Professionally Managed by
Royal American Management

CRESPI PARK
Balance Sheet
March 31, 2019

	Current Balance	Prior Balance	Balance End Last FY
ASSETS			
ASSETS			
Cash Operating Site	$ 10,696	$ 5,967	$ 0
Accounts Receivable-Tenant	15,578	13,990	0
Accounts Receivable-Owners	2,779	2,779	0
Tenant Security Deposits	2,779	2,779	0
TOTAL ASSETS	**$ 31,832**	**$ 25,515**	**$ 0**
LIABILITIES & PARTNERS' CAPITAL			
LIABILITES			
Accounts Payable	$ (51)	$ (356)	$ 0
Accrued Payroll	209	130	0
Accrued Management Fee	560	560	0
Misc Current Liabilities	0	(2,734)	0
Tenant Security Deposits	2,779	2,779	0
Advance From Affiliate	30,819	26,181	0
TOTAL LIABILITIES	**$ 34,316**	**$ 26,560**	**$ 0**
PARTNERS' CAPITAL			
Profit (Loss) Current Year	$ (2,484)	$ (1,045)	$ 0
TOTAL PARTNERS' CAPITAL	**$ (2,484)**	**$ (1,045)**	**$ 0**
TOTAL LIABILITIES & CAPITAL	**$ 31,832**	**$ 25,515**	**$ 0**

Professionally Managed by Royal American Management

CRESPI PARK

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								
925-00-51200.00	Rents Charged-Resident	15,347	0	15,347	42,257	0	42,257	2,641
925-00-51205.00	Rents Charged-Voucher	773	0	773	6,103	0	6,103	381
925-00-51255.00	Loss/Gain to Lease	(812)	0	(812)	20,966	0	20,966	1,310
Gross Possible Rent		**15,308**	**0**	**15,308**	**69,326**	**0**	**69,326**	**4,333**
Rental Income Adjustments								
925-00-52000.00	Vacancies	(8,060)	0	(8,060)	(24,352)	0	(24,352)	(1,522)
Total Rental Income Adjustments		**(8,060)**	**0**	**(8,060)**	**(24,352)**	**0**	**(24,352)**	**(1,522)**
Net Rental Income		**7,248**	**0**	**7,248**	**44,974**	**0**	**44,974**	**2,811**
Other Income								
925-00-51910.00	Late Fees	503	0	503	692	0	692	43
925-00-51920.00	NSF Fees	0	0	0	150	0	150	9
925-00-51950.00	Application Fees	0	0	0	150	0	150	9
Total Other Income		**503**	**0**	**503**	**992**	**0**	**992**	**62**
Financial Income								
Total Financial Income		**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Revenue		**7,751**	**0**	**7,751**	**45,966**	**0**	**45,966**	**2,873**
EXPENSES								
Marketing/Renting								
Total Marketing/Renting		**0**	**0**	**0**	**0**	**0**	**0**	**0**
Administrative								
925-00-62300.00	Resident Accommodations	0	0	0	6,903	0	(6,903)	431
925-00-63050.00	Travel Expense	0	0	0	1,457	0	(1,457)	91
925-00-63060.00	Travel Expense Meals	0	0	0	26	0	(26)	2
925-00-63080.00	Postage Fax & Freight	0	0	0	19	0	(19)	1
925-00-63120.00	Bank Service Charges	26	0	(26)	136	0	(136)	8
925-00-63160.00	Late Penalties	48	0	(48)	88	0	(88)	5
925-00-63370.00	Criminal Background Check	6	0	(6)	6	0	(6)	0
925-00-63375.00	Drug Testing	9	0	(9)	9	0	(9)	1
925-00-63410.00	Consulting/Survey Expense	0	0	0	5,879	0	(5,879)	367
925-00-63460.00	Software Maintenance	1,133	0	(1,133)	1,133	0	(1,133)	71
Total Administrative		**1,222**	**0**	**(1,222)**	**15,657**	**0**	**(15,657)**	**978**
Management Fees								
925-00-63200.00	Management Fees	1,454	0	(1,454)	3,327	0	(3,327)	208
Total Management Fees		**1,454**	**0**	**(1,454)**	**3,327**	**0**	**(3,327)**	**208**
Payroll & Benefits								
Administrative								
925-00-63300.00	Administrative Payroll	296	0	(296)	1,686	0	(1,686)	105
925-00-63310.00	FICA	22	0	(22)	127	0	(127)	8
925-00-63320.00	Unemployment	4	0	(4)	9	0	(9)	1
925-00-63330.00	Workers Compensation	3	0	(3)	24	0	(24)	1
Total Administrative		**325**	**0**	**(325)**	**1,846**	**0**	**(1,846)**	**115**
Maintenance								
925-00-65400.00	Maintenance Payroll	428	0	(428)	1,483	0	(1,483)	93
925-00-65010.00	FICA	32	0	(32)	112	0	(112)	7
925-00-65020.00	Unemployment	5	0	(5)	13	0	(13)	1
925-00-65030.00	Workers Compensation	18	0	(18)	69	0	(69)	4
Total Maintenance		**483**	**0**	**(483)**	**1,676**	**0**	**(1,676)**	**105**
Total Payroll & Benefits		**809**	**0**	**(809)**	**3,523**	**0**	**(3,523)**	**220**
Utility								
925-00-64500.00	Electricity	98	0	(98)	222	0	(222)	14
925-00-64502.00	Electric - Vacant Units	267	0	(267)	298	0	(298)	19
925-00-64510.00	Water	788	0	(788)	973	0	(973)	61

