

JS RUTHERFORD LLC (rut)
2016 Projected Budget

		2016 PROJECTED TOTAL BUDGET	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	ACTUAL JAN-MAR 2016	2015 ACTUAL	2015 BUDGET
4000-0000	INCOME																
4100-0000	RENT INCOME																
4500-0000	RENTAL INCOME	346,324.00	25,525.00	25,525.00	25,525.00	25,525.00	26,717.00	28,165.00	29,515.00	29,515.00	30,629.00	31,743.00	33,970.00	33,970.00	76,575.00	195,352.11	0.00
4705-0000	TENANT IMPROVEMENT	0.00													0.00	-18,000.00	0.00
4990-0000	TOTAL RENT INCOME	346,324.00	25,525.00	25,525.00	25,525.00	25,525.00	26,717.00	28,165.00	29,515.00	29,515.00	30,629.00	31,743.00	33,970.00	33,970.00	76,575.00	177,352.11	0.00
5100-0000	EXPENSE REIMB.-TENANT																
5135-0000	REIMB. - UTILITIES	0.00													0.00	3,204.45	0.00
5200-0000	CAM ESTIMATE	30,030.00	2,145.00	2,145.00	2,145.00	2,145.00	2,300.00	2,489.00	2,489.00	2,489.00	2,646.00	2,803.00	3,117.00	3,117.00	7,342.83	18,219.31	0.00
5210-0000	INSURANCE ESTIMATE	4,680.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	1,171.92	4,687.68	0.00
5220-0000	TAXES ESTIMATE	77,437.00	6,007.00	6,007.00	6,007.00	6,007.00	6,200.00	6,436.00	6,436.00	6,436.00	6,632.00	6,828.00	7,220.00	7,220.00	18,028.74	58,319.70	0.00
5300-0000	CAM RECOVERY	0.00													0.00	3,487.30	0.00
5310-0000	INSURANCE RECOVERY	0.00													0.00	155.14	0.00
5320-0000	TAX RECOVERY	0.00													0.00	1,119.88	0.00
5455-0000	LATE FEES	0.00													1,201.32	400.44	0.00
5490-0000	TOTAL EXPENSE REIMB.-TENANT	112,147.00	8,542.00	8,542.00	8,542.00	8,542.00	8,890.00	9,315.00	9,315.00	9,315.00	9,668.00	10,021.00	10,727.00	10,727.00	27,744.81	89,593.90	0.00
5600-0000	OTHER INCOME																
5630-0000	INCOME - OTHERS	0.00													0.00	78.00	0.00
5700-0000	INTEREST INCOME- BANK DEPOSIT	0.00													0.00	1,501.81	0.00
	RELEASE FUNDS	255,000.00	-	-	-	155,000.00	50,000.00	30,000.00	20,000.00		-	-	-	-			
	RESERVE/CONTINGENCY	(10,949.00)	(912.42)	(912.42)	(912.42)	(912.42)	(912.42)	(912.42)	(912.42)	(912.42)	(912.42)	(912.42)	(912.42)	(912.42)			
5890-0000	TOTAL OTHER INCOME	244,051.00	-912.42	-912.42	-912.42	154,087.58	49,087.58	29,087.58	19,087.58	-912.42	-912.42	-912.42	-912.42	-912.42	0.00	1,579.81	0.00
5990-0000	TOTAL INCOME	702,522.00	33,154.58	33,154.58	33,154.58	188,154.58	84,694.58	66,567.58	57,917.58	37,917.58	39,384.58	40,851.58	43,784.58	43,784.58	104,319.81	268,525.82	0.00
6000-0000	EXPENSES																
6200-0000	CAM - EXPENSES																
6211-0000	CAM - LANDSCAPING	5,279.00	-	-	-	597.00	597.00	597.00	597.00	597.00	597.00	597.00	550.00	550.00	240.75	0	0
6215-0000	CAM-CLEANING MAINTENANCE	3,654.00	304.47	304.47	304.47	304.47	304.47	304.47	304.47	304.47	304.47	304.47	304.47	304.47	0.00	1,583.60	0.00
6220-0000	CAM-PARKING LOT MAINTENANCE	3,624.00	500.00	500.00	500.00	500.00	203.00	203.00	203.00	203.00	203.00	203.00	203.00	203.00	0.00	160.50	0.00
6235-0000	CAM-REPAIRS	5,566.00	463.81	463.81	463.81	463.81	463.81	463.81	463.81	463.81	463.81	463.81	463.81	463.81			
6240-0000	CAM - SNOW REMOVAL	3,070.00	1,070.00	-	-	-	-	-	-	-	-	-	1,000.00	1,000.00	4,280.00	6,981.20	0.00
