

OPERATING STATEMENT SUMMARY

ABC STREET APTS.

December 31, 2020

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | YTD | % |
|----------------------------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|--------------|
| INCOME: | | | | | | | | | | | | | | |
| SCHEDULED RENT | 57455 | 57485 | 58660 | 58660 | 58660 | 58660 | 58860 | 58860 | 58860 | 58860 | 58860 | 59210 | 703090 | 100.00 |
| LESS: VACANCY & BAD DEBT | | (5) | 1851 | (2661) | (3735) | (2220) | (795) | 403 | 400 | 400 | (700) | (1173) | (8235) | 1.17 |
| APARTMENT RENT COLLECTED | 57455 | 57480 | 60511 | 55999 | 54925 | 56440 | 58065 | 59263 | 59260 | 59260 | 58160 | 58037 | 694855 | 98.83 |
| INTEREST | 6 | 5 | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 31 | |
| OTHER INCOME | 225 | 234 | | 132 | | | | | | | | 111 | 701 | .10 |
| TOTAL RECEIPTS | 57686 | 57719 | 60515 | 56133 | 54927 | 56442 | 58067 | 59265 | 59262 | 59262 | 58162 | 58149 | 695587 | 98.93 |
| EXPENSES: | | | | | | | | | | | | | | |
| SECURITY DEPOSITS | | | | | | | | | | | | | | |
| SECURITY DEPOSIT | (1600) | | | | | | | | | | (1000) | | (2600) | .37 |
| SEC DEPOSIT REFUNDED | | 1500 | | | | | | | | | | 1950 | 3450 | .49 |
| TOTAL SECURITY DEPOSITS | (1600) | 1500 | | | | | | | | | (1000) | 1950 | 850 | .12 |
| PAYROLL | | | | | | | | | | | | | | |
| BONUS | 50 | 50 | 150 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 250 | 900 | .13 |
| PAYROLL TAXES | 40 | 4 | 11 | 143 | 4 | 4 | 253 | 122 | 122 | 88 | 122 | 138 | 1052 | .15 |
| P/R INSURANCE & BENEFITS | 58 | 58 | 59 | 59 | 59 | 59 | 59 | 59 | 59 | 59 | 71 | 42 | 702 | .10 |
| RESIDENT MGR. RENT CREDIT | 1650 | 1650 | 1650 | 1650 | 1650 | 1650 | | | | | | | 9900 | 1.41 |
| CA REQ RENT REDUCTION | | | | | | | 650 | 650 | 650 | 650 | 650 | 650 | 3900 | .55 |
| RESIDENT MGR SALARY | | | | | | | 1550 | 1550 | 1550 | 1550 | 1550 | 1550 | 9300 | 1.32 |
| TOTAL PAYROLL | 1798 | 1762 | 1870 | 1902 | 1762 | 1763 | 2562 | 2432 | 2432 | 2398 | 2444 | 2630 | 25754 | 3.66 |
| APARTMENT PREPARATION | | | | | | | | | | | | | | |
| APARTMENT CLEANING | | 50 | | | | | | | | | | (150) | (100) | .01 |
| APARTMENT PAINTING | | 310 | | | | 295 | | 150 | 370 | | | 1230 | 2355 | .33 |
| DRYWALL / PLASTER REPAIRS | | | 69 | 145 | | | | | | | 45 | 235 | 494 | .07 |
| CARPET CLEANING | | (35) | | | | | | | | | | | (35) | |
| TOTAL APARTMENT PREP. | | 325 | 69 | 145 | | 295 | | 150 | 370 | | 45 | 1315 | 2714 | .39 |
| REPAIRS & MAINTENANCE | | | | | | | | | | | | | | |
| VERTICALS/DRAPERY REPAIRS | | | | | | | | | | | | (59) | (59) | .01 |
| APPLIANCE REPAIRS | | | | | 350 | | | | 90 | 85 | | 162 | 687 | .10 |
| BATHROOM REPAIRS | | 450 | 43 | | | | | | | 108 | (73) | 108 | 636 | .09 |
| ELECTRICAL REPAIRS | 440 | 25 | | 494 | 169 | 708 | 271 | 182 | 65 | 1053 | (473) | 603 | 3537 | .50 |
| CABINETS | | | | 100 | | | 33 | | 195 | | | | 328 | .05 |
| DOORS | | 40 | | | | 35 | | | 35 | | | 30 | 140 | .02 |
| FENCES | | | | | | | | | | | 394 | | 394 | .06 |
| GLASS & SCREENS | | | 22 | | | | | | | 32 | | 286 | 340 | .05 |

