

# Cash Flow Report

Properties: Sample Apartment Complex

Period 01/01/05 - 01/01/05 (cash basis)

		<u>% Income</u>
<b>OPERATING ACTIVITIES</b>		
<b>INCOME</b>		
4001 Rental Income		
40011 Rents	5,642.00	63.49%
40013 Late Fees	200.00	2.25%
4001 Total Rental Income	<u>5,842.00</u>	<u>65.74%</u>
4002 Other Property Income		
40015 Security Deposit Forfeitures	600.00	6.75%
40023 Laundry Facilities	250.00	2.81%
40026 Vending Machines	650.00	7.31%
4002 Total Other Property Income	<u>1,500.00</u>	<u>16.88%</u>
4003 Utility Income		
40031 Water & Sewer	1,545.00	17.38%
4003 Total Utility Income	<u>1,545.00</u>	<u>17.38%</u>
<b>TOTAL INCOME</b>	<u>8,887.00</u>	<u>100.00%</u>
<b>EXPENSE</b>		
5003 Repairs & Maintenance		
50031 Inventory	-465.00	12.03%
50033 Carpet	-1,564.00	40.48%
50035 Cleaning	-375.00	9.70%
50036 Misc. Turnover	-950.00	24.59%
50037 Swimming Pool	-695.00	17.99%
5003 Total Repairs & Maintenance	<u>-4,049.00</u>	<u>104.79%</u>
5014 Capitol Expenses	-6,000.00	155.28%
5103 Other Expenses	-2,702.00	69.93%
<b>TOTAL EXPENSE</b>	<u>-12,751.00</u>	<u>329.99%</u>
<b>Net Income</b>	<u>-3,864.00</u>	<u>-43.48%</u>
Adjustments to reconcile Net Income to net cash provided by operations		
2006 Vehicle Loans	3,529.00	
2009 Security Deposits	11,104.00	
2099 Other Liabilities	2,365.00	
<b>Net cash provided by Operating Activities</b>	<u>13,134.00</u>	
<b>FINANCING ACTIVITIES</b>		
2001 Notes Payable		
20011 Property Mortgages	65,953.00	
2001 Total Notes Payable	<u>65,953.00</u>	
3012 Equity Distributions	15,000.00	
<b>Net cash provided by Financing Activities</b>	<u>80,953.00</u>	
<b>Net cash increase for period</b>	<u>94,087.00</u>	
<b>Cash at beginning of period</b>	0.00	
<b>Cash at end of period</b>	<u><u>94,087.00</u></u>	