



530/532 MICHIGAN
Balance Sheet
March 31, 2019

	<u>Current Balance</u>	<u>Prior Balance</u>	<u>Balance End Last FY</u>
<u>ASSETS</u>			
<u>ASSETS</u>			
Cash Operating Site	\$ 17,069	\$ (190)	\$ 0
Accounts Receivable-Tenant	7,015	0	0
Tenant Security Deposits	13,837	14,414	0
TOTAL ASSETS	<u>\$ 37,921</u>	<u>\$ 14,224</u>	<u>\$ 0</u>
<u>LIABILITIES & PARTNERS' CAPITAL</u>			
<u>LIABILITIES</u>			
Unearned Income	\$ 11,443	\$ 0	\$ 0
Accounts Payable	(468)	7,552	0
Accrued Payroll	376	233	0
Accrued Management Fee	945	945	0
Misc Current Liabilities	1,691	0	0
One Site Security	1,221	0	0
Tenant Security Deposits	13,837	14,414	0
Advance From Affiliate	9,924	1,699	0
Mortgage Payable	(1,763)	(882)	0
TOTAL LIABILITIES	<u>\$ 37,206</u>	<u>\$ 23,962</u>	<u>\$ 0</u>
<u>PARTNERS' CAPITAL</u>			
Profit (Loss) Current Year	\$ 715	\$ (9,738)	\$ 0
TOTAL PARTNERS' CAPITAL	<u>\$ 715</u>	<u>\$ (9,738)</u>	<u>\$ 0</u>
TOTAL LIABILITIES & CAPITAL	<u>\$ 37,921</u>	<u>\$ 14,224</u>	<u>\$ 0</u>

530/532 MICHIGAN
 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							
733-00-51200.00 Rents Charged-Resident	16,071	0	16,071	16,071	0	16,071	595
733-00-51205.00 Rents Charged-Voucher	5,549	0	5,549	5,549	0	5,549	206
733-00-51255.00 Loss/Gain to Lease	(718)	0	(718)	(718)	0	(718)	(27)
Gross Possible Rent	20,902	0	20,902	20,902	0	20,902	774
Rental Income Adjustments							
733-00-52000.00 Vacancies	(1,800)	0	(1,800)	(1,800)	0	(1,800)	(67)
Total Rental Income Adjustments	(1,800)	0	(1,800)	(1,800)	0	(1,800)	(67)
Net Rental Income	19,102	0	19,102	19,102	0	19,102	707
Other Income							
733-00-51920.00 NSF Fees	50	0	50	50	0	50	2
Total Other Income	50	0	50	50	0	50	2
Financial Income							
Total Financial Income	0	0	0	0	0	0	0
Total Revenue	19,152	0	19,152	19,152	0	19,152	709
EXPENSES							
Marketing/Renting							
Total Marketing/Renting	0	0	0	0	0	0	0
Administrative							
733-00-63080.00 Postage Fax & Freight	19	0	(19)	41	0	(41)	2
733-00-63120.00 Bank Service Charges	92	0	(92)	126	0	(126)	5
733-00-63150.00 Seminars & Training	10	0	(10)	19	0	(19)	1
733-00-63160.00 Late Penalties	67	0	(67)	73	0	(73)	3
733-00-63370.00 Criminal Background Check	11	0	(11)	11	0	(11)	0
733-00-63375.00 Drug Testing	9	0	(9)	9	0	(9)	0
733-00-63460.00 Software Maintenance	482	0	(482)	482	0	(482)	18
733-00-63600.00 Telephone	340	0	(340)	681	0	(681)	25
Total Administrative	1,031	0	(1,031)	1,442	0	(1,442)	53
Management Fees							
733-00-63200.00 Management Fees	945	0	(945)	2,408	0	(2,408)	89
Total Management Fees	945	0	(945)	2,408	0	(2,408)	89
Payroll & Benefits							
Administrative							
733-00-63300.00 Administrative Payroll	532	0	(532)	1,232	0	(1,232)	46
733-00-63310.00 FICA	40	0	(40)	93	0	(93)	3
733-00-63320.00 Unemployment	7	0	(7)	16	0	(16)	1
733-00-63330.00 Workers Compensation	6	0	(6)	15	0	(15)	1
Total Administrative	584	0	(584)	1,355	0	(1,355)	50
Maintenance							
733-00-65400.00 Maintenance Payroll	771	0	(771)	1,807	0	(1,807)	67
733-00-65010.00 FICA	58	0	(58)	137	0	(137)	5
733-00-65020.00 Unemployment	10	0	(10)	23	0	(23)	1
733-00-65030.00 Workers Compensation	32	0	(32)	79	0	(79)	3
Total Maintenance	871	0	(871)	2,046	0	(2,046)	76
Total Payroll & Benefits	1,455	0	(1,455)	3,401	0	(3,401)	126
Utility							
733-00-64500.00 Electricity	406	0	(406)	644	0	(644)	24
733-00-64502.00 Electric - Vacant Units	138	0	(138)	223	0	(223)	8
733-00-64510.00 Water	857	0	(857)	1,567	0	(1,567)	58
733-00-64511.00 Water-Irrigation	0	0	0	52	0	(52)	2
733-00-64540.00 Sewer	2,786	0	(2,786)	5,247	0	(5,247)	194
733-00-64700.00 Garbage and Trash Removal	0	0	0	(468)	0	468	(17)
Total Utility	4,187	0	(4,187)	7,265	0	(7,265)	269