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| KITCHEN REPAIRS | | 75 | | | | | | | | 167 | | 160 | 402 | .06 |
| LANDSCAPE & GROUNDS | 800 | 1000 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 1000 | 10000 | 1.42 |
| DOOR HANDLES, LOCKS & KEYS | | | 108 | 155 | 93 | 108 | | | | 120 | (120) | 211 | 675 | .10 |
| OTHER REPAIRS & MAINTENANCE | | | | | | 53 | 39 | | | | | (50) | 42 | .01 |
| PEST CONTROL | 330 | 330 | 430 | 330 | 585 | 330 | 330 | 330 | 330 | 330 | 330 | 330 | 4315 | .61 |
| PLUMBING REPAIRS | 296 | 549 | 490 | 1062 | 1167 | 433 | 632 | 790 | 660 | 629 | 381 | 419 | 7510 | 1.07 |
| SUPPLIES | | 65 | | | | | 34 | | | 156 | (83) | 7 | 178 | .03 |
| TOTAL REPAIRS & MAINTENANCE | <u>1866</u> | <u>2534</u> | <u>1893</u> | <u>2941</u> | <u>3164</u> | <u>2467</u> | <u>2140</u> | <u>2102</u> | <u>2175</u> | <u>3481</u> | <u>1155</u> | <u>3209</u> | <u>29126</u> | <u>4.14</u> |
| UTILITIES | | | | | | | | | | | | | | |
| ELECTRIC | 83 | 87 | 78 | 41 | 156 | 203 | 220 | 274 | 385 | 181 | 123 | 110 | 1941 | .28 |
| GAS | 115 | 95 | 86 | 39 | 57 | 32 | 24 | 26 | 21 | 22 | 24 | 66 | 606 | .09 |
| RUBBISH REMOVAL | 804 | 804 | 804 | 804 | 804 | 804 | 802 | 802 | 802 | 802 | 802 | 802 | 9635 | 1.37 |
| WATER & SANITATION | | 25 | | 1438 | | 2400 | | 2772 | | 2714 | | 2158 | 11506 | 1.64 |
| TOTAL UTILITIES | <u>1001</u> | <u>1010</u> | <u>968</u> | <u>2321</u> | <u>1017</u> | <u>3438</u> | <u>1046</u> | <u>3874</u> | <u>1208</u> | <u>3719</u> | <u>949</u> | <u>3137</u> | <u>23688</u> | <u>3.37</u> |
| MARKETING | | | | | | | | | | | | | | |
| OTHER MARKETING | | | 250 | | | | | | | | | | 250 | .04 |
| SIGNS, FLAGS, & BANNERS | | | | | | 120 | 450 | | | | | | 570 | .08 |
| TOTAL MARKETING | | | <u>250</u> | | | <u>120</u> | <u>450</u> | | | | | | <u>820</u> | <u>.12</u> |
| ADMINISTRATIVE - ON SITE | | | | | | | | | | | | | | |
| CREDIT CHECK FEES | | | | | | | | | | | | 123 | 123 | .02 |
| LICENSES & FILING FEES | | | | | | | 36 | | | | | 55 | 91 | .01 |
| OFFICE TELEPHONE | 56 | 56 | 186 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 800 | .11 |
| POSTAGE | 32 | | 12 | 13 | | 14 | | 12 | | | 21 | | 105 | .01 |
| OFFICE SUPPLIES | 45 | 44 | | 19 | 22 | | | 68 | | 75 | | | 274 | .04 |
| OTHER ADMINISTRATIVE EXPENSE | 78 | 71 | 3371 | 85 | 71 | 71 | 71 | 71 | 71 | 71 | 99 | 71 | 4197 | .60 |
| TOTAL ADMINISTRATIVE | <u>210</u> | <u>171</u> | <u>3569</u> | <u>173</u> | <u>149</u> | <u>140</u> | <u>162</u> | <u>206</u> | <u>127</u> | <u>201</u> | <u>176</u> | <u>304</u> | <u>5588</u> | <u>.79</u> |
| OTHER EXPENSES - ON SITE | | | | | | | | | | | | | | |
| FIRE EXTINGUISHER SERVICE | | | | | | | | | | | 68 | | 68 | .01 |
| TOTAL OTHER EXPENSES-ON SITE | | | | | | | | | | | <u>68</u> | | <u>68</u> | <u>.01</u> |
| PROFESSIONAL MANAGEMENT | | | | | | | | | | | | | | |
| PROFESSIONAL ACCOUNTING SER. | 57 | | 2900 | 40 | | | | | | 42 | | | 3039 | .43 |
| PROFESSIONAL MGM FEE | 2591 | 2596 | 2597 | 2723 | 2526 | 2472 | 2540 | 2613 | 2667 | 2667 | 2667 | 2617 | 31274 | 4.45 |

