late Fees	1,500.00	0.00	1,500.00	0.00
5915-0000	Lease Cancellation Fee	719.00	0.00	719.00	0.00
5922-0000	Administrative Fees	-200.00	0.00	-200.00	0.00
5923-0000	Pet Rent	92.26	0.00	92.26	0.00
5953-0000	Pest Control Rebill	100.27	0.00	100.27	0.00
5954-0000	Trash Rebill	100.27	0.00	100.27	0.00
5956-0000	Water/Sewer Rebill	1,272.27	0.00	1,272.27	0.00
5998-9999	TOTAL OTHER RENTAL INCOME	-994.11	0.00	-994.11	0.00
5999-9999	TOTAL INCOME	38,852.18	0.00	38,852.18	0.00
6000-0000	EXPENSES				
6100-0000	OPERATING EXPENSES				
6200-0000	RENTAL EXPENSE				
6210-0000	Advertising	1,104.46	0.00	1,104.46	0.00
6239-0000	Credit Processing Fee	109.75	0.00	109.75	0.00
6299-9999	TOTAL RENTAL EXPENSE	1,214.21	0.00	1,214.21	0.00
6300-0000	ADMINISTRATIVE EXPENSE				
6311-0000	Office Supplies	309.02	0.00	309.02	0.00
6311-2000	Postage and Delivery	17.10	0.00	17.10	0.00
6313-0000	Membership Dues and Fees	461.46	0.00	461.46	0.00
6314-0000	Computer Expense	76.00	0.00	76.00	0.00
6314-1000	Software Licenses / Maintenance Fees	114.05	0.00	114.05	0.00
6317-1000	Mileage Reimbursement	49.22	0.00	49.22	0.00
6318-0000	Bank Service Charges	634.94	0.00	634.94	0.00
6320-0000	Management Fee	1,553.47	0.00	1,553.47	0.00
6350-0000	Auditing and Appraisal Fees	512.50	0.00	512.50	0.00
6360-0000	Telephone and Internet	477.19	0.00	477.19	0.00
6362-9999	TOTAL ADMINISTRATIVE EXPENSE	4,204.95	0.00	4,204.95	0.00
6363-0000	PAYROLL RELATED EXPENSE				
6373-0000	Payroll - Maint Assistant	1,716.46	0.00	1,716.46	0.00
6380-0000	Payroll - Leasing Bonus	80.88	0.00	80.88	0.00
6383-0000	Payroll - Background Checks	23.85	0.00	23.85	0.00
6387-0000	Payroll - Processing Fee	90.37	0.00	90.37	0.00
6388-0000	Payroll - Health Insurance	295.13	0.00	295.13	0.00

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6389-0000	Payroll - Workers Comp	144.08	0.00	144.08	0.00
6390-0000	Payroll - Taxes and Fees	147.79	0.00	147.79	0.00
6399-9999	TOTAL PAYROLL RELATED EXPENSE	2,498.56	0.00	2,498.56	0.00
6400-0000	UTILITY EXPENSE				
6450-2000	Electric - Common Areas	161.45	0.00	161.45	0.00
6450-4000	Electric - Occupied Units	185.69	0.00	185.69	0.00
6450-5000	Electric - Vacant Units	126.46	0.00	126.46	0.00
6451-0000	Water	1,392.09	0.00	1,392.09	0.00
6470-0000	Garbage Removal	403.88	0.00	403.88	0.00
6489-0000	Utility Rebill Service Fees	213.00	0.00	213.00	0.00
6489-1000	Utility Rebill Service Fee Reimbursement	-214.00	0.00	-214.00	0.00
6499-9999	TOTAL UTILITY EXPENSE	2,268.57	0.00	2,268.57	0.00
6500-0000	MAINTENANCE EXPENSE				
6522-0000	Grounds Maint Contract	425.00	0.00	425.00	0.00
6526-0000	Exterminating	140.00	0.00	140.00	0.00
6536-0000	Water Extraction-Occupied	150.00	0.00	150.00	0.00
6537-0000	Maint - Plumbing	132.46	0.00	132.46	0.00
6541-0000	Maint - Materials	911.19	0.00	911.19	0.00
6542-0000	Maint - Contract	1,175.70	0.00	1,175.70	0.00
6599-9999	TOTAL MAINTENANCE EXPENSE	2,934.35	0.00	2,934.35	0.00
6600-0000	UNIT TURNOVER EXPENSE				
6606-0000	Turnover - Painting	800.00	0.00	800.00	0.00
6607-0000	Turnover - Cleaning Supplies	93.81	0.00	93.81	0.00
6612-0000	Turnover - Misc Contract	50.00	0.00	50.00	0.00
6698-9999	TOTAL UNIT TURNOVER EXPENSE	943.81	0.00	943.81	0.00
6699-9998	TOTAL OPERATING EXPENSES	14,064.45	0.00	14,064.45	0.00
6700-0000	TAXES AND INSURANCE				
6710-0000	Taxes - Real Estate	4,367.39	0.00	4,367.39	0.00
6720-0000	Insurance - Hazard and Liability	1,048.91	0.00	1,048.91	0.00
6725-0000	Insurance - Other	9.93	0.00	9.93	0.00
6797-9999	TOTAL TAXES AND INSURANCE	5,426.23	0.00	5,426.23	0.00
6798-9999	TOTAL EXPENSES	19,490.68	0.00	19,490.68	0.00
6799-9998	TOTAL NET OPERATING INCOME	19,361.50	0.00	19,361.50	0.00
6799-9999	NON-OPERATING EXPENSE				
6800-0000	FINANCIAL EXPENSE				
6820-0000	Interest - Mortgage	8,492.52	0.00	8,492.52	0.00
6999-9999	TOTAL FINANCIAL EXPENSE	8,492.52	0.00	8,492.52	0.00
7000-0000	CAPITAL AND REPL RESERVE EXPENSE				

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7153-0000	Capital - Gutters	1,000.00	0.00	1,000.00	0.00
7160-0000	Capital - Furniture-Fixtures-Equipment	577.94	0.00	577.94	0.00
7161-0000	Capital - Appliances	153.00	0.00	153.00	0.00
7399-9999	TOTAL CAPITAL AND REPL RESERVE EXPENSE	1,730.94	0.00	1,730.94	0.00
7500-0000	TOTAL NON-OPERATING EXPENSE	10,223.46	0.00	10,223.46	0.00
8999-9999	TOTAL NET INCOME	9,138.04	0.00	9,138.04	0.00

	Period to Date	Beginning Balance	Ending Balance	Difference
1110-0000	Petty Cash	0.00	0.00	0.00
1115-0000	Cash - Depository	1,920.44	2,118.93	198.49
1120-0000	Cash - Operating	10,204.67	14,427.09	4,222.42
1125-0000	Cash - Reserve	5,914.50	5,914.50	0.00
1129-0000	Cash - Security Deposits	12,326.50	10,926.50	-1,400.00
1315-0000	Escrow - Other	0.00	0.00	0.00
	Total Cash	30,366.11	33,387.02	3,020.91

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1315-0000	Escrow - Other	0.00	0.00	0.00
	Total Cash	30,366.11	33,387.02	3,020.91