

My Company, LLC
Comparative Balance Sheet
for the period ended June 30, 20__

	<u>Jun 20</u>	<u>May 20</u>	<u>Change</u>	<u>Prev. Year End Balance</u>
Assets:				
Current Assets:				
Operating Cash	8,448	17,345	(8,897)	31,542
Property Tax & Ins Escrows	36,042	33,106	2,937	18,390
Restricted Cash Reserves	105,169	102,648	2,521	90,049
Renovation Reserves	185,319	185,242	77	0
Other Cash Reserves	15,000	12,500	2,500	61,000
Total Cash & Cash Equivalents	349,979	350,840	(861)	200,981
Accounts Receivable	2,524	2,524	(0)	0
Accrued Receivables	1,230	1,230	0	610
Total Receivables	3,754	3,754	(0)	610
Total Current Assets	353,733	354,594	(861)	201,591
Long Term Assets:				
Building	1,135,020	1,135,020	0	1,135,020
Tenant Improvements	264,158	264,158	0	264,158
Less Basis Reduction	(147,204)	(147,204)	0	(147,204)
Land	144,184	144,184	0	144,184
Total Property	1,396,158	1,396,158	0	1,396,158
Finance Costs	103,812	103,812	0	60,435
Real Estate Commissions	48,581	48,581	0	48,581
Other Deferred Costs	2,000	2,000	0	2,000
Total Deferred Costs	154,393	154,393	0	111,016
Accumulated Depreciation	(860,795)	(859,536)	(1,259)	(853,240)
Accumulated Amortization	(62,911)	(61,794)	(1,117)	(56,208)
Accum. Deprec. & Amortization	(923,706)	(921,330)	(2,377)	(909,447)
Total Long Term Assets	626,845	629,222	(2,377)	597,727
Total Assets	980,578	983,816	(3,238)	799,318

My Company, LLC
Comparative Balance Sheet
for the period ended June 30, 20__

	Jun 20	May 20	Change	Prev. Year End Balance
Liabilities & Capital:				
Liabilities:				
Mortgages Payable	1,491,935	1,494,769	(2,834)	1,265,385
Total Mortgages & Loans	1,491,935	1,494,769	(2,834)	1,265,385
Accounts Payable	1,804	6,156	(4,353)	371
Other Accrued Payables	176	0	176	0
Total Payables	1,979	6,156	(4,177)	371
Rents Received in Advance	10,331	10,335	(5)	0
Total Prepaid/Deferred Income	10,331	10,335	(5)	0
Total Liabilities	1,504,245	1,511,260	(7,015)	1,265,756
Capital:				
Capital Contributions	172,601	172,601	0	172,601
Current Year's Distribution	(60,000)	(50,000)	(10,000)	(120,000)
Prior Years' Distributions	(2,800,286)	(2,800,286)	0	(2,680,286)
Prior Years' Earnings (Losses)	2,161,247	2,161,247	0	2,030,588
Current Year's Earnings	2,770	(11,007)	13,777	130,659
Total Capital	(523,667)	(527,444)	3,777	(466,438)
Total Liabilities & Capital	980,578	983,816	(3,238)	799,318

My Company, LLC
Summary Statement of Cash Flows
for the period ending June 30, 20__