Professionally Managed by
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CRESPI PARK
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
925-00-64540.00	Sewer	2,993	0	(2,993)	3,755	0	(3,755)	235
925-00-64700.00	Garbage and Trash Removal	994	0	(994)	2,239	0	(2,239)	140
Total Utility		**5,140**	**0**	**(5,140)**	**7,488**	**0**	**(7,488)**	**468**
Contract								
925-00-64620.00	Exterminating Contract	150	0	(150)	150	0	(150)	9
925-00-65220.00	Landscape Contract	1,160	0	(1,160)	1,160	0	(1,160)	73
Total Contract		**1,310**	**0**	**(1,310)**	**1,310**	**0**	**(1,310)**	**82**
Maintenance								
925-00-65300.00	Maintenance Equip & Repairs	0	0	0	4,391	0	(4,391)	274
925-00-65410.00	Exterior Supplies	520	0	(520)	524	0	(524)	33
925-00-65440.00	Plumbing Supplies	0	0	0	575	0	(575)	36
925-00-65480.00	Electrical Supplies	0	0	0	938	0	(938)	59
925-00-65490.00	Interior Supplies	390	0	(390)	10,717	0	(10,717)	670
Total Maint. Exp.		**910**	**0**	**(910)**	**17,146**	**0**	**(17,146)**	**1,072**
Fixed								
Total Fixed		**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Operating Exp		**10,845**	**0**	**(10,845)**	**48,450**	**0**	**(48,450)**	**3,028**
NET OPERATING INCOME		**(3,094)**	**0**	**(3,094)**	**(2,484)**	**0**	**(2,484)**	**(155)**
Mortgage Expenses								
925-00-68200.00	Interest on Mortgage	(1,654)	0	1,654	0	0	0	0
Total Mortgage Expense		**(1,654)**	**0**	**1,654**	**0**	**0**	**0**	**0**
Reserve Expenses								
Total Reserve Exp		**0**	**0**	**0**	**0**	**0**	**0**	**0**
NET INCOME BEFORE SYND/DEP		**(1,439)**	**0**	**(1,439)**	**(2,484)**	**0**	**(2,484)**	**(155)**
Partnership/Owner Expenses								
Depreciation and Amortization								
Total Depr & Amort		**0**	**0**	**0**	**0**	**0**	**0**	**0**
NET INCOME		**(1,439)**	**0**	**(1,439)**	**(2,484)**	**0**	**(2,484)**	**(155)**