530/532 MICHIGAN
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
<u>Contract</u>							
733-00-64300.00 Janitor/Maid Contractor	0	0	0	800	0	(800)	30
733-00-64620.00 Exterminating Contract	191	0	(191)	191	0	(191)	7
733-00-65110.00 Courtesy Patrol Contract	0	0	0	250	0	(250)	9
733-00-65220.00 Landscape Contract	210	0	(210)	210	0	(210)	8
733-00-65500.00 Elevator Maintenance Contract	0	0	0	788	0	(788)	29
Total Contract	401	0	(401)	2,239	0	(2,239)	83
<u>Maintenance</u>							
733-00-65420.00 HVAC Supplies	0	0	0	99	0	(99)	4
733-00-65460.00 Appliance Supplies	200	0	(200)	621	0	(621)	23
Total Maint. Exp.	200	0	(200)	720	0	(720)	27
<u>Fixed</u>							
Total Fixed	0	0	0	0	0	0	0
Total Operating Exp	8,219	0	(8,219)	17,476	0	(17,476)	647
NET OPERATING INCOME	10,933	0	10,933	1,676	0	1,676	63
<u>Mortgage Expenses</u>							
733-00-68200.00 Interest on Mortgage	480	0	(480)	961	0	(961)	36
Total Mortgage Expense	480	0	(480)	961	0	(961)	36
<u>Reserve Expenses</u>							
Total Reserve Exp	0	0	0	0	0	0	0
NET INCOME BEFORE SYND/DEP	10,453	0	10,453	715	0	715	27
<u>Partnership/Owner Expenses</u>							
<u>Depreciation and Amortization</u>							
Total Depr & Amort	0	0	0	0	0	0	0
NET INCOME	10,453	0	10,453	715	0	715	27



530/532 MICHIGAN

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
<u>REVENUE</u>						
Gross Possible Rent	\$ 20,902	\$ 0	\$ 0	\$ 20,902	\$ 0	\$ 0
Rental Income Adjustments	(1,800)	0	0	(1,800)	0	0
Other Income	50	0	0	50	0	0
Financial Income	0	0	0	0	0	0
Total Revenue	19,152	0	\$ 0	19,152	0	\$ 0
<u>EXPENSES</u>						
Marketing/Renting	0	0	\$ 0	0	0	\$ 0
Administrative	1,031	0	0	1,442	0	0
Management Fees	945	0	0	2,408	0	0
Payroll & Benefits	1,455	0	0	3,401	0	0
Utility	4,187	0	0	7,265	0	0
Contract	401	0	0	2,239	0	0
Maintenance	200	0	0	720	0	0
Fixed	0	0	0	0	0	0
Total Operating Expenses	8,219	0	\$ 0	17,476	0	\$ 0
NET OPERATING INCOME	10,933	0	\$ 0	1,676	0	\$ 0
Mortgage Expense	480	0		961	0	
Mortgage Principle Reducti	882	0		1,763	0	
Increase in Reserve Accoun	0	0		0	0	
NET OPERATING ACTIVITY	\$ 9,571	\$ 0		\$ (1,048)	\$ 0	
=====						
Other Cash Activity	7,688	0		18,117	0	
NET CHANGE IN CASH	\$ 17,259	\$ 0		\$ 17,069	\$ 0	
Cash at Beg of Period/Beg of	(190)			0		
Current Cash Balance	17,069			17,069		
Net Change In Cash	\$ 17,259			\$ 17,069		
	\$ 0			\$ 0		



