



WESTCHESTER APTS
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	\$ 13,992	\$ 1,219	\$ 0
Accounts Receivable-Tenant	5,776	0	0
Tenant Security Deposits	12,113	12,113	0
TOTAL ASSETS	<u>\$ 31,881</u>	<u>\$ 13,332</u>	<u>\$ 0</u>
<u>LIABILITIES & PARTNERS' CAPITAL</u>			
<u>LIABILITIES</u>			
Unearned Income	\$ 9,037	\$ 0	\$ 0
Accounts Payable	446	999	0
Accrued Payroll	291	179	0
Accrued Management Fee	840	840	0
Misc Current Liabilities	1,714	0	0
Tenant Security Deposits	12,113	12,113	0
Advance From Affiliate	17,371	12,721	0
Mortgage Payable	(11,359)	(7,319)	0
TOTAL LIABILITIES	<u>\$ 30,452</u>	<u>\$ 19,532</u>	<u>\$ 0</u>
<u>PARTNERS' CAPITAL</u>			
Profit (Loss) Current Year	\$ 1,430	\$ (6,201)	\$ 0
TOTAL PARTNERS' CAPITAL	<u>\$ 1,430</u>	<u>\$ (6,201)</u>	<u>\$ 0</u>
TOTAL LIABILITIES & CAPITAL	<u>\$ 31,881</u>	<u>\$ 13,332</u>	<u>\$ 0</u>

WESTCHESTER 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
<u>REVENUE</u>							
<u>Rent</u>							
970-00-51200.00 Rents Charged-Resident	13,541	0	13,541	13,541	0	13,541	564
970-00-51205.00 Rents Charged-Voucher	4,513	0	4,513	4,513	0	4,513	188
970-00-51255.00 Loss/Gain to Lease	(1,555)	0	(1,555)	(1,555)	0	(1,555)	(65)
Gross Possible Rent	16,499	0	16,499	16,499	0	16,499	687
<u>Rental Income Adjustments</u>							
970-00-52000.00 Vacancies	(1,689)	0	(1,689)	(1,689)	0	(1,689)	(70)
Total Rental Income Adjustments	(1,689)	0	(1,689)	(1,689)	0	(1,689)	(70)
Net Rental Income	14,810	0	14,810	14,810	0	14,810	617
<u>Other Income</u>							
Total Other Income	0	0	0	0	0	0	0
<u>Financial Income</u>							
Total Financial Income	0	0	0	0	0	0	0
Total Revenue	14,810	0	14,810	14,810	0	14,810	617
<u>EXPENSES</u>							
<u>Marketing/Renting</u>							
Total Marketing/Renting	0	0	0	0	0	0	0
<u>Administrative</u>							
970-00-63080.00 Postage Fax & Freight	20	0	(20)	31	0	(31)	1
970-00-63120.00 Bank Service Charges	101	0	(101)	135	0	(135)	6
970-00-63150.00 Seminars & Training	8	0	(8)	15	0	(15)	1
970-00-63160.00 Late Penalties	96	0	(96)	96	0	(96)	4
970-00-63370.00 Criminal Background Check	9	0	(9)	9	0	(9)	0
970-00-63375.00 Drug Testing	9	0	(9)	9	0	(9)	0
970-00-63460.00 Software Maintenance	482	0	(482)	482	0	(482)	20
970-00-63600.00 Telephone	1,020	0	(1,020)	1,308	0	(1,308)	55
Total Administrative	1,745	0	(1,745)	2,086	0	(2,086)	86
<u>Management Fees</u>							
970-00-63200.00 Management Fees	840	0	(840)	2,141	0	(2,141)	89
Total Management Fees	840	0	(840)	2,141	0	(2,141)	89
<u>Payroll & Benefits</u>							
<u>Administrative</u>							
970-00-63300.00 Administrative Payroll	410	0	(410)	941	0	(941)	39
970-00-63310.00 FICA	31	0	(31)	71	0	(71)	3
970-00-63320.00 Unemployment	5	0	(5)	12	0	(12)	0
970-00-63330.00 Workers Compensation	5	0	(5)	11	0	(11)	0
Total Administrative	451	0	(451)	1,035	0	(1,035)	42
<u>Maintenance</u>							
970-00-65400.00 Maintenance Payroll	600	0	(600)	1,393	0	(1,393)	58
970-00-65010.00 FICA	45	0	(45)	106	0	(106)	4
970-00-65020.00 Unemployment	8	0	(8)	18	0	(18)	1
970-00-65030.00 Workers Compensation	25	0	(25)	61	0	(61)	3
Total Maintenance	678	0	(678)	1,577	0	(1,577)	66
Total Payroll & Benefits	1,129	0	(1,129)	2,612	0	(2,612)	108
<u>Utility</u>							
970-00-64500.00 Electricity	590	0	(590)	590	0	(590)	25
970-00-64502.00 Electric - Vacant Units	43	0	(43)	43	0	(43)	2
970-00-64510.00 Water	314	0	(314)	654	0	(654)	27
970-00-64540.00 Sewer	1,400	0	(1,400)	2,819	0	(2,819)	117
970-00-64700.00 Garbage and Trash Removal	232	0	(232)	530	0	(530)	22
Total Utility	2,578	0	(2,578)	4,635	0	(4,635)	193
<u>Contract</u>							



