

## Cash Flow - 12 Month

### Midwest Property Management

Properties: Red Hawk Apartments - 2522-2531 Redbud Lane Lawrence, KS 66046

Period Range: Jul 2020 to Jun 2021

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Total
<b>Operating Income &amp; Expense</b>													
<b>Income</b>													
<b>RENTS</b>													
Rent Income	28,785.03	29,770.40	28,845.49	28,855.97	30,112.00	29,924.13	30,797.17	30,669.29	29,770.00	30,777.33	30,740.22	31,369.00	360,416.03
Pet Rent	340.00	271.61	320.00	350.00	360.00	440.00	360.00	370.00	400.00	450.00	450.00	420.00	4,531.61
<b>Total RENTS</b>	<b>29,125.03</b>	<b>30,042.01</b>	<b>29,165.49</b>	<b>29,205.97</b>	<b>30,472.00</b>	<b>30,364.13</b>	<b>31,157.17</b>	<b>31,039.29</b>	<b>30,170.00</b>	<b>31,227.33</b>	<b>31,190.22</b>	<b>31,789.00</b>	<b>364,947.64</b>
<b>FEES</b>													
NSF Fees Collected	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-35.00	-35.00
Late Fee	0.00	-35.00	0.00	0.00	0.00	0.00	0.00	-40.00	0.00	0.00	0.00	85.00	10.00
Utility Reimbursement Fee	4,353.06	4,274.84	4,264.50	4,220.97	4,365.00	4,539.84	4,537.09	4,486.43	4,564.79	4,459.05	4,293.71	4,310.00	52,669.28
<b>Total FEES</b>	<b>4,353.06</b>	<b>4,239.84</b>	<b>4,264.50</b>	<b>4,220.97</b>	<b>4,365.00</b>	<b>4,539.84</b>	<b>4,537.09</b>	<b>4,446.43</b>	<b>4,564.79</b>	<b>4,459.05</b>	<b>4,293.71</b>	<b>4,360.00</b>	<b>52,644.28</b>
Maintenance Pass Thru	132.00	259.00	112.00	164.00	85.00	157.00	45.00	0.00	100.90	102.00	32.00	0.00	1,188.90
Cleaning Pass Thru	270.00	703.00	327.00	386.00	165.00	582.00	95.00	0.00	377.50	375.00	75.00	0.00	3,355.50
Washer/Dryer	404.25	346.13	347.75	352.24	304.16	249.21	332.83	264.37	222.39	265.48	247.16	233.41	3,569.38
Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-250.00	0.00	25.00	-225.00
<b>Total Operating Income</b>	<b>34,284.34</b>	<b>35,589.98</b>	<b>34,216.74</b>	<b>34,329.18</b>	<b>35,391.16</b>	<b>35,892.18</b>	<b>36,167.09</b>	<b>35,750.09</b>	<b>35,435.58</b>	<b>36,178.86</b>	<b>35,838.09</b>	<b>36,407.41</b>	<b>425,480.70</b>
<b>Expense</b>													
Advertising	39.80	39.80	39.80	39.80	39.80	39.80	92.08	24.88	24.88	24.88	28.03	27.36	460.91
<b>CLEANING AND MAINTENANCE</b>													
Carpet Cleaning	80.00	507.00	184.00	80.00	0.00	1,641.29	0.00	80.00	160.00	-15.00	0.00	0.00	2,717.29
Maintenance and Repair	2,820.00	3,425.00	2,600.00	1,460.00	1,100.00	1,490.00	2,390.00	1,620.00	1,140.00	1,780.00	1,900.00	2,060.00	23,785.00