Professionally Managed by
Royal American Management

CRESPI PARK

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	$ 15,308	$ 0	$ 0	$ 69,326	$ 0	$ 0
Rental Income Adjustments	(8,060)	0	0	(24,352)	0	0
Other Income	503	0	0	992	0	0
Financial Income	0	0	0	0	0	0
Total Revenue	7,751	0	$ 0	45,966	0	$ 0
EXPENSES						
Marketing/Renting	0	0	$ 0	0	0	$ 0
Administrative	1,222	0	0	15,657	0	0
Management Fees	1,454	0	0	3,327	0	0
Payroll & Benefits	809	0	0	3,523	0	0
Utility	5,140	0	0	7,488	0	0
Contract	1,310	0	0	1,310	0	0
Maintenance	910	0	0	17,146	0	0
Fixed	0	0	0	0	0	0
Total Operating Expenses	10,845	0	$ 0	48,450	0	$ 0
NET OPERATING INCOME	**(3,094)**	**0**	**$ 0**	**(2,484)**	**0**	**$ 0**
Mortgage Expense	(1,654)	0		0	0	
Mortgage Principle Reducti	0	0		0	0	
Increase in Reserve Accoun	0	0		0	0	
NET OPERATING ACTIVITY	**$ (1,439)**	**$ 0**		**$ (2,484)**	**$ 0**	
Other Cash Activity	6,168	0		13,180	0	
NET CHANGE IN CASH	**$ 4,729**	**$ 0**		**$ 10,696**	**$ 0**	
Cash at Beg of Period/Beg of	5,967			0		
Current Cash Balance	10,696			10,696		
Net Change In Cash	**$ 4,729**			**$ 10,696**		
	$ 0			$ 0		

Professionally Managed by
Royal American Management

CRESPI PARK

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	7,751	0	45,966	0
Less: Exp from Stmt of Operations	9,190	0	48,450	0
Net Income	(1,439)	0	(2,484)	0
Adjustment to Net Income from Statement of Operations				
Adjusted Net Income from Ops	(1,439)	0	(2,484)	0
Adjustments to Convert Adjusted Net Inc to Net Cash Flow from Operations				
Dec (Inc) Receivables	(1,588)	0	(18,357)	0
Dec (Inc) Prepaids/Other Asset	0	0	(2,779)	0
Inc (Dec) Ap/Other Liabilities	3,118	0	3,497	0
Inc/(Dec) Advance From Regular Escrow	4,638	0	30,819	0
Withdrawals from Reserve Account	0	0	0	0
Withdrawals from Other Restricted Cash	0	0	0	0
Net Cash Flow From Operations	**4,729**	**0**	**$ 10,696**	**0**
Net Inc (Dec) in Cash	**4,729**	**0**	**10,696**	**0**
Cash at Beg of Period/Beg of Year	5,967		0	
Net Chg in Cash Current/YTD	4,729		10,696	
Cash at End of period Check Figure	10,696		10,696	
Check Figure	0		0	

Company: 925-00 CRESPI PARK **Check Date From: 03-01-19** **Check Date To: 03-31-19**

