

Database: ADWEST
 ENTITY: 290

Comparative Income Statement
CASH FLOW STATEMENT
Ad West Realty Services
Pine Terrace

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Cash

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Sep 2017	Budget Sep 2017	Variance		Actual Sep 2017	Budget Sep 2017	Variance	
Rent Receipts								
Rent Income-Tenants	6,653.00	12,830.00	(6,177.00)	-48.14%	56,815.00	115,470.00	(58,655.00)	-50.80%
Rent Income-RA Subsidy	5,735.00	0.00	5,735.00	0.00%	54,596.00	0.00	54,596.00	0.00%
Rent Income-Section 8	442.00	0.00	442.00	0.00%	3,939.00	0.00	3,939.00	0.00%
Overage Collected	571.00	0.00	571.00	0.00%	3,231.00	0.00	3,231.00	0.00%
Vacancy	0.00	(513.00)	513.00	100.00%	(5,545.00)	(4,619.00)	(926.00)	-20.05%
Plus Net Change in Rent Receivables/Prepays								
Due From Tenant-Rent Rec.	(1,095.00)	0.00	(1,095.00)	0.00%	(1,010.93)	0.00	(1,010.93)	0.00%
Due From RD--Rental Asst.	2,511.16	0.00	2,511.16	0.00%	689.32	0.00	689.32	0.00%
Due from HUD-Section 8	(8.00)	0.00	(8.00)	0.00%	0.00	0.00	0.00	0.00%
Rents Received In Advance	(79.11)	0.00	(79.11)	0.00%	83.89	0.00	83.89	0.00%
Total Rent	14,730.05	12,317.00	2,413.05	19.59%	112,798.28	110,851.00	1,947.28	1.76%
Tenant Charges								
Miscellaneous Charges	0.00	0.00	0.00	0.00%	45.03	0.00	45.03	0.00%
NSF/Late Charges	0.00	0.00	0.00	0.00%	185.00	0.00	185.00	0.00%
Security Deposit Forfeits	0.00	125.00	(125.00)	-100.00%	871.74	1,125.00	(253.26)	-22.51%
Total Tenant Charges	0.00	125.00	(125.00)	-100.00%	1,101.77	1,125.00	(23.23)	-2.06%
Tenant Credits								
Employee Rent Credits	400.00	0.00	400.00	0.00%	0.00	0.00	0.00	0.00%
Total Tenant Credits	400.00	0.00	400.00		0.00	0.00	0.00	
Net Tenant Receipts	15,130.05	12,442.00	2,688.05	21.60%	113,900.05	111,976.00	1,924.05	1.72%
Other Revenue								
Laundry Income	331.38	166.00	165.38	99.63%	1,786.25	1,502.00	284.25	18.92%
Interest Income	2.74	0.00	2.74	0.00%	20.92	0.00	20.92	0.00%
Interest-Replacement Res	12.30	9.00	3.30	36.67%	59.87	83.00	(23.13)	-27.87%
Collection Recoveries	0.00	0.00	0.00	0.00%	68.62	0.00	68.62	0.00%
Subtotal Other Revenue	346.42	175.00	171.42	97.95%	1,935.66	1,585.00	350.66	22.12%
TOTAL RECEIPTS	15,476.47	12,617.00	2,859.47	22.66%	115,835.71	113,561.00	2,274.71	2.00%