WESTCHESTER 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
970-00-64620.00 Exterminating Contract	168	0	(168)	168	0	(168)	7
970-00-65220.00 Landscape Contract	210	0	(210)	210	0	(210)	9
Total Contract	378	0	(378)	378	0	(378)	16
<u>Maintenance</u>							
970-00-65440.00 Plumbing Supplies	0	0	0	455	0	(455)	19
Total Maint. Exp.	0	0	0	455	0	(455)	19
<u>Fixed</u>							
Total Fixed	0	0	0	0	0	0	0
Total Operating Exp	6,670	0	(6,670)	12,306	0	(12,306)	511
NET OPERATING INCOME	8,140	0	8,140	2,504	0	2,504	106
<u>Mortgage Expenses</u>							
970-00-68200.00 Interest on Mortgage	510	0	(510)	1,074	0	(1,074)	45
Total Mortgage Expense	510	0	(510)	1,074	0	(1,074)	45
<u>Reserve Expenses</u>							
Total Reserve Exp	0	0	0	0	0	0	0
NET INCOME BEFORE SYND/DEP	7,630	0	7,630	1,430	0	1,430	61
<u>Partnership/Owner Expenses</u>							
<u>Depreciation and Amortization</u>							
Total Depr & Amort	0	0	0	0	0	0	0
NET INCOME	7,630	0	7,630	1,430	0	1,430	61



WESTCHESTER 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
<u>REVENUE</u>						
Gross Possible Rent	\$ 16,499	\$ 0	\$ 0	\$ 16,499	\$ 0	\$ 0
Rental Income Adjustments	(1,689)	0	0	(1,689)	0	0
Financial Income	0	0	0	0	0	0
Total Revenue	14,810	0	\$ 0	14,810	0	\$ 0
<u>EXPENSES</u>						
Marketing/Renting	0	0	\$ 0	0	0	\$ 0
Administrative	1,745	0	0	2,086	0	0
Management Fees	840	0	0	2,141	0	0
Payroll & Benefits	1,129	0	0	2,612	0	0
Utility	2,578	0	0	4,635	0	0
Contract	378	0	0	378	0	0
Maintenance	0	0	0	455	0	0
Fixed	0	0	0	0	0	0
Total Operating Expenses	6,670	0	\$ 0	12,306	0	\$ 0
NET OPERATING INCOME	8,140	0	\$ 0	2,504	0	\$ 0
Mortgage Expense	510	0		1,074	0	
Mortgage Principle Reducti	4,040	0		11,359	0	
Increase in Reserve Accoun	0	0		0	0	
NET OPERATING ACTIVITY	\$ 3,590	\$ 0		\$ (9,930)	\$ 0	
=====						
Other Cash Activity	9,183	0		23,922	0	
NET CHANGE IN CASH	\$ 12,773	\$ 0		\$ 13,992	\$ 0	
Cash at Beg of Period/Beg of	1,219			0		
Current Cash Balance	13,992			13,992		
Net Change In Cash	\$ 12,773			\$ 13,992		
	\$ 0			\$ 0		



