Professionally Managed by
Royal American Management

THE ALLEN APTS
Balance Sheet
March 31, 2019

	Current Balance	Prior Balance	Balance End Last FY
ASSETS			
ASSETS			
Cash Operating Site	$ 22,866	$ 1,330	$ 0
Accounts Receivable-Tenant	2,340	0	0
Tenant Security Deposits	18,162	18,162	0
Reserve For Replacement	3,414	0	0
TOTAL ASSETS	**$ 46,782**	**$ 19,492**	**$ 0**
LIABILITIES & PARTNERS' CAPITAL			
LIABILITES			
Unearned Income	$ 19,573	$ 0	$ 0
Accounts Payable	0	2,173	0
Accrued Payroll	502	311	0
Accrued Management Fee	1,365	1,365	0
Tenant Security Deposits	18,162	18,162	0
Advance From Affiliate	13,215	12,033	0
Mortgage Payable	(6,864)	(4,511)	0
TOTAL LIABILITIES	**$ 45,953**	**$ 29,533**	**$ 0**
PARTNERS' CAPITAL			
Profit (Loss) Current Year	$ 829	$ (10,041)	$ 0
TOTAL PARTNERS' CAPITAL	**$ 829**	**$ (10,041)**	**$ 0**
TOTAL LIABILITIES & CAPITAL	**$ 46,782**	**$ 19,492**	**$ 0**

Professionally Managed by
Royal American Management

THE ALLEN APTS

Statement of Operations
For the Period Ending
March 31, 2019

		Monthly Actual	Monthly Budget	Fav/(Unfav) Variance	YTD Actual	YTD Budget	Fav/(Unfav) Variance	YTD CPU
REVENUE								
Rent								
707-00-51200.00	Rents Charged-Resident	22,356	0	22,356	22,356	0	22,356	573
707-00-51205.00	Rents Charged-Voucher	1,182	0	1,182	1,182	0	1,182	30
707-00-51255.00	Loss/Gain to Lease	(1,316)	0	(1,316)	(1,316)	0	(1,316)	(34)
	Gross Possible Rent	**22,222**	**0**	**22,222**	**22,222**	**0**	**22,222**	**570**
Rental Income Adjustments								
707-00-52000.00	Vacancies	(1,958)	0	(1,958)	(1,958)	0	(1,958)	(50)
	Total Rental Income Adjustments	**(1,958)**	**0**	**(1,958)**	**(1,958)**	**0**	**(1,958)**	**(50)**
	Net Rental Income	**20,264**	**0**	**20,264**	**20,264**	**0**	**20,264**	**520**
Other Income								
	Total Other Income	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Financial Income								
	Total Financial Income	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Total Revenue	**20,264**	**0**	**20,264**	**20,264**	**0**	**20,264**	**520**
EXPENSES								
Marketing/Renting								
	Total Marketing/Renting	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Administrative								
707-00-63080.00	Postage Fax & Freight	46	0	(46)	49	0	(49)	1
707-00-63120.00	Bank Service Charges	87	0	(87)	121	0	(121)	3
707-00-63150.00	Seminars & Training	14	0	(14)	27	0	(27)	1
707-00-63160.00	Late Penalties	37	0	(37)	472	0	(472)	12
707-00-63370.00	Criminal Background Check	15	0	(15)	15	0	(15)	0
707-00-63375.00	Drug Testing	9	0	(9)	171	0	(171)	4
707-00-63460.00	Software Maintenance	613	0	(613)	613	0	(613)	16
707-00-63600.00	Telephone	527	0	(527)	906	0	(906)	23
	Total Administrative	**1,349**	**0**	**(1,349)**	**2,375**	**0**	**(2,375)**	**60**
Management Fees								
707-00-63200.00	Management Fees	1,365	0	(1,365)	3,479	0	(3,479)	89
	Total Management Fees	**1,365**	**0**	**(1,365)**	**3,479**	**0**	**(3,479)**	**89**
Payroll & Benefits								
Administrative								
707-00-63300.00	Administrative Payroll	708	0	(708)	1,652	0	(1,652)	42
707-00-63310.00	FICA	53	0	(53)	125	0	(125)	3
707-00-63320.00	Unemployment	9	0	(9)	21	0	(21)	1
707-00-63330.00	Workers Compensation	8	0	(8)	20	0	(20)	1
	Total Administrative	**778**	**0**	**(778)**	**1,817**	**0**	**(1,817)**	**47**
Maintenance								
707-00-65400.00	Maintenance Payroll	1,031	0	(1,031)	2,414	0	(2,414)	62
707-00-65010.00	FICA	78	0	(78)	184	0	(184)	5
707-00-65020.00	Unemployment	13	0	(13)	31	0	(31)	1
707-00-65030.00	Workers Compensation	43	0	(43)	105	0	(105)	3
	Total Maintenance	**1,165**	**0**	**(1,165)**	**2,734**	**0**	**(2,734)**	**70**
	Total Payroll & Benefits	**1,943**	**0**	**(1,943)**	**4,551**	**0**	**(4,551)**	**117**
Utility								
707-00-64500.00	Electricity	1,275	0	(1,275)	1,275	0	(1,275)	33
707-00-64502.00	Electric - Vacant Units	96	0	(96)	96	0	(96)	2
707-00-64510.00	Water	376	0	(376)	741	0	(741)	19
707-00-64540.00	Sewer	1,127	0	(1,127)	2,227	0	(2,227)	57
707-00-64700.00	Garbage and Trash Removal	409	0	(409)	612	0	(612)	16
	Total Utility	**3,283**	**0**	**(3,283)**	**4,952**	**0**	**(4,952)**	**127**
Contract								

