

Cash Flow MTD Comparison

Properties: Sample Apartment Complex
 Period 01/01/04 - 12/31/04 (cash basis)

	Month To Date 12/01/04 - 12/31/04	% Income	01/01/04 - 12/31/04	% Income
OPERATING ACTIVITIES				
INCOME				
4001 Rental Income				
40011 Rents	12,977.25	94.63%	123,433.00	95.93%
40012 Pet Fees	40.00	0.29%	1,050.00	0.82%
40013 Late Fees	240.00	1.75%	973.90	0.76%
40014 Storage Fees	90.00	0.66%	1,160.00	0.90%
4001 Other Rental Income	-25.00	-0.18%	-25.00	-0.02%
4001 Total Rental Income	13,322.25	97.15%	126,591.90	98.39%
4002 Other Property Income				
40023 Laundry Facilities	26.75	0.20%	79.11	0.06%
40024 Maintenance	100.00	0.73%	455.00	0.35%
40026 Vending Machines	0.00	0.00%	10.00	0.01%
400299 TAX	0.00	0.00%	1,015.63	0.79%
4002 Total Other Property Income	126.75	0.92%	1,559.74	1.21%
4003 Utility Income				
40031 Water & Sewer	227.81	1.66%	227.81	0.18%
40033 Gas	36.25	0.26%	286.25	0.22%
4003 Total Utility Income	264.06	1.93%	514.06	0.40%
TOTAL INCOME	13,713.06	100.00%	128,665.70	100.00%
COST OF GOODS SOLD				
6500 Maintenance Supplies	0.00	0.00%	-1,123.95	-1.75%
TOTAL COST OF GOODS SOLD	0.00	0.00%	-1,123.95	-1.75%
EXPENSE				
5002 Automobile, Travel	0.00	0.00%	-451.23	-0.70%
5003 Repairs & Maintenance				
50033 Carpet	0.00	0.00%	-604.12	-0.94%
50034 Maintenance	-250.00	-1.82%	-4,520.00	-7.02%
50035 Cleaning	-200.00	-1.46%	-4,142.11	-6.43%
5003 Total Repairs & Maintenance	-450.00	-6.32%	-9,266.23	-14.39%
5004 Management Fees	-1,872.31	-13.65%	-15,779.55	-24.50%
5005 Insurance	-500.00	-3.65%	-4,998.00	-7.76%
5006 Legal, Professional Fees	-275.00	-2.01%	-2,200.00	-3.42%
5007 Mortgage Interest	-600.00	-4.38%	-1,166.00	-1.81%
5009 Utilities				
50091 Water & Sewer	-100.00	-0.73%	-800.00	-1.24%
50092 Gas & Electric	-425.00	-3.10%	-5,162.00	-8.02%
5009 Other Utilities	0.00	0.00%	-965.00	-1.50%
5009 Total Utilities	-525.00	-7.38%	-6,927.00	-10.76%
5012 Telephone	-125.00	-0.91%	-1,000.00	-1.55%
5013 Wages, Salary	-2,250.00	-16.41%	-20,250.00	-31.45%
5024 Rubbish	0.00	0.00%	-202.00	-0.31%
5101 Travel & Entertainment	0.00	0.00%	-906.43	-1.41%
TOTAL EXPENSE	-6,597.31	-48.11%	-63,146.44	-98.06%
Net Income	7,115.75	51.89%	64,395.31	50.05%
Adjustments to reconcile Net Income to net cash provided by operations				
2009 Security Deposits	500.00		503.00	
Net cash provided by Operating Activities	7,615.75		64,898.31	
FINANCING ACTIVITIES				
3012 Equity Distributions	0.00		13,085.50	
Net cash provided by Financing Activities	0.00		13,085.50	

Net cash increase for period	7,615.75	77,983.81
Cash at beginning of period	306,092.06	117,862.00
Cash at end of period	<u>313,707.81</u>	<u>195,845.81</u>