6255-0000	CAM - BUILDING SUPPLIES	0.00	-	-	-	-	-	-	-	-	-	-	-	-	22.61	0.00	0.00
6265-0000	CAM-SPRINKLER & ALARM	920.00	-	-	-	420.00	500.00	-	-	-	-	-	-	-	0.00	1,093.60	0.00
6270-0000	CAM - INSURANCE	11,800.00	-	-	-	2,600.00	4,200.00	-	-	2,500.00	-	-	2,500.00	-	2,450.07	17,403.19	0.00
6275-0000	CAM - ELECTRICITY	4,800.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	1,460.72	16,309.83	0.00
6285-0000	CAM - WATER & SEWER	0.00	-	-	-	-	-	-	-	-	-	-	-	-	1,252.09	3,830.11	0.00
6290-0000	CAM - MANAGEMENT FEES	22,924.00	1703.35	1703.35	1703.35	1703.35	1780.417742	1874	1941.5	1941.5	2014.8375	2088.175	2234.85	2234.85			
6291-0000	TOTAL CAM - EXPENSES	61,637.00	4,442.00	3,372.00	3,372.00	6,989.00	8,449.00	3,842.00	3,910.00	6,410.00	3,983.00	4,056.00	7,656.00	5,156.00	9,706.24	47,362.03	0.00
6292-0000	DIRECT EXPENSE																
6425-0000	REPAIRS - EXTERIORS	2,435.76	202.98	202.98	202.98	202.98	202.98	202.98	202.98	202.98	202.98	202.98	202.98	202.98	0.00	810.00	0.00
6445-0000	RUBBISH REMOVAL, Recycling	0.00	-	-	-	-	-	-	-	-	-	-	-	-	0.00	1,500.00	0.00
6465-0000	LANDSCAPING & Parking Lot	0.00	-	-	-	-	-	-	-	-	-	-	-	-	0.00	6,900.00	0.00
6475-0000	INSURANCE -others	0.00	-	-	-	-	-	-	-	-	-	-	-	-	0.00	2,029.00	0.00
6500-0000	TAXES - REAL ESTATE	88,655.00	22,163.75			22,163.75			22,163.75			22,163.75			0.00	88,655.00	0.00
6505-0000	TAXES - VAULT, OTHERS	2,240.00	-	-	300.00	-	-	970.00	-	-	970.00	-	-	-	570.00	0.00	0.00
6520-0000	LICENSES & PERMITS	0.00	-	-	-	-	-	-	-	-	-	-	-	-	0.00	4,245.47	0.00
6535-0000	ELECTRICITY	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-251.33	0.00	0.00
6545-0000	WATER & SEWER	0.00	-	-	-	-	-	-	-	-	-	-	-	-	0.00	-9,527.98	0.00

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6555-0000	MESSENGER & DELIVERY	182.68	15.22	15.22	15.22	15.22	15.22	15.22	15.22	15.22	15.22	15.22	15.22	15.22	42.49	121.74	0.00
6560-0000	AUTO & LOCAL FARE	0.00	-	-	-	-	-	-	-	-	-	-	-	-	372.65	1,058.89	0.00
6562-0000	CAR INSURANCE	0.00	-	-	-	-	-	-	-	-	-	-	-	-	0.00	47.21	0.00
6605-0000	PROFESSIONAL FEES-CONSULTANT	0.00	-	-	-	-	-	-	-	-	-	-	-	-	15.00	7,513.33	0.00
6610-0000	PROFESSIONAL FEES- LEGAL	8,150.00	2,000.00	200.00	2,000.00	750.00	750.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	3,372.20	16,965.75	0.00
6615-0000	PROFESSIONAL FEES- ACCTG.	3,600.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	900.00	12,170.00	0.00
6625-0000	BROKER'S COMMISSION	55,480.33	9,137.00	-	-	15,419.00	4,204.84	1,773.92	15,419.00	-	-	1,773.92	4,204.84	3,547.83	0.00	12,564.00	0.00
6990-0000	TOTAL DIRECT EXPENSES	160,743.77	33,818.95	718.20	2,818.20	38,850.95	5,473.04	3,612.12	38,450.95	868.20	1,838.20	24,805.87	5,073.04	4,416.03	5,021.01	145,052.41	0.00
7000-0000	OFFICE & MGMT EXPENSES																
7120-0000	OFFICE- AUTO & LOCAL FARE	1,217.88	101.49	101.49	101.49	101.49	101.49	101.49	101.49	101.49	101.49	101.49	101.49	101.49			
7200-0000	OFFICE- CAR INSURANCE	318.00	-	-	103.00	20.00	-	-	117.00	78.00	-	-	-	-	93.94	147.46	0.00
7215-0000	OFFICE-COMPUTER EXPENSES	974.30	81.19	81.19	81.19	81.19	81.19	81.19	81.19	81.19	81.19	81.19	81.19	81.19	311.60	681.67	0.00
