

Cash Flow - 12 Month

Schrader Properties Management, LLC

Properties: Courtyard, The - Courtyard, The Raleigh, NC 27606

Period Range: Jan 2018 to Dec 2018

Accounting Basis: Cash

Account Name	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Total
Operating Income & Expense													
Income													
I01 - Rent Charge	30,986.39	30,722.17	29,250.65	30,759.13	31,308.53	31,118.62	31,091.66	32,641.56	30,647.22	32,302.69	32,546.63	30,588.31	373,963.56
I02 - Dog Charge	25.00	25.00	25.00	25.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	420.00
I03 - NSF Fee Charge	0.00	25.00	0.00	25.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
I05 - Court Paper Fee	857.88	766.63	252.00	126.00	126.00	252.00	126.00	252.00	252.00	144.65	359.35	252.00	3,766.51
I08 - Junk Removal	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
I09 - Cat Charge	34.00	65.00	55.00	55.00	40.00	40.00	30.00	30.00	40.00	30.00	30.00	30.00	479.00
I10 - Repair Charge	0.00	50.00	304.46	0.00	0.00	0.00	41.57	1,184.42	0.00	0.00	0.00	0.00	1,580.45
I12 - Laundry Charge	0.00	0.00	0.00	0.00	752.00	0.00	0.00	0.00	1,234.00	0.00	0.00	0.00	1,986.00
I15 - Initial Pet Fee	200.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
I21 - Utilities Charge	0.00	24.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43.44	67.80
I24 - Grounds Cleaning	0.00	0.00	0.00	0.00	0.00	-500.00	-500.00	-500.00	-500.00	-500.00	-500.00	0.00	-3,000.00
I32 - Water Bill Charge	2,313.18	2,301.02	2,690.67	2,021.04	1,761.31	1,856.71	1,730.28	2,022.00	2,096.86	2,454.28	2,760.85	2,765.96	26,774.16
I37 - Illegal Pet Penalty	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
I40 - Cleaning Charge	0.00	0.00	370.00	0.52	125.00	125.00	0.00	0.00	0.00	1.03	0.00	1,167.57	1,789.12
Total Operating Income	34,516.45	33,979.18	32,947.78	33,211.69	34,297.84	32,932.33	32,559.51	35,669.98	33,810.08	34,472.65	35,236.83	34,887.28	408,521.60
Expense													
E03 - Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,183.12	0.00	0.00	29,183.12

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Account Name	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Total
E05 - Eviction Expense	811.00	589.00	252.00	126.00	126.00	252.00	252.00	307.00	378.00	378.00	504.00	770.00	4,745.00
E07 - Water	2,955.46	3,312.92	3,273.60	2,457.25	2,559.33	2,272.74	2,386.52	2,406.02	3,196.79	3,161.35	2,765.98	3,598.90	34,346.86
E08 - Electricity	459.52	582.09	402.15	611.30	436.02	385.59	423.55	384.10	393.21	478.17	320.28	286.62	5,162.60
E09 - Gas	25.83	23.56	21.87	22.89	20.84	18.08	0.00	30.62	0.00	29.71	17.56	20.68	231.64
E12 - General Repairs	2,725.17	3,098.10	3,396.16	1,109.24	4,164.06	1,635.86	4,282.05	2,950.64	13,457.34	3,350.83	6,765.73	19,673.36	66,608.54
E13 - Plumbing Repairs	483.00	1,249.52	725.87	3,931.11	1,205.00	694.86	624.38	1,055.97	1,873.72	643.56	2,988.21	885.00	16,360.20
E14 - Carpet Cleaning	50.00	150.00	70.00	0.00	0.00	70.00	50.00	0.00	0.00	0.00	0.00	0.00	390.00
E16 - Electrical Repairs	104.00	0.00	0.00	0.00	136.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.40
E17 - Heating & A/C Repair	283.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	283.61
E18 - Appliance Repair	0.00	0.00	0.00	76.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	76.00
E19 - Painting	1,543.00	630.00	1,234.00	0.00	0.00	2,196.00	1,715.00	2,589.00	0.00	0.00	0.00	0.00	9,907.00
E21 - Roof Repair	0.00	0.00	0.00	102.00	0.00	0.00	0.00	0.00	0.00	0.00	516.00	1,635.81	2,253.81
E24 - Carpet Replacement	787.22	0.00	0.00	0.00	0.00	0.00	0.00	1,278.42	0.00	2,551.05	2,226.51	0.00	6,843.20
E25 - Exterminating	0.00	0.00	120.00	0.00	40.00	45.00	90.00	45.00	0.00	180.00	90.00	45.00	655.00
E29 - Grounds Cleaning	172.00	172.00	166.00	90.00	200.00	86.00	94.00	180.00	130.00	305.00	92.00	0.00	1,687.00
E52 - General Supplies	247.51	4,953.30	85.46	38.30	84.66	73.69	162.59	446.44	506.39	482.92	221.14	2,009.52	9,311.92
E53 - Structural Insurance Premium	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,579.45	0.00	0.00	0.00	0.00	8,579.45
E54 - Landfill Fee	411.42	411.43	406.28	411.43	411.43	411.43	411.43	411.43	411.43	411.43	411.43	411.43	4,932.00
E56 - Lawn Care	0.00	0.00	185.00	200.00	520.00	200.00	325.00	685.00	200.00	720.00	240.00	0.00	3,275.00
E92 - Utilities Commission Fee	0.00	0.00	0.00	0.00	3.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.81
Management fees	1,239.46	1,228.89	1,170.03	1,230.37	1,252.34	1,244.74	1,243.67	1,305.66	1,225.89	1,292.11	1,301.87	611.77	14,346.80

