

Budget Comparison Cash Flow (Cash)

- (Iawn)

April 2016

Prepared For:

Prepared By:

MAIN STREET MANAGEMENT
14482 BEACH BLVD SUITE W
WESTMINSTER, CA 92683

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
RENT INCOME									
GROSS POTENTIAL RENT	57,850.00	57,571.00	279.00	0.48	229,320.00	228,608.00	712.00	0.31	689,176.00
MANAGER/MAINT UNIT	-1,395.00	-1,395.00	0.00	0.00	-5,580.00	-5,580.00	0.00	0.00	-16,740.00
LESS: DELINQUENCY/UNPAID RE	-1,490.00	-345.00	-1,145.00	-331.8	-2,980.00	-1,380.00	-1,600.00	-115.9	-4,140.00
LESS: VACANCY LOSS	0.00	-691.00	691.00	100.0	-1,360.00	-2,744.00	1,384.00	50.44	-8,272.00
NET RENT INCOME	54,965.00	55,140.00	-175.00	-0.32	219,400.00	218,904.00	496.00	0.23	660,024.00
SERVICE INCOME									
OTHER INCOME	0.00	0.00	0.00	0	25.00	0.00	25.00	0	0.00
LATE/NSF/APPL. FEES	83.96	180.00	-96.04	-53.36	183.96	720.00	-556.04	-77.23	2,160.00
TOTAL SERVICE INCOME	83.96	180.00	-96.04	-53.36	188.96	720.00	-531.04	-73.76	2,160.00
TOTAL INCOME	55,048.96	55,320.00	-271.04	-0.49	219,588.96	219,624.00	-35.04	-0.02	662,184.00
ADMINISTRATIVE EXPENSES									
LEGAL & PROFESSIONAL FEES	0.00	115.00	115.00	100.0	0.00	460.00	460.00	100.0	1,380.00
LLC PROFESSIONAL	0.00	0.00	0.00	0	2,075.00	2,025.00	-50.00	-2.47	2,175.00
COMMISSION	0.00	0.00	0.00	0	50.00	0.00	-50.00	0	0.00
RESIDENT MANAGER FEE	1,224.60	933.00	-291.60	-31.25	3,692.24	3,732.00	39.76	1.07	11,196.00
EMPLOYER TAX	769.77	234.00	-535.77	-228.9	1,697.05	936.00	-761.05	-81.31	2,808.00
PROPERTY MANAGEMENT FEES	2,238.28	2,303.00	64.72	2.81	8,863.48	9,145.00	281.52	3.08	27,569.00
ASSET MANAGEMENT FEES	1,099.40	1,151.00	51.60	4.48	4,387.00	4,571.00	184.00	4.03	13,779.00
PAYROLL SERVICE FEES	80.00	0.00	-80.00	0	182.78	0.00	-182.78	0	0.00
TELEPHONE/CELL/FAX	75.00	440.00	365.00	82.95	1,713.31	1,760.00	46.69	2.65	5,280.00
AUTO & TRAVEL EXPENSE	62.00	50.00	-12.00	-24.00	212.00	200.00	-12.00	-6.00	600.00
CREDIT CHECK	0.00	50.00	50.00	100.0	0.00	200.00	200.00	100.0	600.00
LICENSES & PERMITS	0.00	0.00	0.00	0	21.00	271.00	250.00	92.25	271.00
LLC TAXES	0.00	0.00	0.00	0	2,500.00	800.00	-1,700.00	-212.5	800.00
OFFICE SUPPLIES	0.00	10.00	10.00	100.0	0.00	40.00	40.00	100.0	120.00
WORKERS COMPENSATION INS	196.59	369.00	172.41	46.72	1,254.24	1,476.00	221.76	15.02	4,428.00
POSTAGE	0.00	0.00	0.00	0	51.42	0.00	-51.42	0	0.00
BENEFITS	375.00	375.00	0.00	0.00	1,500.00	1,500.00	0.00	0.00	4,500.00
TOTAL ADMINISTRATIVE EXPE	6,120.64	6,030.00	-90.64	-1.50	28,199.52	27,116.00	-1,083.52	-4.00	75,506.00
UTILITY EXPENSES									
ELECTRICITY	311.95	425.00	113.05	26.60	1,344.55	1,700.00	355.45	20.91	5,100.00
WATER & SEWER	1,546.86	1,600.00	53.14	3.32	5,629.73	6,400.00	770.27	12.04	19,200.00
TRASH	662.60	533.00	-129.60	-24.32	2,313.74	2,132.00	-181.74	-8.52	6,396.00
TOTAL UTILITY EXPENSE	2,521.41	2,558.00	36.59	1.43	9,288.02	10,232.00	943.98	9.23	30,696.00
MAINTENANCE EXPENSE									
GARDENING & LANDSCAPING	327.30	512.00	184.70	36.07	1,137.70	2,048.00	910.30	44.45	6,144.00
PEST CONTROL	52.00	52.00	0.00	0.00	558.00	208.00	-350.00	-168.2	624.00
WINDOW COVERINGS	53.18	25.00	-28.18	-112.7	107.55	100.00	-7.55	-7.55	300.00
REPAIR & MAINTENANCE	1,829.94	1,500.00	-329.94	-22.00	5,751.02	6,000.00	248.98	4.15	18,000.00
APPLIANCES	0.00	125.00	125.00	100.0	1,017.40	500.00	-517.40	-103.4	1,500.00
TURN - APT CLEANING	0.00	75.00	75.00	100.0	125.00	300.00	175.00	58.33	900.00
TURN - LINOLEUM	0.00	200.00	200.00	100.0	0.00	800.00	800.00	100.0	2,400.00
TURN - CARPET	0.00	350.00	350.00	100.0	880.80	1,400.00	519.20	37.09	4,200.00
TURN - PAINTING	0.00	166.00	166.00	100.0	44.81	664.00	619.19	93.25	1,992.00
MAINTENANCE PAYROLL	1,180.00	1,500.00	320.00	21.33	4,665.18	6,000.00	1,334.82	22.25	18,000.00
TOTAL MAINTENANCE EXPENS	3,442.42	4,505.00	1,062.58	23.59	14,287.46	18,020.00	3,732.54	20.71	54,060.00
MARKETING EXPENSES									
ADVERTISING & SALES	0.00	25.00	25.00	100.0	20.00	100.00	80.00	80.00	300.00