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	Actual Sep 2017	Budget Sep 2017	Variance		Actual Sep 2017	Budget Sep 2017	Variance	
DISBURSEMENTS								
Advertising	0.00	83.00	83.00	100.00%	0.00	751.00	751.00	100.00%
Advertising and Marketing	0.00	83.00	83.00	100.00%	0.00	751.00	751.00	100.00%
A/P Mgmt Agent	0.00	0.00	0.00	0.00%	170.50	0.00	(170.50)	0.00%
Office Expense	30.08	83.00	52.92	63.76%	591.65	751.00	159.35	21.22%
Office Furniture/Eqmt	0.00	16.00	16.00	100.00%	0.00	152.00	152.00	100.00%
Management Fee	1,160.00	1,160.00	0.00	0.00%	10,092.00	10,440.00	348.00	3.33%
Manager Salary	1,498.75	1,333.00	(165.75)	-12.43%	13,141.25	12,001.00	(1,140.25)	-9.50%
Audit/Accounting	0.00	0.00	0.00	0.00%	5,200.00	5,250.00	50.00	0.95%
Telephone	125.71	129.00	3.29	2.55%	1,194.53	1,163.00	(31.53)	-2.71%
Internet Service	0.00	58.00	58.00	100.00%	0.00	526.00	526.00	100.00%
Employee Benefits	0.00	375.00	375.00	100.00%	0.00	3,375.00	3,375.00	100.00%
Misc Administration	23.63	0.00	(23.63)	0.00%	223.99	0.00	(223.99)	0.00%
Training & Travel Expense	0.00	0.00	0.00	0.00%	619.29	1,100.00	480.71	43.70%
Total Administrative	2,838.17	3,154.00	315.83	10.01%	31,233.21	34,758.00	3,524.79	10.14%
Electricity	119.37	354.00	234.63	66.28%	1,362.84	3,188.00	1,825.16	57.25%
Electricity-Vacant Units	0.00	0.00	0.00	0.00%	1,063.41	0.00	(1,063.41)	0.00%
Water	608.85	479.00	(129.85)	-27.11%	4,208.29	4,313.00	104.71	2.43%
Sewer	714.86	708.00	(6.86)	-0.97%	6,412.97	6,376.00	(36.97)	-0.58%
Trash Removal	726.38	729.00	2.62	0.36%	6,649.71	6,563.00	(86.71)	-1.32%
Total Utility	2,169.46	2,270.00	100.54	4.43%	19,697.22	20,440.00	742.78	3.63%
Security/Fire Systems	85.27	0.00	(85.27)	0.00%	85.27	150.00	64.73	43.15%
Grounds Payroll	600.00	104.00	(496.00)	-476.92%	3,475.50	938.00	(2,537.50)	-270.52%
Grounds Supply	0.00	104.00	104.00	100.00%	346.31	938.00	591.69	63.08%
Grounds Contract	0.00	541.00	541.00	100.00%	0.00	4,877.00	4,877.00	100.00%
Cleaning Payroll	200.00	354.00	154.00	43.50%	871.50	3,188.00	2,316.50	72.66%
Cleaning Supply	0.00	75.00	75.00	100.00%	144.68	675.00	530.32	78.57%
Cleaning Contract	0.00	104.00	104.00	100.00%	0.00	938.00	938.00	100.00%
Carpet Cleaning	0.00	97.00	97.00	100.00%	420.00	884.00	464.00	52.49%
Repairs Payroll	750.00	520.00	(230.00)	-44.23%	6,750.00	4,690.00	(2,060.00)	-43.92%
Repairs Supply	120.85	300.00	179.15	59.72%	4,888.01	2,700.00	(2,188.01)	-81.04%