7405-0000	OFFICE-CHARITABLE DONATIONS	600.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	251.00	251.00	0.00
7425-0000	OFFICE-POSTAGE	180.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	35.04	98.06	0.00
7990-0000	TOTAL OFFICE & MGMT EXPENSES	3,290.18	247.68	247.68	350.68	267.68	247.68	247.68	364.68	325.68	247.68	247.68	247.68	247.68	691.58	1,178.19	0.00
8000-0000	DEPRECIATION EXPENSE																
8110-0000	DEPRECIATION - BUILDING	0.00													0.00	37,826.00	0.00
8150-0000	DEPRECIATION - BLDG IMPRVMT	0.00													0.00	13,179.00	0.00
8170-0000	DEP. - TENANT IMPROVEMENT	0.00													0.00	17,065.00	0.00
8390-0000	TOTAL DEPRECIATION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68,070.00	0.00
8500-0000	INTEREST EXPENSE																
8505-0000	INTEREST EXPENSE-MTGE #1	159,303.00	13,333.33	13,333.33	13,333.33	13,333.33	13,314.12	13,294.85	13,275.51	13,256.10	13,236.64	13,217.10	13,197.50	13,177.84	27,555.56	162,222.22	0.00
8590-0000	TOTAL INTEREST EXPENSE	159,303.00	13,333.33	13,333.33	13,333.33	13,333.33	13,314.12	13,294.85	13,275.51	13,256.10	13,236.64	13,217.10	13,197.50	13,177.84	27,555.56	162,222.22	0.00
8601-0000	AMORTIZATION																
8710-0000	AMORT. - MTGE AQUISITION	0.00													0.00	4,343.00	0.00
8715-0000	AMORT. - DEFERRED LEASING	0.00													0.00	11,128.00	0.00
8761-0000	TOTAL AMORTIZATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,471.00	0.00
8990-0000	TOTAL EXPENSES	384,973.96	51,841.97	17,671.22	19,874.22	59,440.97	27,483.84	20,996.65	56,001.15	20,859.99	19,305.53	42,326.65	26,174.22	22,997.56	42,974.39	439,355.85	0.00
9090-0000	NET INCOME	317,548.04	-18,687.39	15,483.36	13,280.36	128,713.62	57,210.74	45,570.93	1,916.44	17,057.60	20,079.06	-1,475.07	17,610.36	20,787.03	61,345.42	-170,830.03	0.00
	ADJUSTMENTS																
1145-0000	ESCROW - R.E. TAX	83,664.00	6,972.00	6,972.00	6,972.00	6,972.00	6,972.00	6,972.00	6,972.00	6,972.00	6,972.00	6,972.00	6,972.00	6,972.00	-13,944.84	1,385.06	0.00
1190-0000	TOTAL CASH	83,664.00	6,972.00	6,972.00	6,972.00	6,972.00	6,972.00	6,972.00	6,972.00	6,972.00	6,972.00	6,972.00	6,972.00	6,972.00	-13,944.84	1,385.06	0.00
1191-0000	RECEIVABLES																
1301-0000	TENANT RENT RECEIVABLE	0.00													-7,935.00	-5,191.12	0.00
1370-0000	PREPAID INSURANCE	0.00													0.00	2,029.00	0.00
1375-0000	PREPAID TAXES	0.00													0.00	-1,252.00	0.00
1391-0000	TOTAL RECEIVABLES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-7,935.00	-4,414.12	0.00
1600-0000	PROPERTY																
1720-0000	BUILDING IMPROVEMENT	48,000.00	-	-	-	48,000.00	-	-	-	-	-	-	-	-	0.00	-806,412.86	0.00
1740-0000	TENANT IMPROVEMENT	123,739.00	-	-	-	74,029.00	39,029.00	10,681.00	-	-	-	-	-	-	0.00		
1800-0000	DEFERRED COMM EXPENSE	0.00													-15,419.53	-36,550.06	0.00

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1890-0000	TOTAL PROPERTY	171,739.00	0.00	0.00	0.00	122,029.00	39,029.00	10,681.00	0.00	0.00	0.00	0.00	0.00	0.00	-15,419.53	-842,962.92	0.00