Cash Flow 12 (Cash)
XXXXXXXXXX - (lawn)
January 2016 - April 2016

Account Name	Jan	Feb	Mar	Apr	Total
RENT INCOME					
GROSS POTENTIAL	55,770	57,850	57,850	57,850	229,320
MANAGER/MAINT U	-1,395	-1,395	-1,395	-1,395	-5,580
LESS: DELINQUENC			-1,490	-1,490	-2,980
LESS: VACANCY LO	-1,360				-1,360
NET RENT INCOM	53,015	56,455	54,965	54,965	219,400
SERVICE INCOME					
OTHER INCOME	25				25
LATE/NSF/APPL. FE	50		30	84	164
TOTAL SERVICE I	75		30	84	189
TOTAL INCOME	53,090	56,455	54,995	55,049	219,589
ADMINISTRATIVE EX					
LLC PROFESSIONA			2,075		2,075
COMMISSION	50				50
RESIDENT MANAGE	360	1,201	906	1,225	3,692
EMPLOYER TAX	75	621	232	770	1,697
PROPERTY MANAG	2,146	2,257	2,223	2,238	8,863
ASSET MANAGEME	1,060	1,128	1,099	1,099	4,387
PAYROLL SERVICE		70	33	80	183
TELEPHONE/CELL/F	503	60	1,075	75	1,713
AUTO & TRAVEL EX	50	50	50	62	212
LICENSES & PERMI			21		21
LLC TAXES			2,500		2,500
WORKERS COMPEN	171	586	301	197	1,254
POSTAGE	26		26		51
BENEFITS	375	375	375	375	1,500
TOTAL ADMINISTR	4,815	6,348	10,916	6,121	28,200
UTILITY EXPENSES					
ELECTRICITY	372	350	311	312	1,345
WATER & SEWER	1,765	1,236	1,082	1,547	5,630
TRASH	576	538	538	663	2,314
TOTAL UTILITY EX	2,713	2,124	1,930	2,521	9,288
MAINTENANCE EXPE					
GARDENING & LAN	169	399	242	327	1,138
PEST CONTROL	402	52	52	52	558
WINDOW COVERIN	54			53	108
REPAIR & MAINTEN	611	1,546	1,764	1,830	5,751
APPLIANCES		443	574		1,017
TURN - APT CLEANI		125			125
TURN - CARPET			881		881
TURN - PAINTING		45			45
MAINTENANCE PAY	481	2,026	979	1,180	4,665
TOTAL MAINTENA	1,718	4,636	4,492	3,442	14,287
MARKETING EXPENS					
ADVERTISING & SAL		20			20
TOTAL MARKETIN		20			20
TAXES & INSURANCE					
PROPERTY TAXES	5,300	5,300	5,300	5,300	21,200
FIRE/LIAB. INSURAN				1,196	1,196
EARTHQUAKE INSU	1,995	457	457	457	3,366
TOTAL TAXES & IN	7,295	5,757	5,757	6,953	25,762
DEBT SERVICE					

