

Cash Flow - 12 Month

Midwest Property Management

Properties: California Apartments - 501/527 California Street Lawrence, KS 66044

Period Range: Sep 2020 to Aug 2021

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Total
Operating Income & Expense													
Income													
RENTS													
Rent Income	26,139.98	26,250.12	25,537.50	26,485.00	26,529.53	26,540.00	26,700.00	26,621.00	26,403.00	26,554.21	26,843.82	27,189.73	317,793.89
Pet Rent	410.00	370.00	410.00	370.00	390.00	390.00	418.00	382.00	430.00	430.00	430.00	450.00	4,880.00
Total RENTS	26,549.98	26,620.12	25,947.50	26,855.00	26,919.53	26,930.00	27,118.00	27,003.00	26,833.00	26,984.21	27,273.82	27,639.73	322,673.89
FEES													
NSF Fees Collected	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	0.00	0.00	35.00
Late Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-28.00	0.00	0.00	-28.00
Utility Reimbursement Fee	150.00	150.00	175.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	100.00	2,175.00
Carport	105.00	90.00	120.00	90.00	105.00	105.00	120.00	90.00	90.00	105.00	105.00	105.00	1,230.00
Total FEES	255.00	240.00	295.00	290.00	305.00	305.00	320.00	290.00	290.00	312.00	305.00	205.00	3,412.00
Maintenance Pass Thru	50.00	-8.00	0.00	140.00	0.00	60.00	0.00	60.00	0.00	0.00	0.00	1,197.62	1,499.62
Cleaning Pass Thru	0.00	190.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,585.00	1,775.00
Washer/Dryer	570.00	570.00	702.75	570.00	570.00	570.00	540.00	600.00	570.00	540.00	1,043.75	450.00	7,296.50
Total Operating Income	27,424.98	27,612.12	26,945.25	27,855.00	27,794.53	27,865.00	27,978.00	27,953.00	27,693.00	27,836.21	28,622.57	31,077.35	336,657.01
Expense													
Advertising	442.06	221.03	221.03	221.03	253.36	206.11	206.11	206.11	209.26	0.00	417.20	208.60	2,811.90
CLEANING AND MAINTENANCE													
Carpet Cleaning	160.00	0.00	80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	402.58	480.00	1,122.58
Maintenance and Repair	3,247.29	3,785.00	0.00	3,738.06	680.00	890.00	1,152.00	1,170.00	1,231.81	230.23	2,614.51	2,899.26	21,638.16

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Account Name	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Total
Cleaning and Maintenance - Other	535.00	250.00	145.00	365.00	75.00	0.00	135.00	135.00	45.00	0.00	30.00	2,215.00	3,930.00
Mowing and Snow Removal	580.00	0.00	725.00	0.00	942.00	820.00	712.50	870.00	0.00	580.00	580.00	580.00	6,389.50
General Service Maintenance	0.00	0.00	0.00	0.00	344.61	80.00	1,905.80	240.02	0.00	0.00	1,363.44	633.25	4,567.12
Total CLEANING AND MAINTENANCE	4,522.29	4,035.00	950.00	4,103.06	2,041.61	1,790.00	3,905.30	2,415.02	1,276.81	810.23	4,990.53	6,807.51	37,647.36
Tree and Shrub Trimming	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.00	70.00
INSURANCE													
Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,821.00	0.00	0.00	13,821.00
Total INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,821.00	0.00	0.00	13,821.00
LEGAL AND OTHER PROFESSIONAL FEES													
Legal	18.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.00	0.00	0.00	0.00	72.00
Total LEGAL AND OTHER PROFESSIONAL FEES	18.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.00	0.00	0.00	0.00	72.00
Pest Control	245.93	54.66	0.00	109.30	0.00	0.00	0.00	0.00	0.00	0.00	327.80	0.00	737.69
MANAGEMENT FEES													
Management fees	1,307.00	1,312.51	1,276.88	1,324.25	1,326.48	1,327.00	1,335.00	1,331.05	1,320.15	1,328.06	1,342.19	1,371.99	15,902.56
Total MANAGEMENT FEES	1,307.00	1,312.51	1,276.88	1,324.25	1,326.48	1,327.00	1,335.00	1,331.05	1,320.15	1,328.06	1,342.19	1,371.99	15,902.56
MORTGAGE													
Mortgage Interest	7,086.08	7,297.74	7,282.67	0.00	7,680.05	10,939.31	6,748.56	7,404.52	6,941.62	0.00	6,420.31	7,101.88	74,902.74
Mortgage - Other	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	0.00	3,500.00	3,500.00	3,500.00	3,500.00	3,574.86	3,574.86	38,649.72