	Current Period			Year To Date			
	Actual	Budget	\$ Variance Fav/(Unf)	Actual	Budget	\$ Variance Fav/(Unf)	Annual Budget
Cash Flow from Operating Activities							
Revenue							
Rents @ 100% Occupancy	33,790	33,790	0	201,658	201,658	0	405,628
Less Vacancy & Free Rent	(5,280)	(3,250)	(2,030)	(28,769)	(20,537)	(8,233)	(20,537)
Net Rental Earnings	28,510	30,540	(2,030)	172,889	181,122	(8,233)	385,091
Tax Recoveries	0	0	0	0	0	0	3
Maintenance Expense Recoveries	174	174	0	1,044	1,044	0	2,089
Total Expense Recoveries	174	174	0	1,044	1,044	0	2,091
Total Building Rental Income	28,685	30,714	(2,030)	173,933	182,166	(8,233)	387,182
Miscellaneous Income	107	40	67	5,316	240	5,076	480
Other Income	107	40	67	5,316	240	5,076	480
** Total Revenue	28,791	30,754	(1,963)	179,249	182,406	(3,157)	387,662
Operating Expense							
Recurring Expense							
General Repairs & Maintenance	2,241	2,432	192	11,572	14,570	2,997	29,280
Cleaning	176	322	146	1,056	1,830	774	3,620
HVAC Repair & Maintenance	0	0	0	2,966	6,400	3,434	12,800
Elevator Repair & Maintenance	647	657	10	1,444	1,464	19	2,777
Grounds Maintenance	0	0	0	9,901	12,534	2,632	19,067
Security & Life Safety	0	0	0	1,762	1,592	(169)	1,692
Repairs & Maintenance	3,064	3,411	347	28,702	38,389	9,688	69,236
Utilities	425	223	(202)	2,093	1,893	(199)	3,978
Real Estate & Other Taxes	0	0	0	600	600	0	32,272
Insurance	0	0	0	0	0	0	3,757
Operations Management Fee	1,147	1,229	81	6,696	7,287	590	15,487
Administrative	1,221	224	(997)	2,022	1,042	(979)	2,084
Advertising/Marketing	296	0	(296)	902	0	(902)	105
General Partner Admin Fee	1,052	1,052	0	6,314	6,314	0	12,627
Professional Fees	0	125	125	2,350	2,475	125	5,000
Total Operating Expense	7,206	6,264	(942)	49,678	58,000	8,323	144,548
** Net Operating Income (NOI)	21,585	24,490	(2,905)	129,571	124,406	5,166	243,114
Debt Service:							
Permanent Mortgages	8,126	8,210	84	51,220	49,999	(1,221)	99,260
Other Bank Fees	0	0	0	18,865	37,962	19,096	37,962
Total Debt Service	8,126	8,210	84	70,085	87,960	17,875	137,222
Cash Flow from Operating Activities	13,459	16,280	(2,821)	59,486	36,445	23,041	105,892
Cash Flow from Investing Activities							
Capital Projects	0	0	0	(20,983)	(90,000)	69,017	(90,000)
Tenant Improvements	(139)	0	(139)	(14,676)	(32,000)	17,324	(32,000)
Real Estate Commissions	0	0	0	(2,619)	(11,700)	9,081	(11,700)
Refinance Costs	0	0	0	(43,377)	(50,000)	6,623	(50,000)
Tax Escrow	(2,639)	(2,639)	0	(15,836)	(15,836)	0	(792)
Insurance Escrow	(298)	(313)	16	(1,816)	(1,879)	62	(94)
Restricted Reserves	(2,599)	27,500	(30,099)	(200,439)	56,700	(257,139)	41,700
Cash Flows from Investing Activities	(5,675)	24,548	(30,222)	(299,747)	(144,715)	(155,032)	(142,886)
Cash Provided (Used) by Operating & Investing Activities	7,785	40,828	(33,043)	(240,261)	(108,270)	(131,991)	(36,994)

My Company, LLC
Summary Statement of Cash Flows
for the period ending June 30, 20__

	Current Period			Year To Date			
	<u>Actual</u>	<u>Budget</u>	<u>\$ Variance Fav/(Unf)</u>	<u>Actual</u>	<u>Budget</u>	<u>\$ Variance Fav/(Unf)</u>	<u>Annual Budget</u>
Adjustments to Determine Cash Flows							
Change in Accounts Receivable	0	0	0	(3,144)	0	(3,144)	0
Rents Received in Advance	(5)	0	(5)	(6,303)	0	(6,303)	0
Prepaid Rent Received/(Applied)	0	0	0	(3,300)	(3,300)	0	(3,300)
Change in Accounts Payable	(4,177)	0	(4,177)	1,609	0	1,609	0
Total Adjustments	(4,181)	0	(4,181)	(11,138)	(3,300)	(7,838)	(3,300)
Cash Flows after Adjustments	3,603	40,828	(37,224)	(251,399)	(111,570)	(139,829)	(40,294)
Cash Flow Provided (Used) by Financing Activities							
Operating Reserves	(2,500)	(2,500)	0	46,000	(60,000)	106,000	(75,000)
Mortgage Proceeds (Payoffs)	0	0	0	242,305	234,617	7,687	234,617
Distributions Paid to Partners	(10,000)	(10,000)	0	(60,000)	(60,000)	0	(120,000)
Cash Flows Provided (Used) by Financing Activities	(12,500)	(12,500)	0	228,305	114,617	113,687	39,617
Net Change in Operating Cash	(8,897)	28,328	(37,224)	(23,094)	3,048	(26,142)	(676)