WESTCHESTER APTS
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	14,810	0	14,810	0
Less: Exp from Stmt of Operations	<u>7,180</u>	<u>0</u>	<u>13,380</u>	<u>0</u>
Net Income	7,630	0	1,430	0
Adjustment to Net Income from Statement of Operations				
Adjusted Net Income from Ops	<u>7,630</u>	<u>0</u>	<u>1,430</u>	<u>0</u>
Adjustments to Convert Adjusted Net Inc to Net Cash Flow from Operations				
Dec (Inc) Receivables	(5,776)	0	(5,776)	0
Dec (Inc) Prepaids/Other Asset	0	0	(12,113)	0
Inc (Dec) Ap/Other Liabilities	10,310	0	24,440	0
Inc/(Dec) Advance From Regular Escrow	4,650	0	17,371	0
Withdrawals from Reserve Account	0	0	0	0
Withdrawals from Other Restricted Cash	0	0	0	0
Mortgage Principle Payment/Activity	(4,040)	0	\$ (11,359)	0
Net Cash Flow From Operations	<u>12,773</u>	<u>0</u>	<u>\$ 13,992</u>	<u>0</u>
Net Inc (Dec) in Cash	<u><u>12,773</u></u>	<u><u>0</u></u>	<u><u>13,992</u></u>	<u><u>0</u></u>
Cash at Beg of Period/Beg of Year	1,219		0	
Net Chg in Cash Current/YTD	12,773		13,992	
Cash at End of period Check Figure	13,992		13,992	
Check Figure	0		0	