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| TOTAL PROFESSIONAL MGMT. | 2647 | 2596 | 5497 | 2763 | 2526 | 2472 | 2540 | 2613 | 2667 | 2709 | 2667 | 2617 | 34313 | 4.88 |
| TAXES AND INSURANCE | | | | | | | | | | | | | | |
| PROPERTY INSURANCE | 897 | 897 | 897 | 897 | | | | 966 | 1942 | 966 | 966 | 966 | 9394 | 1.34 |
| REAL PROPERTY TAXES | | | 14728 | | | | | | | | 14998 | | 29726 | 4.23 |
| TOTAL TAXES AND INSURANCE | 897 | 897 | 15626 | 897 | | | | 966 | 1942 | 966 | 15964 | 966 | 39121 | 5.56 |
| TOTAL OPERATING EXPENSES | 6820 | 10795 | 29741 | 11143 | 8617 | 10696 | 8900 | 12342 | 10919 | 13473 | 22466 | 16128 | 162041 | 23.05 |
| NET OPERATING INCOME BEFORE DEBT SERVICE | \$50865 | \$46924 | \$30774 | \$44990 | \$46309 | \$45746 | \$49167 | \$46923 | \$48343 | \$45789 | \$35696 | \$42022 | \$533547 | 75.89 |
| DEBT SERVICE | | | | | | | | | | | | | | |
| 1ST T.D. INTEREST | 11183 | 11167 | 11150 | 11133 | 11116 | 11100 | 11083 | 11066 | 11049 | 11032 | 11014 | 10997 | 133090 | 18.93 |
| 1ST T.D. PRINCIPAL | 5205 | 5222 | 5238 | 5255 | 5272 | 5289 | 5306 | 5323 | 5340 | 5357 | 5374 | 5391 | 63570 | 9.04 |
| TOTAL DEBT SERVICE | 16388 | 16388 | 16388 | 16388 | 16388 | 16388 | 16388 | 16388 | 16388 | 16388 | 16388 | 16388 | 196660 | 27.97 |
| OPERATING INCOME AFTER DEBT SERVICE BEFOR MAJOR REPAIRS/REPLACEMENTS | \$34477 | \$30536 | \$14386 | \$28602 | \$29921 | \$29358 | \$32779 | \$30534 | \$31954 | \$29400 | \$19307 | \$25633 | \$336887 | 47.92 |
| MAJOR REPAIRS AND REPLACEMENTS | | | | | | | | | | | | | | |
| APPLIANCE REPLACEMENT | 814 | | 503 | 75 | 54 | | 460 | 514 | 818 | | | (61) | 3177 | .45 |
| FLOOR COVERINGS | | 2643 | | | | | | | | | | 1792 | 4435 | .63 |
| KITCHEN REPLACEMENT | | | | | | | | | | 2150 | | | 2150 | .31 |
| MAJOR ELECTRICAL | | | | | | | | | | 417 | | | 417 | .06 |
| MAJOR HEATING/AC REPLACEMENT | 1323 | | | | | | | | 240 | | | | 1563 | .22 |
| MAJOR LANDSCAPING | | | | 350 | | | 2180 | | | 450 | | 3000 | 5980 | .85 |
| PLUMBING | | 1250 | | | 1199 | | 903 | | 1601 | 354 | | 373 | 5679 | .81 |
| OTHER MAJOR REPLACEMENTS | | | | | | | | | | | | 550 | 550 | .08 |
| WINDOW COVERINGS | | | | | | | 773 | | | | | | 773 | .11 |
| TOTAL MAJ. REPAIR/REPLACEMENT | 2138 | 3893 | 503 | 425 | 1252 | | 4315 | 514 | 2659 | 3371 | | 5654 | 24725 | 3.52 |
| OP INCOME AFTER DEBT SERVICE AFTER MAJOR REPAIR/REPLACEMENT | \$32339 | \$26643 | \$13883 | \$28177 | \$28669 | \$29358 | \$28464 | \$30020 | \$29295 | \$26029 | \$19307 | \$19979 | \$312163 | 44.40 |
| OTHER USES (SOURCES) OF CASH | | | | | | | | | | | | | | |

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| OWNER WITHDRAWALS | 17000 | 17000 | 17000 | 17000 | 17000 | 17000 | 17000 | 17000 | 17000 | 17000 | 17000 | 17000 | 204000 | 29.01 |
| TTL OTHER USES (SOURCES) | 17000 | 17000 | 17000 | 17000 | 17000 | 17000 | 17000 | 17000 | 17000 | 17000 | 17000 | 17000 | 204000 | 29.01 |
| CASH | | | | | | | | | | | | | | |
| NET CASH | \$15339 | \$9643 | (\$3117) | \$11177 | \$11669 | \$12358 | \$11464 | \$13020 | \$12295 | \$9029 | \$2307 | \$2979 | \$108163 | 15.38 |
| CASH | | | | | | | | | | | | | | |
| SAVINGS ACCT | 208718 | 208724 | 208728 | 208730 | 208732 | 208733 | 208735 | 208737 | 208739 | 208740 | 208742 | 208744 | | |
| CASH IN BANK-WELLS FARGO | 149696 | 159333 | 156212 | 167386 | 179053 | 191409 | 202871 | 215890 | 228183 | 237210 | 239516 | 242494 | | |
| ENDING CASH BALANCE | 358414 | 368057 | 364940 | 376116 | 387785 | 400142 | 411606 | 424627 | 436922 | 445951 | 448258 | 451237 | | |