## Cash Flow - 12 Month

Account Name	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Total
Cleaning and Maintenance - Other	120.00	375.00	0.00	285.00	225.00	0.00	60.00	0.00	145.00	0.00	140.00	195.00	1,545.00
Mowing and Snow Removal	415.00	332.00	332.00	249.00	328.00	249.00	160.00	240.00	0.00	83.00	328.00	332.00	3,048.00
<b>Total CLEANING AND MAINTENANCE</b>	<b>3,435.00</b>	<b>4,639.00</b>	<b>3,116.00</b>	<b>2,074.00</b>	<b>1,653.00</b>	<b>3,380.29</b>	<b>2,610.00</b>	<b>1,940.00</b>	<b>1,445.00</b>	<b>1,848.00</b>	<b>2,368.00</b>	<b>2,587.00</b>	<b>31,095.29</b>
<b>INSURANCE</b>													
Property Insurance	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	3,464.00	1,388.00	16,852.00
<b>Total INSURANCE</b>	<b>1,200.00</b>	<b>1,200.00</b>	<b>1,200.00</b>	<b>1,200.00</b>	<b>1,200.00</b>	<b>1,200.00</b>	<b>1,200.00</b>	<b>1,200.00</b>	<b>1,200.00</b>	<b>1,200.00</b>	<b>3,464.00</b>	<b>1,388.00</b>	<b>16,852.00</b>
<b>LEGAL AND OTHER PROFESSIONAL FEES</b>													
Legal	0.00	18.00	0.00	437.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	455.96
<b>Total LEGAL AND OTHER PROFESSIONAL FEES</b>	<b>0.00</b>	<b>18.00</b>	<b>0.00</b>	<b>437.96</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>455.96</b>
Pest Control	0.00	0.00	1,233.34	163.13	0.00	1,204.51	0.00	27.33	0.00	0.00	0.00	81.98	2,710.29
<b>MANAGEMENT FEES</b>													
Management fees	1,754.94	1,802.25	1,730.73	1,731.36	1,806.72	1,795.45	1,847.83	1,840.16	1,786.20	1,846.64	1,844.41	1,870.44	21,657.13
<b>Total MANAGEMENT FEES</b>	<b>1,754.94</b>	<b>1,802.25</b>	<b>1,730.73</b>	<b>1,731.36</b>	<b>1,806.72</b>	<b>1,795.45</b>	<b>1,847.83</b>	<b>1,840.16</b>	<b>1,786.20</b>	<b>1,846.64</b>	<b>1,844.41</b>	<b>1,870.44</b>	<b>21,657.13</b>
<b>REPAIRS</b>													
Plumbing	1,564.70	383.18	860.72	0.00	0.00	0.00	105.00	0.00	180.00	0.00	0.00	90.00	3,183.60
Flooring	0.00	1,630.74	0.00	0.00	335.83	0.00	1,159.70	0.00	0.00	773.10	0.00	0.00	3,899.37
HVAC (Heat, Ventilation, Air)	920.00	963.75	385.00	265.00	195.00	0.00	175.00	1,855.00	0.00	265.00	0.00	1,973.50	6,997.25
Granite Countertops	0.00	0.00	0.00	0.00	1,349.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,349.00
Safety Equipment	0.00	0.00	0.00	0.00	0.00	735.33	0.00	0.00	0.00	0.00	0.00	0.00	735.33