Cash Flow 12 (Cash)

- (lawn)

January 2016 - April 2016

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Account Name	Jan	Feb	Mar	Apr	Total
1ST MORTGAGE PRI	4,911	4,934	5,955	4,987	20,786
1ST MORTGAGE INT	15,495	15,471	14,451	15,419	60,837
TOTAL DEBT SERV	20,406	20,406	20,406	20,406	81,623
TOTAL EXPENSE	36,946	39,291	43,500	39,443	159,180
NET INCOME	16,144	17,164	11,495	15,606	60,409
ADJUSTMENTS					
TAX IMPOUND	-5,353	-5,353	-5,353	-5,353	-21,411
CAPITAL-DECKS				-4,400	-4,400
ACCOUNTS PAYAB	5,300	5,300	5,300	5,300	21,200
SECURITY DEPOS		1,460			1,460
OWNER DISTRIBU	-24,948			-39,922	-64,870
INCENTIVE FEE -	-2,526			-5,039	-7,565
INCENTIVE FEE -	-763			-1,522	-2,285
INCENTIVE FEE -	-882			-1,759	-2,641
INCENTIVE FEE -	-572			-1,141	-1,713
INCENTIVE FEE -	-310			-618	-928
TOTAL ADJUSTMENT	-30,054	1,407	-53	-54,454	-83,153
CASH FLOW	-13,910	18,572	11,442	-38,848	-22,744