1990-0000	TOTAL ASSETS	255,403.00	6,972.00	6,972.00	6,972.00	129,001.00	46,001.00	17,653.00	6,972.00	6,972.00	6,972.00	6,972.00	6,972.00	6,972.00	-37,299.37	-845,991.98	0.00
2010-0000	LIABILITIES																
2105-0000	MORTGAGE PAYABLE #1	52,566.50	0	0	0	5763.28	5782.49	5801.76	5821.1	5840.51	5859.97	5879.51	5899.11	5918.77			
2200-0000	ACCOUNTS PAYABLE - TRADE	0.00													-426.72		
2220-0000	PREPAID RENT	0.00													3,355.00	-15,666.66	0.00
2250-0000	TENANT SECURITY PAYABLE	0.00													6,710.00		
2270-0000	DEFERRED EXPENSE PAYABLE	0.00													0.00	18,275.00	0.00
2300-0000	TAX LIABILITIES	0.00													0.00	-400.00	0.00
2999-0000	TOTAL LIABILITIES	52,566.50	0.00	0.00	0.00	5,763.28	5,782.49	5,801.76	5,821.10	5,840.51	5,859.97	5,879.51	5,899.11	5,918.77	9,638.28	2,208.34	0.00
3005-0000	CAPITAL-OWNER																
3117-0000	CAPITAL - ISAAC JEMAL	0.00													0.00	-11,688.00	0.00
3119-0000	CAPITAL - JOSEPH I. JEMAL	0.00													0.00	-255,588.00	0.00
3120-0000	CAPITAL - SAMUEL I. JEMAL	0.00													0.00	-255,588.00	0.00
3147-0000	CAPITAL - GRS RUTHERFORD, INC	0.00													0.00	-461,050.00	0.00
3399-0001	TOTAL OWNER CAPITAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-983,914.00	0.00
3399-0005	OWNERS DRAWING																
3417-0000	DRAWING - ISAAC S. JEMAL	1,200.00				1,200.00									0.00	5,000.00	0.00
3419-0000	DRAWING - JOSEPH I. JEMAL	29,400.00				29,400.00									0.00	123,052.00	0.00
3420-0000	DRAWING - SAMUEL I. JEMAL	29,400.00				29,400.00									0.00	123,052.00	0.00
3448-0000	DRAWING - GRS	60,000.00				60,000.00									0.00	189,294.00	0.00
3800-0000	TOTAL OWNER DRAWING	120,000.00	0.00	0.00	0.00	120,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	440,398.00	0.00
8000-0000	OTHER NON CASH EXPENSES																
8110-0000	DEPRECIATION - BUILDING	0.00													0.00	37,826.00	0.00
8150-0000	DEPRECIATION - BLDG IMPRVMT	0.00													0.00	13,179.00	0.00
8170-0000	DEP. - TENANT IMPROVEMENT	0.00													0.00	17,065.00	0.00
8710-0000	AMORT. - MTGE ACQUISITION	0.00													0.00	4,343.00	0.00
8799-0000	TOTAL OTHER NON CASH EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	72,413.00	0.00
	TOTAL ADJUSTMENTS	-427,969.50	-6,972.00	-6,972.00	-6,972.00	-254,764.28	-51,783.49	-23,454.76	-12,793.10	-12,812.51	-12,831.97	-12,851.51	-12,871.11	-12,890.77	11,791.09	-1,459,712.64	0.00
	CASH FLOW	-110,421.46	-25,659.39	8,511.36	6,308.36	-126,050.66	5,427.25	22,116.17	-10,876.66	4,245.09	7,247.09	-14,326.58	4,739.25	7,896.26	33,684.33	-1,630,542.67	0.00
	CASH BALANCE - BEGINNING OF MONTH		84,181.00	89,348.00	97,999.00	104,307.36	420.45	5,847.70	27,963.88	39,250.97	43,496.05	50,743.14	58,580.31	63,319.57			
	CASH BALANCE - END OF MONTH		89,348.00	97,999.00	104,307.36	420.45	5,847.70	27,963.88	39,250.97	43,496.05	50,743.14	58,580.31	63,319.57	71,215.82			
												Remaining in Interest Account	45,000.00				
												to be reserved	90,000.00				
REAL ESTATE ESCROW IS AN ASSET, BUT NEED TO BE DEDUCTED FROM THE CASH OPERATING																	
												Allowable for distributions	26,215.82				
April 2016 Released \$155K instead of \$300K																	