Professionally Managed by
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THE ALLEN APTS
Statement of Operations
For the Period Ending
March 31, 2019

		Monthly Actual	Monthly Budget	Fav/(Unfav) Variance	YTD Actual	YTD Budget	Fav/(Unfav) Variance	YTD CPU
707-00-64300.00	Janitor/Maid Contractor	0	0	0	400	0	(400)	10
707-00-64620.00	Exterminating Contract	273	0	(273)	273	0	(273)	7
707-00-65220.00	Landscape Contract	210	0	(210)	210	0	(210)	5
Total Contract		**483**	**0**	**(483)**	**883**	**0**	**(883)**	**23**
Maintenance								
707-00-65460.00	Appliance Supplies	0	0	0	60	0	(60)	2
Total Maint. Exp.		**0**	**0**	**0**	**60**	**0**	**(60)**	**2**
Fixed								
Total Fixed		**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Operating Exp		**8,423**	**0**	**(8,423)**	**16,299**	**0**	**(16,299)**	**418**
NET OPERATING INCOME		**11,841**	**0**	**11,841**	**3,965**	**0**	**3,965**	**102**
Mortgage Expenses								
707-00-68200.00	Interest on Mortgage	970	0	(970)	3,136	0	(3,136)	80
Total Mortgage Expense		**970**	**0**	**(970)**	**3,136**	**0**	**(3,136)**	**80**
Reserve Expenses								
Total Reserve Exp		**0**	**0**	**0**	**0**	**0**	**0**	**0**
NET INCOME BEFORE SYND/DEP		**10,870**	**0**	**10,870**	**829**	**0**	**829**	**22**
Partnership/Owner Expenses								
Depreciation and Amortization								
Total Depr & Amort		**0**	**0**	**0**	**0**	**0**	**0**	**0**
NET INCOME		**10,870**	**0**	**10,870**	**829**	**0**	**829**	**22**

Professionally Managed by
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THE ALLEN APTS

Management Summary
For the Period Ending
March 31, 2019

	Monthly Activity	Monthly Budget	Same Month Last Year	Year to Date Activity	YTD Budget	YTD Last Year
REVENUE						
Gross Possible Rent	$ 22,222	$ 0	$ 0	$ 22,222	$ 0	$ 0
Rental Income Adjustments	(1,958)	0	0	(1,958)	0	0
Financial Income	0	0	0	0	0	0
Total Revenue	20,264	0	$ 0	20,264	0	$ 0
EXPENSES						
Marketing/Renting	0	0	$ 0	0	0	$ 0
Administrative	1,349	0	0	2,375	0	0
Management Fees	1,365	0	0	3,479	0	0
Payroll & Benefits	1,943	0	0	4,551	0	0
Utility	3,283	0	0	4,952	0	0
Contract	483	0	0	883	0	0
Maintenance	0	0	0	60	0	0
Fixed	0	0	0	0	0	0
Total Operating Expenses	8,423	0	$ 0	16,299	0	$ 0
NET OPERATING INCOME	**11,841**	**0**	**$ 0**	**3,965**	**0**	**$ 0**
Mortgage Expense	970	0		3,136	0	
Mortgage Principle Reducti	2,353	0		6,864	0	
Increase in Reserve Accoun	3,414	0		3,414	0	
NET OPERATING ACTIVITY	**$ 5,103**	**$ 0**		**$ (9,449)**	**$ 0**	
Other Cash Activity	16,433	0		32,315	0	
NET CHANGE IN CASH	**$ 21,536**	**$ 0**		**$ 22,866**	**$ 0**	
Cash at Beg of Period/Beg of	1,330			0		
Current Cash Balance	22,866			22,866		
Net Change In Cash	**$ 21,536**			**$ 22,866**		
	$ 0			$ 0		