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Account Name	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Total
Total Operating Expense	12,298.20	16,400.81	11,508.42	10,405.89	11,159.89	9,585.99	12,060.19	22,654.75	21,772.77	43,167.25	18,460.71	29,948.09	219,422.96
NOI - Net Operating Income	22,218.25	17,578.37	21,439.36	22,805.80	23,137.95	23,346.34	20,499.32	13,015.23	12,037.31	-8,694.60	16,776.12	4,939.19	189,098.64
Total Income	34,516.45	33,979.18	32,947.78	33,211.69	34,297.84	32,932.33	32,559.51	35,669.98	33,810.08	34,472.65	35,236.83	34,887.28	408,521.60
Total Expense	12,298.20	16,400.81	11,508.42	10,405.89	11,159.89	9,585.99	12,060.19	22,654.75	21,772.77	43,167.25	18,460.71	29,948.09	219,422.96
Net Income	<u>22,218.25</u>	<u>17,578.37</u>	<u>21,439.36</u>	<u>22,805.80</u>	<u>23,137.95</u>	<u>23,346.34</u>	<u>20,499.32</u>	<u>13,015.23</u>	<u>12,037.31</u>	<u>-8,694.60</u>	<u>16,776.12</u>	<u>4,939.19</u>	<u>189,098.64</u>
Other Items													
Prepaid Rent	2,276.88	-63.63	1,247.25	-1,934.81	1,205.05	-1,501.67	269.34	2,851.75	-2,946.95	-63.35	231.47	-2,070.06	-498.73
Net Other Items	<u>2,276.88</u>	<u>-63.63</u>	<u>1,247.25</u>	<u>-1,934.81</u>	<u>1,205.05</u>	<u>-1,501.67</u>	<u>269.34</u>	<u>2,851.75</u>	<u>-2,946.95</u>	<u>-63.35</u>	<u>231.47</u>	<u>-2,070.06</u>	<u>-498.73</u>
Cash Flow	<u>24,495.13</u>	<u>17,514.74</u>	<u>22,686.61</u>	<u>20,870.99</u>	<u>24,343.00</u>	<u>21,844.67</u>	<u>20,768.66</u>	<u>15,866.98</u>	<u>9,090.36</u>	<u>-8,757.95</u>	<u>17,007.59</u>	<u>2,869.13</u>	<u>188,599.91</u>
Beginning Cash	445,463.60	469,958.73	487,473.47	510,160.08	531,031.07	555,374.07	577,738.97	597,987.40	613,854.38	622,944.74	614,186.79	631,194.38	445,463.60
Beginning Cash + Cash Flow	469,958.73	487,473.47	510,160.08	531,031.07	555,374.07	577,218.74	598,507.63	613,854.38	622,944.74	614,186.79	631,194.38	634,063.51	634,063.51
Actual Ending Cash	469,958.73	487,473.47	510,160.08	531,031.07	555,374.07	577,738.97	597,987.40	613,854.38	622,944.74	614,186.79	631,194.38	634,063.51	634,063.51