Rent Roll

lawn - XXXXXXXXXX
As of Date: 04/30/2016
Select By: Move In Date

Unit	Unit Type	Tenant Code	Tenant Name	Unit Sqft	Market Rent	Actual Rent	Deposit	Move In	Past Due	NSF	Late
01	2+1.5	tlaw01	Medina	0.0	1,550.00	1,490.00	1,350.00	08/20/06	0.00	0	0
02	2+1.5	tlaw02	KANDACE BOWEN	0.0	1,550.00	1,490.00	2,100.00	04/06/13	0.00	1	0
03	2+1.5	tlaw03	Jewell Lewis	0.0	1,550.00	1,505.00	1,500.00	02/03/16	5.00	0	0
04	2+1.5	tlaw04	Carter	0.0	1,550.00	1,490.00	700.00	05/01/10	0.00	0	0
05	2+1.5	tlaw05	William Smith	0.0	1,550.00	1,490.00	1,200.00	07/06/13	0.00	1	0
06	2+1.5	tlaw06	Contreras	0.0	1,550.00	1,490.00	900.00	04/19/08	0.00	0	0
07	2+1.5	tlaw07	Benites I/R	0.0	1,550.00	1,455.00	600.00	06/01/03	0.00	1	0
08	2+1.5	tlaw08	Mills	0.0	1,550.00	1,490.00	0.00	11/20/11	0.00	0	0
09	2+1.5	tlaw09	Reynolds	0.0	1,550.00	1,500.00	0.00	09/28/14	0.00	0	0
10	2+1.5	tlaw10	Taylor McLoughliih	0.0	1,550.00	1,495.00	1,000.00	07/14/15	0.00	0	0
11	2+1.5	tlaw11	Sininger	0.0	1,550.00	1,490.00	1,000.00	11/06/11	0.00	0	0
12	2+1.5	tlaw12	Williams/Gorbea	0.0	1,550.00	1,490.00	750.00	05/19/12	0.00	0	0
13	2+1.5	tlaw13	Lewis/Lawson	0.0	1,550.00	1,490.00	800.00	01/07/12	0.00	0	0
14	2+1	tlaw14	Pana	0.0	1,425.00	1,440.00	900.00	07/27/09	0.00	1	0
15	2+1	tlaw15	Almanza	0.0	1,425.00	1,415.00	1,200.00	02/11/13	0.00	1	0
16	2+1.5	tlaw16	GARCIA	0.0	1,550.00	1,490.00	1,400.00	04/01/13	0.00	0	0
17	2+1.5	tlaw17	Vaughn	0.0	1,550.00	1,490.00	2,000.00	06/25/08	0.00	5	0
18	2+1.5	tlaw18	Mustelifer L/M	0.0	1,550.00	1,455.00	600.00	06/01/03	0.00	0	0
19	2+1.5	tlaw19	Arana	0.0	1,550.00	1,490.00	1,400.00	02/04/14	0.00	0	0
20	2+1.5	tlaw20	Creach/Acuna	0.0	1,550.00	1,490.00	1,200.00	02/01/14	0.00	0	0
21	2+1.5	tlaw21	Sanchez	0.0	1,550.00	1,490.00	800.00	05/25/09	0.00	0	0
22	2+1.5	tlaw22	Wilson/Knox	0.0	1,550.00	1,490.00	1,300.00	04/21/07	0.00	1	0
23	2+1.5	tlaw23	Montalvo/Guzman	0.0	1,550.00	1,455.00	500.00	06/01/03	0.00	2	0
24	2+1.5	tlaw24	Reed	0.0	1,550.00	1,490.00	1,000.00	10/14/08	0.00	2	0
25	2+1.5	tlaw25	Allen Boxer	0.0	1,550.00	1,450.00	1,000.00	07/25/15	0.00	0	0
26	2+1.5	tlaw26	Krasowski/Angulo	0.0	1,550.00	1,490.00	1,795.00	01/26/10	0.00	0	0
27	2+1.5	tlaw27	John Ozuna	0.0	1,550.00	1,490.00	1,300.00	07/10/13	0.00	0	0
28	2+1.5	tlaw28	Arturo Alvarez	0.0	1,550.00	1,550.00	1,000.00	09/26/15	0.00	0	0
29	2+1.5	tlaw29	Josh Galed	0.0	1,550.00	1,495.00	1,000.00	09/26/15	0.00	0	0
30	2+1.5	tlaw30	La Vayen/Bryley-DND	0.0	1,550.00	1,490.00	2,025.00	03/18/11	2,980.00	1	0
31	2+1.5	tlaw31	Jonathan Dean	0.0	1,550.00	1,495.00	1,000.00	07/01/15	0.00	0	0
32	2+1.5	tlaw32	Hawthorne/Wheeler	0.0	1,550.00	1,490.00	1,300.00	12/08/11	350.00	0	0
33	2+1.5	tlaw33	Suggs/Allison	0.0	1,550.00	1,470.00	500.00	06/01/03	0.00	0	0
34	2+1.5	tlaw34	Davis	0.0	1,550.00	1,455.00	250.00	06/01/03	0.00	4	0
35	2+1.5	tlaw35	Rothstein-MGR	0.0	1,550.00	1,395.00	0.00	03/31/05	0.00	0	0
36	2+1.5	tlaw36	ASHTON/CONLEY	0.0	1,550.00	1,490.00	1,450.00	07/28/12	0.00	4	0
37	2+1.5	tlaw37	Cynthia Lara	0.0	1,550.00	1,550.00	1,000.00	12/11/15	0.00	0	0
38	2+1.5	tlaw38	Hart	0.0	1,550.00	1,490.00	900.00	06/07/08	0.00	1	0
39	2+1.5	tlaw39	Armstrong	0.0	1,550.00	1,490.00	1,400.00	02/15/07	0.00	2	0
39 Total				0.0	60,200.00	57,850.00	40,120.00		3,335.00	27	0
39 Total Occupied				0.0	60,200.00	57,850.00					
100.00 % Occupied					100.00	96.10					
0 Total Vacant				0.0	0.00						
0.00 % Vacant					0.00						