Bank Acct: 92510270 CRESPI PARK OPERATING ACCT

Check Date	Check	Name	Account Title	Accounting Date	Invoice Date	Invoice	Amount
03-07-19	138	AVS Screening	Drug Testing	03-05-2019	02-05-2019	2891	9.24
03-07-19	139	America Bathtub & Tile	Interior Supplies	03-01-2019	10-31-2018	16967	390.00
03-07-19	140	Luna Door Systems Inc	Exterior Supplies	03-04-2019	12-03-2018	255/18	520.00
03-07-19	141	Marlon A Romero Inc	Landscape Contract	03-05-2019	02-28-2019	1600a	950.00
03-07-19	142	Alex Electric Services Inc	Electrical Supplies	02-26-2019	10-25-2018	34562	265.00
03-08-19	143	RAM - Mgmt/Bkkp Fees	Management Fees	03-07-2019	02-28-2019	190228MGT.925	1,453.50
03-14-19	144	First Service Corporation	Bank Service Charges	03-01-2019	02-28-2019	190228bnk.925	12.15
			Bank Service Charges	03-01-2019	02-28-2019	190228bnks.925	13.64
						Check Total	25.79
03-14-19	145	RAM - Payroll Account	Administrative Payroll	03-09-2019	03-09-2019	92530920191160	130.73
			Maintenance Payroll	03-09-2019	03-09-2019	92530920191208	194.83
			Workers Compensation	03-09-2019	03-09-2019	9253092019/10	1.45
			Workers Compensation	03-09-2019	03-09-2019	9253092019/15	8.13
			Unemployment	03-09-2019	03-09-2019	9253092019/5	2.47
			FICA	03-09-2019	03-09-2019	9253092019/6	14.92
			Unemployment	03-09-2019	03-09-2019	9253092019/8	1.66
			FICA	03-09-2019	03-09-2019	9253092019/9	10.01
						Check Total	364.20
03-14-19	146	Florida Power & Light	Electric - Vacant Units	03-07-2019	01-04-2019	1169387436.0119	53.75
			Electricity	03-07-2019	02-26-2019	1209116597.0219	103.47
			Electric - Vacant Units	03-07-2019	12-28-2018	4979116052.1218	31.98
			Electric - Vacant Units	03-07-2019	12-28-2018	7735306396.1218	44.13
						Check Total	233.33
03-14-19	147	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	148	City of Miami Beach	Water	03-07-2019	01-28-2019	51438300.0119	408.54
			Water	03-07-2019	01-28-2019	51438400.0119	616.78
						Check Total	1,025.32
03-14-19	149	Waste Connections of Florida	Garbage and Trash Removal	03-07-2019	03-31-2019	6440065314.0319	825.80
03-21-19	150	AVS Screening	Criminal Background Check	03-15-2019	03-07-2019	3105	6.28
03-21-19	151	Miguel Avila Landscape LLC	Landscape Contract	03-14-2019	03-14-2019	382586	40.00
03-25-19	152	First Service Corporation	Deposits Utilities	03-22-2019	02-28-2019	ReyesM.0219	2,357.76
03-28-19	153	RealPage Inc	Software Maintenance	03-22-2019	01-17-2019	I1901006300	651.47
03-28-19	154	Florida Power & Light	Electric - Vacant Units	03-22-2019	01-04-2019	2529088094.0119	157.29
03-28-19	155	RealPage Inc	Software Maintenance	03-22-2019	01-02-2019	I1812090318	482.00
03-28-19	156	1-866-JUNK-BE-GONE/Miami	Garbage and Trash Removal	03-27-2019	10-22-2018	31322	168.00
03-29-19	157	RAM - Payroll Account	Administrative Payroll	03-23-2019	03-23-2019	92532320191158	135.51
			Maintenance Payroll	03-23-2019	03-23-2019	92532320191206	191.82
			Workers Compensation	03-23-2019	03-23-2019	9253232019/10	1.53
			Workers Compensation	03-23-2019	03-23-2019	9253232019/15	8.03
			Unemployment	03-23-2019	03-23-2019	9253232019/5	2.41
			FICA	03-23-2019	03-23-2019	9253232019/6	14.38
			Unemployment	03-23-2019	03-23-2019	9253232019/8	1.70
			FICA	03-23-2019	03-23-2019	9253232019/9	10.06
						Check Total	365.44
						Bank Acct Total --->>>	10,460.42
						Company Total --->>>	10,460.42

CRESPI PARK

Invoice	Description	Original Accounting Date	Net Unpaid Balance	Aged Accounts Payable: Current	Over 30 Days	Over 60 Days	Over 90 Days	
10600 First Service Corporation								
DiazL.1218	Diaz Lourdes December 2018 CC	01-18-2019	620.76-	.00	.00	620.76-	.00	
7610002 City of Miami Beach								
51438300.0219	51438300 Crespi Park	03-28-2019	420.09	420.09	.00	.00	.00	
9030014 A R T Pest Control Services								
146906	Crespi Park	03-28-2019	150.00	150.00	.00	.00	.00	
	Property Total		50.67-*	570.09*	.00*	620.76-*	.00*	.00*