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Account Name	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Total
Total MORTGAGE	10,586.08	10,797.74	10,782.67	3,500.00	11,180.05	10,939.31	10,248.56	10,904.52	10,441.62	3,500.00	9,995.17	10,676.74	113,552.46
REPAIRS													
Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,160.00	2,160.00
Plumbing	125.00	0.00	85.00	1,934.54	950.00	0.00	2,305.15	0.00	0.00	925.00	0.00	0.00	6,324.69
HVAC (Heat, Ventilation, Air)	295.00	205.00	215.00	1,322.50	0.00	0.00	140.00	357.50	765.00	862.70	1,190.00	839.00	6,191.70
Safety Equipment	0.00	0.00	0.00	411.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	411.92
Total REPAIRS	420.00	205.00	300.00	3,668.96	950.00	0.00	2,445.15	357.50	765.00	1,787.70	1,190.00	2,999.00	15,088.31
Supplies	1,455.47	1,100.74	0.00	273.81	287.50	323.81	436.87	241.81	30.00	659.21	1,733.61	1,505.09	8,047.92
Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44.51	44.51
Postage	31.90	0.00	0.00	0.00	18.70	0.00	0.00	15.95	0.00	0.00	11.00	0.00	77.55
TAXES													
Rental Tax Authority	765.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	765.00
Total TAXES	765.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	765.00
UTILITIES													
Electricity	191.37	301.33	237.18	119.48	111.62	195.01	84.97	76.86	80.71	96.97	145.04	317.04	1,957.58
Gas	80.06	56.78	61.79	71.11	81.35	108.69	134.87	95.21	122.21	131.05	109.11	250.93	1,303.16
Water	307.52	288.77	292.26	306.19	331.43	355.32	363.28	317.26	299.56	358.17	282.55	376.92	3,879.23
Total UTILITIES	578.95	646.88	591.23	496.78	524.40	659.02	583.12	489.33	502.48	586.19	536.70	944.89	7,139.97
OTHER													
Bank Fees	17.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.00
Total OTHER	17.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.00
CAPITAL EXPENSES													
Appliances	1,581.58	397.86	579.10	0.00	0.00	544.32	0.00	272.16	0.00	0.00	1,254.24	895.16	5,524.42
New Roof	2,000.00	2,000.00	5,000.00	6,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
HVAC replacements	0.00	0.00	641.60	456.87	0.00	652.91	0.00	0.00	0.00	0.00	917.03	0.00	2,668.41
Total CAPITAL EXPENSES	3,581.58	2,397.86	6,220.70	6,456.87	0.00	1,197.23	0.00	272.16	0.00	0.00	2,171.27	895.16	23,192.83
Total Operating Expense	23,971.26	20,771.42	20,342.51	20,154.06	16,582.10	16,442.48	19,160.11	16,233.45	14,599.32	22,492.39	22,715.47	25,523.49	238,988.06

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Account Name	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Total
NOI - Net Operating Income	3,453.72	6,840.70	6,602.74	7,700.94	11,212.43	11,422.52	8,817.89	11,719.55	13,093.68	5,343.82	5,907.10	5,553.86	97,668.95
Total Income	27,424.98	27,612.12	26,945.25	27,855.00	27,794.53	27,865.00	27,978.00	27,953.00	27,693.00	27,836.21	28,622.57	31,077.35	336,657.01
Total Expense	23,971.26	20,771.42	20,342.51	20,154.06	16,582.10	16,442.48	19,160.11	16,233.45	14,599.32	22,492.39	22,715.47	25,523.49	238,988.06
Net Income	3,453.72	6,840.70	6,602.74	7,700.94	11,212.43	11,422.52	8,817.89	11,719.55	13,093.68	5,343.82	5,907.10	5,553.86	97,668.95
Other Items													
Security Deposits	0.00	0.00	200.00	0.00	0.00	0.00	0.00	200.00	700.00	1,640.00	1,500.00	-4,040.00	200.00
Pet Deposits	0.00	0.00	0.00	0.00	0.00	72.50	0.00	265.00	577.50	500.00	600.00	-1,730.00	285.00
Prepaid Rent	-832.42	-2,261.00	747.50	-2,724.50	2,257.50	-4,431.50	6,137.50	-4,017.50	617.50	-5,452.50	12,727.50	-5,235.00	-2,466.92
Mortgage Payable	-3,552.44	-3,340.78	-3,355.85	-10,638.52	-2,958.47	-3,199.21	-3,889.96	-3,234.00	-3,696.90	-10,638.52	-4,218.21	-3,536.64	-56,259.50
Owner Distribution	0.00	0.00	0.00	0.00	-6,000.00	-11,500.00	-7,000.00	-8,000.00	-8,000.00	0.00	0.00	0.00	-40,500.00
Net Other Items	-4,384.86	-5,601.78	-2,408.35	-13,363.02	-6,700.97	-19,058.21	-4,752.46	-14,786.50	-9,801.90	-13,951.02	10,609.29	-14,541.64	-98,741.42
Cash Flow	-931.14	1,238.92	4,194.39	-5,662.08	4,511.46	-7,635.69	4,065.43	-3,066.95	3,291.78	-8,607.20	16,516.39	-8,987.78	-1,072.47
Beginning Cash	11,762.56	10,831.42	12,070.34	16,264.73	10,602.65	15,114.11	7,478.42	11,543.85	8,476.90	11,768.68	3,161.48	19,677.87	11,762.56
Beginning Cash + Cash Flow	10,831.42	12,070.34	16,264.73	10,602.65	15,114.11	7,478.42	11,543.85	8,476.90	11,768.68	3,161.48	19,677.87	10,690.09	10,690.09
Actual Ending Cash	10,831.42	12,070.34	16,264.73	10,602.65	15,114.11	7,478.42	11,543.85	8,476.90	11,768.68	3,161.48	19,677.87	10,690.09	10,690.09