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Account Name	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Total
<b>Total REPAIRS</b>	<b>2,484.70</b>	<b>2,977.67</b>	<b>1,245.72</b>	<b>265.00</b>	<b>1,879.83</b>	<b>735.33</b>	<b>1,439.70</b>	<b>1,855.00</b>	<b>180.00</b>	<b>1,038.10</b>	<b>0.00</b>	<b>2,063.50</b>	<b>16,164.55</b>
Supplies	1,398.95	976.78	1,056.19	412.98	255.38	1,129.74	815.63	134.35	469.84	346.57	543.05	768.03	8,307.49
Postage	0.00	22.00	8.25	0.00	0.00	0.00	0.00	11.00	0.00	0.00	0.00	0.00	41.25
<b>TAXES</b>													
Property Tax	3,767.50	3,767.50	3,767.50	3,767.50	3,767.50	0.00	4,396.52	4,396.52	4,396.52	4,396.52	4,396.56	4,396.52	45,216.66
<b>Total TAXES</b>	<b>3,767.50</b>	<b>3,767.50</b>	<b>3,767.50</b>	<b>3,767.50</b>	<b>3,767.50</b>	<b>0.00</b>	<b>4,396.52</b>	<b>4,396.52</b>	<b>4,396.52</b>	<b>4,396.52</b>	<b>4,396.56</b>	<b>4,396.52</b>	<b>45,216.66</b>
<b>UTILITIES</b>													
Electricity	683.24	785.30	700.00	644.33	510.83	585.86	520.49	612.15	422.65	423.80	530.05	427.63	6,846.33
Gas	346.54	277.64	217.44	534.88	0.00	365.48	434.18	584.55	555.98	561.51	432.66	379.92	4,690.78
Water	3,379.18	3,263.69	3,493.43	3,968.06	3,709.45	4,267.45	4,319.04	3,844.73	3,630.31	4,226.55	4,188.93	4,473.00	46,763.82
<b>Total UTILITIES</b>	<b>4,408.96</b>	<b>4,326.63</b>	<b>4,410.87</b>	<b>5,147.27</b>	<b>4,220.28</b>	<b>5,218.79</b>	<b>5,273.71</b>	<b>5,041.43</b>	<b>4,608.94</b>	<b>5,211.86</b>	<b>5,151.64</b>	<b>5,280.55</b>	<b>58,300.93</b>
<b>OTHER</b>													
Security Service	200.00	200.00	200.00	200.00	400.00	0.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
<b>Total OTHER</b>	<b>200.00</b>	<b>200.00</b>	<b>200.00</b>	<b>200.00</b>	<b>400.00</b>	<b>0.00</b>	<b>200.00</b>	<b>200.00</b>	<b>200.00</b>	<b>200.00</b>	<b>200.00</b>	<b>200.00</b>	<b>2,400.00</b>
<b>CAPITAL EXPENSES</b>													
Appliances	0.00	0.00	0.00	0.00	503.24	1,458.74	0.00	848.72	0.00	0.00	0.00	435.52	3,246.22
HVAC replacements	1,074.77	0.00	0.00	0.00	0.00	0.00	0.00	823.85	0.00	0.00	0.00	1,186.59	3,085.21
Concrete/ Asphalt	0.00	0.00	0.00	3,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,200.00
<b>Total CAPITAL EXPENSES</b>	<b>1,074.77</b>	<b>0.00</b>	<b>0.00</b>	<b>3,200.00</b>	<b>503.24</b>	<b>1,458.74</b>	<b>0.00</b>	<b>1,672.57</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,622.11</b>	<b>9,531.43</b>
<b>Total Operating Expense</b>	<b>19,764.62</b>	<b>19,969.63</b>	<b>18,008.40</b>	<b>18,639.00</b>	<b>15,725.75</b>	<b>16,162.65</b>	<b>17,875.47</b>	<b>18,343.24</b>	<b>14,311.38</b>	<b>16,112.57</b>	<b>17,995.69</b>	<b>20,285.49</b>	<b>213,193.89</b>
<b>NOI - Net Operating Income</b>	<b>14,519.72</b>	<b>15,620.35</b>	<b>16,208.34</b>	<b>15,690.18</b>	<b>19,665.41</b>	<b>19,729.53</b>	<b>18,291.62</b>	<b>17,406.85</b>	<b>21,124.20</b>	<b>20,066.29</b>	<b>17,842.40</b>	<b>16,121.92</b>	<b>212,286.81</b>
Total Income	34,284.34	35,589.98	34,216.74	34,329.18	35,391.16	35,892.18	36,167.09	35,750.09	35,435.58	36,178.86	35,838.09	36,407.41	425,480.70
Total Expense	19,764.62	19,969.63	18,008.40	18,639.00	15,725.75	16,162.65	17,875.47	18,343.24	14,311.38	16,112.57	17,995.69	20,285.49	213,193.89
<b>Net Income</b>	<b>14,519.72</b>	<b>15,620.35</b>	<b>16,208.34</b>	<b>15,690.18</b>	<b>19,665.41</b>	<b>19,729.53</b>	<b>18,291.62</b>	<b>17,406.85</b>	<b>21,124.20</b>	<b>20,066.29</b>	<b>17,842.40</b>	<b>16,121.92</b>	<b>212,286.81</b>