Company: 970-00 WESTCHESTER APTS

Check Date From: 03-01-19

Check Date To: 03-31-19

Bank Acct: 97010270 WESTCHESTER APTS OPR ACCT

Check Date	Check	Name	Account Title	Accounting Date	Invoice Date	Invoice	Amount
03-01-19	110	Suntrust Bank	Mortgage Payable	03-01-2019	03-01-2019	0040362781.0319	1,277.65
03-01-19	111	Miami Dade County	Mortgage Payable	03-01-2019	03-01-2019	4901036084.0319	3,333.33
03-14-19	112	Royal American Management Inc	Postage Fax & Freight	02-22-2019	02-19-2019	6-466-04993	7.58
03-14-19	113	First Service Corporation	Bank Service Charges	02-01-2019	01-31-2019	190131bnk.970	19.00
			Bank Service Charges	02-01-2019	01-31-2019	190131bnks.970	15.00
			Bank Service Charges	03-01-2019	02-28-2019	190228bnk.970	69.85
			Bank Service Charges	03-01-2019	02-28-2019	190228bnks.970	31.34
			Check Total				135.19
03-14-19	114	RAM - Payroll Account	Administrative Payroll	02-23-2019	02-23-2019	97022320191126	183.05
			Maintenance Payroll	02-23-2019	02-23-2019	97022320191175	265.66
			Administrative Payroll	03-09-2019	03-09-2019	97030920191151	182.55
			Workers Compensation	02-23-2019	02-23-2019	9702232019/10	2.06
			Workers Compensation	02-23-2019	02-23-2019	9702232019/15	11.13
			Unemployment	02-23-2019	02-23-2019	9702232019/5	3.37
			Check Total				647.82
03-14-19	115	Waste Connections of Florida	Garbage and Trash Removal	03-07-2019	03-31-2019	6440065313.0319	231.57
03-14-19	116	AT&T	Telephone	03-05-2019	03-15-2019	3056740197.0319	301.19
03-15-19	117	RAM - Payroll Account	Maintenance Payroll	03-09-2019	03-09-2019	97030920191199	272.68
			FICA	02-23-2019	02-23-2019	9702232019/6	20.32
			Unemployment	02-23-2019	02-23-2019	9702232019/8	2.32
			FICA	02-23-2019	02-23-2019	9702232019/9	14.01
			Workers Compensation	03-09-2019	03-09-2019	9703092019/10	2.04
			Workers Compensation	03-09-2019	03-09-2019	9703092019/15	11.39
			Unemployment	03-09-2019	03-09-2019	9703092019/5	3.45
			FICA	03-09-2019	03-09-2019	9703092019/6	20.85
			Unemployment	03-09-2019	03-09-2019	9703092019/8	2.32
			FICA	03-09-2019	03-09-2019	9703092019/9	13.96
			Check Total				363.34
03-15-19	118	RAM - Mgmt/Bkbp Fees	Management Fees	03-07-2019	02-28-2019	190228MGT.970	840.00
03-20-19	119	Grace Hill Inc	Seminars & Training	03-07-2019	03-07-2019	SI-97958	7.68
03-21-19	120	AVS Screening	Drug Testing	03-05-2019	02-05-2019	2891	9.24
			Criminal Background Check	03-15-2019	03-07-2019	3105	8.84
			Check Total				18.08
03-21-19	121	Miami Dade Exterminators CO	Exterminating Contract	03-07-2019	01-29-2019	13142	84.00
			Exterminating Contract	03-07-2019	02-27-2019	13176	84.00
			Check Total				168.00
03-21-19	122	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
			Landscape Contract	03-14-2019	03-14-2019	382586	40.00
			Check Total				210.00
03-21-19	123	Alvareda Construction LLC	Plumbing Supplies	02-27-2019	01-21-2019	012119	280.00
03-21-19	124	P1 Professional Plumbing Corp	Plumbing Supplies	02-27-2019	02-22-2019	1958	175.00
03-25-19	125	RealPage Inc	Software Maintenance	03-22-2019	01-17-2019	I1901084929	482.00
03-25-19	126	First Service Corporation	Telephone	03-22-2019	02-28-2019	ReyesM.0219	288.18
03-25-19	127	Florida Power & Light	Electric - Vacant Units	03-21-2019	01-22-2019	4719707426.0119	17.61
			Electric - Vacant Units	03-21-2019	02-19-2019	4719707426.0219	17.09
			Electric - Vacant Units	03-21-2019	03-20-2019	4719707426.0319	17.85
			Electricity	03-21-2019	01-22-2019	7240686183.0119	148.13
			Electricity	03-21-2019	02-19-2019	7240686183.0219	201.99
			Electricity	03-21-2019	03-20-2019	7240686183.0319	249.64
			Check Total				652.31
03-28-19	128	Royal American Management Inc	Postage Fax & Freight	03-21-2019	03-12-2019	6-486-46270	19.93
03-29-19	129	RAM - Payroll Account	Administrative Payroll	03-23-2019	03-23-2019	97032320191149	186.64
			Maintenance Payroll	03-23-2019	03-23-2019	97032320191197	268.73
			Workers Compensation	03-23-2019	03-23-2019	9703232019/10	2.09
			Workers Compensation	03-23-2019	03-23-2019	9703232019/15	11.29
			Unemployment	03-23-2019	03-23-2019	9703232019/5	3.39
			FICA	03-23-2019	03-23-2019	9703232019/6	20.14
			Unemployment	03-23-2019	03-23-2019	9703232019/8	2.34
			FICA	03-23-2019	03-23-2019	9703232019/9	13.85
			Check Total				508.47
						Bank Acct Total ---->>	9,947.32
						Company Total ---->>	9,947.32

WESTCHESTER APTS		Original Accounting Date	<----- Aged Accounts Payable ----->				
Invoice	Description		Net Unpaid Balance	Current	Over 30 Days	Over 60 Days	Over 90 Days
7800018	AT&T						
3056740197.0419	30567401970010445 Westchester	03-28-2019	445.84	445.84	.00	.00	.00