Professionally Managed by
Royal American Management

THE ALLEN APTS

Cash Flow Statement
For the Period Ending
March 31, 2019

	Monthly Activity	Monthly Budget	Year to Date Activity	Year To Date Budget
NET INCOME				
Income From Operations	20,264	0	20,264	0
Less: Exp from Stmt of Operations	9,393	0	19,435	0
Net Income	10,870	0	829	0
Adjustment to Net Income from Statement of Operations				
Adjusted Net Income from Ops	10,870	0	829	0
Adjustments to Convert Adjusted Net Inc to Net Cash Flow from Operations				
Dec (Inc) Receivables	(2,340)	0	(2,340)	0
Dec (Inc) Prepaids/Other Asset	0	0	(18,162)	0
Inc (Dec) Ap/Other Liabilities	17,591	0	39,602	0
Inc/(Dec) Advance From Regular Escrow	1,182	0	13,215	0
Withdrawals from Reserve Account	0	0	0	0
Withdrawals from Other Restricted Cash	0	0	0	0
(Inc) in Reserve/Restricted Accounts	(3,414)	0	(3,414)	0
Mortgage Principle Payment/Activity	(2,353)	0	$ (6,864)	0
Net Cash Flow From Operations	**21,536**	**0**	**$ 22,866**	**0**
Net Inc (Dec) in Cash	**21,536**	**0**	**22,866**	**0**
Cash at Beg of Period/Beg of Year	1,330		0	
Net Chg in Cash Current/YTD	21,536		22,866	
Cash at End of period Check Figure	22,866		22,866	
Check Figure	0		0	

Company: 707-00 THE ALLEN APTS **Check Date From: 03-01-19** **Check Date To: 03-31-19**