## Cash Flow - 12 Month

Account Name	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Total
<b>Other Items</b>													
Security Deposits	800.00	-1,200.00	-200.00	-100.00	200.00	300.00	200.00	400.00	-400.00	940.00	-140.00	0.00	800.00
Pet Deposits	-195.00	-352.50	200.00	0.00	400.00	200.00	-157.50	445.00	200.00	47.50	0.00	0.00	787.50
Security Deposit Clearing Account	0.00	-18.39	0.00	0.00	0.00	0.00	0.00	-1,865.00	1,865.00	0.00	0.00	0.00	-18.39
Prepaid Rent	2,721.91	-2,914.00	1,740.00	-1,642.00	-2,551.82	1,357.91	1,235.65	1,629.63	2,549.72	-4,215.00	2,882.00	-5,867.00	-3,073.00
Owner Distribution	-17,000.00	-17,500.00	-16,000.00	-18,500.00	-15,000.00	-19,000.00	-19,000.00	-17,500.00	-20,000.00	-20,000.00	-19,000.00	-16,000.00	-214,500.00
<b>Net Other Items</b>	<b>-13,673.09</b>	<b>-21,984.89</b>	<b>-14,260.00</b>	<b>-20,242.00</b>	<b>-16,951.82</b>	<b>-17,142.09</b>	<b>-17,721.85</b>	<b>-16,890.37</b>	<b>-15,785.28</b>	<b>-23,227.50</b>	<b>-16,258.00</b>	<b>-21,867.00</b>	<b>-216,003.89</b>
<b>Cash Flow</b>	<b>846.63</b>	<b>-6,364.54</b>	<b>1,948.34</b>	<b>-4,551.82</b>	<b>2,713.59</b>	<b>2,587.44</b>	<b>569.77</b>	<b>516.48</b>	<b>5,338.92</b>	<b>-3,161.21</b>	<b>1,584.40</b>	<b>-5,745.08</b>	<b>-3,717.08</b>
<b>Beginning Cash</b>	<b>15,312.41</b>	<b>16,159.04</b>	<b>9,794.50</b>	<b>11,742.84</b>	<b>7,191.02</b>	<b>9,904.61</b>	<b>12,492.05</b>	<b>13,061.82</b>	<b>13,578.30</b>	<b>18,917.22</b>	<b>15,756.01</b>	<b>17,340.41</b>	<b>15,312.41</b>
<b>Beginning Cash + Cash Flow</b>	<b>16,159.04</b>	<b>9,794.50</b>	<b>11,742.84</b>	<b>7,191.02</b>	<b>9,904.61</b>	<b>12,492.05</b>	<b>13,061.82</b>	<b>13,578.30</b>	<b>18,917.22</b>	<b>15,756.01</b>	<b>17,340.41</b>	<b>11,595.33</b>	<b>11,595.33</b>
<b>Actual Ending Cash</b>	<b>16,159.04</b>	<b>9,794.50</b>	<b>11,742.84</b>	<b>7,191.02</b>	<b>9,904.61</b>	<b>12,492.05</b>	<b>13,061.82</b>	<b>13,578.30</b>	<b>18,917.22</b>	<b>15,756.01</b>	<b>17,340.41</b>	<b>11,595.33</b>	<b>11,595.33</b>