

CASH FLOW STATEMENT- **SAMPLE**

October 2002

Prepared For Property: ABC Apartments

T&M Management, LLC

	Current Month	Year to Date Balance
Scheduled Rent	13,793.01	39,485.55
Operating Revenue		
4000 Rent/Lease Income	12,490.75	34,270.66
4040 Cleaning Income	200.00	300.00
4060 Laundry Income	636.79	731.79
4100 Late Fee Income	26.25	66.25
4120 NSF Fee Income	75.00	75.00
4130 Credit Check fee	60.00	180.00
4990 Other Income	0.00	25.00
Total Operating Revenue	<u>13,488.79</u> =====	<u>35,648.70</u> =====
Operating Expenses		
5010 Management Fees	500.00	1,654.07
5020 Manager Salaries	200.00	1,379.89
5100 Advertising	975.00	1,602.83
5110 Office Supplies	0.00	93.64
5140 Telephone	203.59	352.49
5190 Other Administrative Expenses	0.00	49.83
5200 Maintenance & Repair	4,403.00	8,575.63
5210 Painting & Decorating	2,840.00	4,315.00
5220 Grounds Maintenance	0.00	225.00
5222 A/C Maintenance & Repair	0.00	128.43
5225 Gate Repair/Maintenance	0.00	300.00
5230 Cleaning	0.00	165.00
5235 Exterminating	0.00	160.00
5240 Gardening	0.00	120.00
5250 Plumbing	54.74	54.74

5270	Building Supplies	1,211.84	2,751.15
5390	Other Operations Expenses	0.00	148.00
5300	Electricity	846.49	1,536.24
5310	Water & Sanitation	1,080.53	1,253.98
5330	Natural Gas	68.38	583.34
5410	Bank Charges	7.00	23.00
5440	Legal & Accounting	0.00	288.00
5510	Fees & Permits	0.00	70.00
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	Total Operating Expenses	12,391.07	25,830.26
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	Net (Loss) Income from Operations	1,097.72	9,818.44
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	Beginning Cash Balance	10,656.11	
	Increase (Decrease) from Net Income from Operation	1,097.72	9,818.44
	Increase (Decrease) from Owner Capital Accounts		
3020	Owner Contribution of Capital	0.00	2,500.00
	Increase (Decrease) from Other Accounts		
1300	Furniture & Fixtures	0.00	(713.43)
2010	Security Deposit Liability	300.00	300.00
2130	Sales Tax Payable	(172.56)	(23.74)
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	Ending Cash Balance	11,881.27	11,881.27
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