Bank Acct: 70710270 THE ALLEN APTS OPR ACCT

Check Date	Check	Name	Account Title	Accounting Date	Invoice Date	Invoice	Amount
03-01-19	308	First Housing Development Corp	Reserve For Replacement	03-01-2019	03-01-2019	5019004.0319	3,414.00
03-01-19	309	Miami Dade County	Mortgage Payable	03-01-2019	03-01-2019	4900036188.0319	1,388.92
03-04-19	310	Florida Community Bank	Mortgage Payable	03-01-2019	02-28-2019	1700000630.0319	1,934.58
03-07-19	311	Royal American Management Inc	Postage Fax & Freight	02-12-2019	02-05-2019	6-450-99484	3.14
03-07-19	312	First Service Corporation	Bank Service Charges	02-01-2019	01-31-2019	190131bnk.707	19.00
			Bank Service Charges	02-01-2019	01-31-2019	190131bnks.707	15.00
						Check Total	34.00
03-07-19	313	AVS Screening	Drug Testing	03-05-2019	02-05-2019	2891	9.24
03-07-19	314	Paxon Primary Care Center	Drug Testing	02-19-2019	02-04-2019	0001001	162.00
03-07-19	315	RAM - Payroll Account	Administrative Payroll	02-23-2019	02-23-2019	70722320191137	322.36
			Maintenance Payroll	02-23-2019	02-23-2019	70722320191186	456.95
			Workers Compensation	02-23-2019	02-23-2019	7072232019/10	3.62
			Workers Compensation	02-23-2019	02-23-2019	7072232019/15	19.19
			Unemployment	02-23-2019	02-23-2019	7072232019/5	5.80
			FICA	02-23-2019	02-23-2019	7072232019/6	34.95
			Unemployment	02-23-2019	02-23-2019	7072232019/8	4.07
			FICA	02-23-2019	02-23-2019	7072232019/9	24.63
						Check Total	871.57
03-07-19	316	Fonseca Cleaning Services LLC	Janitor/Maid Contractor	02-05-2019	01-24-2019	707.190124	400.00
03-07-19	317	South Florida Appliance	Appliance Supplies	02-07-2019	01-24-2019	24446	59.99
03-07-19	318	Atlantic Broadband Finance	Telephone	02-20-2019	03-10-2019	0010777747.0319	98.89
03-07-19	319	City of Miami Beach	Water	02-07-2019	01-07-2019	50312201.0119	257.23
03-07-19	320	AT&T	Telephone	02-20-2019	03-04-2019	3056950012.0319	285.74
03-08-19	321	RAM - Mgmt/Bkkp Fees	Management Fees	03-07-2019	02-28-2019	190228MGT.707	1,365.00
03-14-19	322	Royal American Management Inc	Postage Fax & Freight	03-08-2019	02-26-2019	6-473-01280	15.17
03-14-19	323	First Service Corporation	Bank Service Charges	03-01-2019	02-28-2019	190228bnk.707	55.45
			Bank Service Charges	03-01-2019	02-28-2019	190228bnks.707	32.02
						Check Total	87.47
03-14-19	324	RAM - Payroll Account	Administrative Payroll	03-09-2019	03-09-2019	70730920191162	313.95
			Maintenance Payroll	03-09-2019	03-09-2019	70730920191210	467.74
			Workers Compensation	03-09-2019	03-09-2019	7073092019/10	3.50
			Workers Compensation	03-09-2019	03-09-2019	7073092019/15	19.46
			Unemployment	03-09-2019	03-09-2019	7073092019/5	6.02
			FICA	03-09-2019	03-09-2019	7073092019/6	35.81
			Unemployment	03-09-2019	03-09-2019	7073092019/8	4.00
			FICA	03-09-2019	03-09-2019	7073092019/9	24.02
						Check Total	874.50
03-14-19	325	Miami Dade Exterminators CO	Exterminating Contract	03-07-2019	01-28-2019	13143	136.50
			Exterminating Contract	03-07-2019	02-25-2019	13168	136.50
						Check Total	273.00
03-14-19	326	Miguel Avila Landscape LLC	Landscape Contract	03-08-2019	12-06-2018	382571	50.00
			Landscape Contract	03-08-2019	01-06-2019	382578	40.00
			Landscape Contract	03-08-2019	01-30-2019	382580	40.00
			Landscape Contract	03-08-2019	01-30-2019	382585	40.00
						Check Total	170.00
03-14-19	327	City of Miami Beach	Water	03-07-2019	02-07-2019	50312201.0219	1,505.78
03-14-19	328	Waste Connections of Florida	Garbage and Trash Removal	03-07-2019	03-31-2019	6440069774.0319	409.28
03-20-19	329	Grace Hill Inc	Seminars & Training	03-04-2019	03-04-2019	SI-96911	1.95
			Seminars & Training	03-07-2019	03-07-2019	SI-97958	12.48
						Check Total	14.43
03-21-19	330	AVS Screening	Criminal Background Check	03-15-2019	03-07-2019	3105	15.08
03-21-19	331	Miguel Avila Landscape LLC	Landscape Contract	03-14-2019	03-14-2019	382586	40.00
03-25-19	332	First Service Corporation	Telephone	03-22-2019	02-28-2019	ReyesM.0219	194.48
03-25-19	333	Florida Power & Light	Electricity	03-21-2019	02-07-2019	0097059364.0219	566.73
			Electricity	03-21-2019	03-08-2019	0097059364.0319	716.64
			Electric - Vacant Units	03-21-2019	02-07-2019	1877497105.0219	18.56
			Electric - Vacant Units	03-21-2019	03-08-2019	1877497105.0319	52.79
			Electric - Vacant Units	03-21-2019	02-07-2019	3666582519.0219	14.75
			Electric - Vacant Units	03-21-2019	03-08-2019	3666582519.0319	20.29
						Check Total	1,389.76
03-25-19	334	AT&T	Telephone	03-21-2019	04-04-2019	3056950012.0419	347.64
03-28-19	335	RealPage Inc	Software Maintenance	03-22-2019	01-17-2019	I1901084935	613.40
03-28-19	336	Royal American Management Inc	Postage Fax & Freight	03-21-2019	03-12-2019	6-486-46270	30.49

Company: 707-00 THE ALLEN APTS **Check Date From: 03-01-19** **Check Date To: 03-31-19**

Bank Acct: 70710270 THE ALLEN APTS OPR ACCT

Check Date	Check	Name	Account Title	Accounting Date	Invoice Date	Invoice	Amount
03-29-19	337	RAM - Payroll Account	Administrative Payroll	03-23-2019	03-23-2019	70732320191160	324.24
			Maintenance Payroll	03-23-2019	03-23-2019	70732320191208	462.27
			Workers Compensation	03-23-2019	03-23-2019	7073232019/10	3.64
			Workers Compensation	03-23-2019	03-23-2019	7073232019/15	19.35
			Unemployment	03-23-2019	03-23-2019	7073232019/5	5.79
			FICA	03-23-2019	03-23-2019	7073232019/6	34.66
			Unemployment	03-23-2019	03-23-2019	7073232019/8	4.08
			FICA	03-23-2019	03-23-2019	7073232019/9	24.05
						Check Total	878.08
						Bank Acct Total --->>>	17,142.86
						Company Total --->>>	17,142.86

THE ALLEN APTS

Invoice	Description	Original Accounting Date	Net Unpaid Balance	<-- Aged Accounts Payable --> Current	Over 30 Days	Over 60 Days	Over 90 Days