530/532 MICHIGAN
Cash Flow Statement
For the Period Ending
March 31, 2019

	<u>Monthly Activity</u>	<u>Monthly Budget</u>	<u>Year to Date Activity</u>	<u>Year To Date Budget</u>
<u>NET INCOME</u>				
Income From Operations	19,152	0	19,152	0
Less: Exp from Stmt of Operations	<u>8,699</u>	<u>0</u>	<u>18,437</u>	<u>0</u>
Net Income	10,453	0	715	0
Adjustment to Net Income from Statement of Operations				
Adjusted Net Income from Ops	<u>10,453</u>	<u>0</u>	<u>715</u>	<u>0</u>
Adjustments to Convert Adjusted Net Inc to Net Cash Flow from Operations				
Dec (Inc) Receivables	(7,015)	0	(7,015)	0
Dec (Inc) Prepaids/Other Asset	577	0	(13,837)	0
Inc (Dec) Ap/Other Liabilities	5,900	0	29,045	0
Inc/(Dec) Advance From Regular Escrow	8,225	0	9,924	0
Withdrawals from Reserve Account	0	0	0	0
Withdrawals from Other Restricted Cash	0	0	0	0
Mortgage Principle Payment/Activity	(882)	0	\$ (1,763)	0
Net Cash Flow From Operations	<u>17,259</u>	<u>0</u>	<u>\$ 17,069</u>	<u>0</u>
Net Inc (Dec) in Cash	<u>17,259</u>	<u>0</u>	<u>17,069</u>	<u>0</u>
Cash at Beg of Period/Beg of Year	(190)		0	
Net Chg in Cash Current/YTD	17,259		17,069	
Cash at End of period Check Figure	17,069		17,069	
Check Figure	0		0	