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Repairs-Doors	0.00	0.00	0.00	0.00%	432.46	0.00	(432.46)	0.00%
Repairs Contract	0.00	104.00	104.00	100.00%	4,589.29	938.00	(3,651.29)	-389.26%
Repairs Contract-Other	0.00	166.00	166.00	100.00%	0.00	1,502.00	1,502.00	100.00%
Decorating Payroll	0.00	48.00	48.00	100.00%	0.00	439.00	439.00	100.00%
Decorating Supply	0.00	48.00	48.00	100.00%	524.11	439.00	(85.11)	-19.39%
Decorating Contract	0.00	48.00	48.00	100.00%	0.00	440.00	440.00	100.00%
Flooring	0.00	208.00	208.00	100.00%	4,903.04	1,876.00	(3,027.04)	-161.36%
Drapes/Blinds	0.00	0.00	0.00	0.00%	188.93	0.00	(188.93)	0.00%
Snow Removal	0.00	0.00	0.00	0.00%	3,269.63	2,332.00	(937.63)	-40.21%
Exterminating	0.00	97.00	97.00	100.00%	484.50	884.00	399.50	45.19%
Hot Water Heater	0.00	0.00	0.00	0.00%	1,267.68	0.00	(1,267.68)	0.00%
Refrigerator	0.00	0.00	0.00	0.00%	658.80	0.00	(658.80)	0.00%
Total Maintenance	1,756.12	2,918.00	1,161.88	39.82%	33,299.71	28,828.00	(4,471.71)	-15.51%
Federal W/H Tax Pble	(160.00)	0.00	160.00	0.00%	(77.00)	0.00	77.00	0.00%
FICA	(172.03)	0.00	172.03	0.00%	1,624.41	2,250.00	625.59	27.80%
FUTA	0.00	0.00	0.00	0.00%	84.00	0.00	(84.00)	0.00%
SUTA	0.00	0.00	0.00	0.00%	433.64	0.00	(433.64)	0.00%
WCI	0.00	0.00	0.00	0.00%	1,035.03	1,312.00	276.97	21.11%
Real Property Tax	0.00	0.00	0.00	0.00%	2,058.32	2,250.00	191.68	8.52%
Property Insurance	0.00	0.00	0.00	0.00%	2,758.04	2,850.00	91.96	3.23%
Fidelity Insurance	0.00	0.00	0.00	0.00%	0.00	50.00	50.00	100.00%
Licensing/Fees	25.00	0.00	(25.00)	0.00%	145.00	110.00	(35.00)	-31.82%
Total Taxes, Insurance and Fees	(307.03)	0.00	307.03		8,061.44	8,822.00	760.56	8.62%
TOTAL OPERATING DISBURSEMENTS	6,456.72	8,425.00	1,968.28	23.36%	92,291.58	93,599.00	1,307.42	1.40%
OPERATING CASH FLOW (DEFICIT)	9,019.75	4,192.00	4,827.75	115.17%	23,544.13	19,962.00	3,582.13	17.94%
Mortgage	1,322.00	1,322.00	0.00	0.00%	10,576.00	11,898.00	1,322.00	11.11%
Overage Paid	351.00	0.00	(351.00)	0.00%	2,546.00	0.00	(2,546.00)	0.00%
Total Nonoperating Expense	1,673.00	1,322.00	(351.00)	-26.55%	13,122.00	11,898.00	(1,224.00)	-10.29%

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OPERATING CASH FLOW (DEFICIT) AFTER MORTG,	7,346.75	2,870.00	4,476.75	155.98%	10,422.13	8,064.00	2,358.13	29.24%
Transfer to (from) TI Res	1,273.00	0.00	(1,273.00)	0.00%	2,546.00	0.00	(2,546.00)	0.00%
Return to Owner GP	0.00	0.00	0.00	0.00%	2,625.00	2,625.00	0.00	0.00%
Transfer to Replac Reserv	520.00	520.00	0.00	0.00%	4,680.00	4,680.00	0.00	0.00%
RR Interest Deposits	12.30	0.00	(12.30)	0.00%	59.87	0.00	(59.87)	0.00%
TOTAL CASH FLOW (DEFICIT)	5,541.45	2,350.00	3,191.45	135.81%	511.26	759.00	(247.74)	-32.64%
DISBURSEMENTS FROM REPLACEMENT RESERVES								
Replacement Reserves Utilized								
RTO- RR Interest Earned	0.00	1.00	1.00	100.00%	0.00	17.00	17.00	100.00%
	0.00	1.00	1.00	100.00%	0.00	17.00	17.00	100.00%