Company: 733-00 530/532 MICHIGAN

Check Date From: 03-01-19

Check Date To: 03-31-19

Bank Acct: 73310270 530/532 MICHIGAN OPR ACCT

Check Date	Check	Name	Account Title	Accounting Date	Invoice Date	Invoice	Amount
03-01-19	704	Florida Community Loan Fund	Mortgage Payable	03-01-2019	03-01-2019	051187.0319	1,362.00
03-07-19	705	Royal American Management Inc	Postage Fax & Freight	02-12-2019	02-05-2019	6-450-99484	3.14
			Postage Fax & Freight	02-22-2019	02-19-2019	6-466-04993	18.84
						Check Total	21.98
03-07-19	706	Florida Power & Light	Electric - Vacant Units	02-01-2019	01-24-2019	1172888586.0119	34.41
			Electric - Vacant Units	02-01-2019	01-24-2019	2555042049.0119	31.03
			Electricity	02-01-2019	01-24-2019	4053929305.0119	155.10
			Electricity	02-01-2019	01-24-2019	8866634515.0119	83.64
			Electric - Vacant Units	02-01-2019	01-24-2019	9601525109.0119	20.29
						Check Total	324.47
03-07-19	707	Atlantic Broadband Finance	Telephone	02-20-2019	03-09-2019	0010777689.0319	60.94
03-08-19	708	RAM - Payroll Account	Administrative Payroll	01-26-2019	01-26-2019	73312620191573	155.30
			Maintenance Payroll	01-26-2019	01-26-2019	73312620191621	308.70
			Administrative Payroll	02-09-2019	02-09-2019	73320920191204	220.53
			Maintenance Payroll	02-09-2019	02-09-2019	73320920191228	260.19
			Administrative Payroll	02-23-2019	02-23-2019	73322320191131	238.60
			Maintenance Payroll	02-23-2019	02-23-2019	73322320191180	344.74
			Workers Compensation	01-26-2019	01-26-2019	7331262019/10	2.45
			Workers Compensation	01-26-2019	01-26-2019	7331262019/15	16.21
			Unemployment	01-26-2019	01-26-2019	7331262019/5	3.91
			FICA	01-26-2019	01-26-2019	7331262019/6	23.63
			Unemployment	01-26-2019	01-26-2019	7331262019/8	1.96
			FICA	01-26-2019	01-26-2019	7331262019/9	11.88
			Workers Compensation	02-09-2019	02-09-2019	7332092019/10	2.49
			Workers Compensation	02-09-2019	02-09-2019	7332092019/15	10.55
			Unemployment	02-09-2019	02-09-2019	7332092019/5	3.31
			FICA	02-09-2019	02-09-2019	7332092019/6	19.89
			Unemployment	02-09-2019	02-09-2019	7332092019/8	2.80
			FICA	02-09-2019	02-09-2019	7332092019/9	16.87
			Workers Compensation	02-23-2019	02-23-2019	7332232019/10	2.68
			Workers Compensation	02-23-2019	02-23-2019	7332232019/15	14.48
			Unemployment	02-23-2019	02-23-2019	7332232019/5	4.38
			FICA	02-23-2019	02-23-2019	7332232019/6	26.38
			Unemployment	02-23-2019	02-23-2019	7332232019/8	3.02
			FICA	02-23-2019	02-23-2019	7332232019/9	18.25
						Check Total	1,713.20
03-08-19	709	RAM - Mgmt/Bkbp Fees	Management Fees	03-07-2019	02-28-2019	190228MGT.733	945.00
03-14-19	710	First Service Corporation	Bank Service Charges	02-01-2019	01-31-2019	190131bnk.733	19.00
			Bank Service Charges	02-01-2019	01-31-2019	190131bnks.733	15.00
			Bank Service Charges	03-01-2019	02-28-2019	190228bnk.733	60.53
			Bank Service Charges	03-01-2019	02-28-2019	190228bnks.733	31.60
						Check Total	126.13
03-14-19	711	RAM - Payroll Account	Administrative Payroll	03-09-2019	03-09-2019	73330920191156	235.35
			Maintenance Payroll	03-09-2019	03-09-2019	73330920191204	349.18
			Workers Compensation	03-09-2019	03-09-2019	7333092019/10	2.63
			Workers Compensation	03-09-2019	03-09-2019	7333092019/15	14.59
			Unemployment	03-09-2019	03-09-2019	7333092019/5	4.44
			FICA	03-09-2019	03-09-2019	7333092019/6	26.72
			Unemployment	03-09-2019	03-09-2019	7333092019/8	2.99
			FICA	03-09-2019	03-09-2019	7333092019/9	18.01
						Check Total	653.91
03-14-19	712	Fonseca Cleaning Services LLC	Janitor/Maid Contractor	02-05-2019	01-24-2019	733.190124	400.00
			Janitor/Maid Contractor	02-05-2019	01-24-2019	733a190124	400.00
						Check Total	800.00
03-14-19	713	Metro Dade Security System	Courtesy Patrol Contract	02-12-2019	01-27-2019	46572	250.00
03-14-19	714	City of Miami Beach	Water-Irrigation	02-07-2019	01-03-2019	51669301.0119	1,377.41
			Sewer	02-07-2019	01-04-2019	51698500.0119	1,334.58
			Late Penalties	03-07-2019	02-05-2019	51698500.0219	1,493.57
			Sewer	02-07-2019	01-03-2019	51698600.0119	510.22
			Water	03-07-2019	02-05-2019	51698600.0219	826.35
						Check Total	5,542.13
03-14-19	715	AT&T	Telephone	02-20-2019	03-04-2019	3056951316.0319	285.74
03-20-19	716	Grace Hill Inc	Seminars & Training	03-04-2019	03-04-2019	SI-96911	1.35
			Seminars & Training	03-07-2019	03-07-2019	SI-97958	8.64
						Check Total	9.99
03-21-19	717	AVS Screening	Drug Testing	03-05-2019	02-05-2019	2891	9.24
			Criminal Background Check	03-15-2019	03-07-2019	3105	11.31
						Check Total	20.55
03-21-19	718	Medina & Sons Plumbing Inc	Appliance Supplies	03-07-2019	01-15-2019	236685	200.00
03-21-19	719	Miami Dade Exterminators CO	Exterminating Contract	03-07-2019	01-09-2019	13136	95.50
			Exterminating Contract	03-07-2019	02-13-2019	13174	95.50
						Check Total	191.00
03-21-19	720	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

Company: 733-00 530/532 MICHIGAN

Check Date From: 03-01-19

Check Date To: 03-31-19

Bank Acct: 73310270 530/532 MICHIGAN OPR ACCT

Check Date	Check	Name	Account Title	Accounting Date	Invoice Date	Invoice	Amount
03-21-19	720	Miguel Avila Landscape LLC	Landscape Contract	03-08-2019	01-30-2019	382585	40.00
			Landscape Contract	03-14-2019	03-14-2019	382586	40.00
						Check Total	210.00
03-21-19	721	Thyssenkrupp Elevator Corp	Elevator Maintenance Contract	02-12-2019	02-01-2019	3004392070	788.43
03-21-19	722	South Florida Appliance	Appliance Supplies	02-07-2019	01-18-2019	24400	119.98
			Appliance Supplies	02-20-2019	01-03-2019	200110	300.76
						Check Total	420.74
03-21-19	723	Cool Pro Mechanical LLC	HVAC Supplies	01-30-2019	01-23-2019	1894	99.00
03-25-19	724	RealPage Inc	Software Maintenance	03-22-2019	01-17-2019	I1901084926	482.00
03-25-19	725	Florida Power & Light	Electric - Vacant Units	03-21-2019	02-21-2019	1172888586.0219	48.51
			Electricity	03-21-2019	02-21-2019	4053929305.0219	141.91
			Electricity	03-21-2019	02-21-2019	8866634515.0219	74.07
						Check Total	264.49
03-28-19	726	Royal American Management Inc	Postage Fax & Freight	03-21-2019	03-12-2019	6-486-46270	18.90
03-28-19	727	Florida Power & Light	Electric - Vacant Units	03-25-2019	03-22-2019	1172888586.0319	46.32
			Electric - Vacant Units	03-21-2019	02-21-2019	2555042049.0219	27.70
			Electric - Vacant Units	03-25-2019	03-22-2019	2555042049.0319	35.22
			Electricity	03-25-2019	03-22-2019	4053929305.0319	133.11
			Electricity	03-25-2019	03-22-2019	8866634515.0319	76.58
						Check Total	318.93
03-29-19	728	RAM - Payroll Account	Administrative Payroll	03-23-2019	03-23-2019	73332320191154	242.95
			Maintenance Payroll	03-23-2019	03-23-2019	73332320191202	346.53
			Workers Compensation	03-23-2019	03-23-2019	7333232019/10	2.72
			Workers Compensation	03-23-2019	03-23-2019	7333232019/15	14.53
			Unemployment	03-23-2019	03-23-2019	7333232019/5	4.36
			FICA	03-23-2019	03-23-2019	7333232019/6	25.97
			Unemployment	03-23-2019	03-23-2019	7333232019/8	3.04
			FICA	03-23-2019	03-23-2019	7333232019/9	18.04
						Check Total	658.14
						Bank Acct Total ---->>	15,767.67
						Company Total ---->>	15,767.67

530/532 MICHIGAN		<----- Aged Accounts Payable ----->					
<u>Invoice</u>	<u>Description</u>	<u>Original Accounting Date</u>	<u>Net Unpaid Balance</u>	<u>Current</u>	<u>Over 30 Days</u>	<u>Over 60 Days</u>	<u>Over 90 Days</u>
7660013	Waste Connections of Florida						
6440069031.0219	6440069031 532 Michigan	02-20-2019	468.25-	.00	468.25-	.00	.00