

Database: ADWEST
 ENTITY: 376

Comparative Income Statement
CASH FLOW STATEMENT
Ad West Realty Services
Pilchuck Ridge

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Cash

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Apr 2018	Budget Apr 2018	Variance		Actual Apr 2018	Budget Apr 2018	Variance	
Rent Receipts								
Rent Income-Tenants	13,708.00	19,810.00	(6,102.00)	-30.80%	130,358.00	158,480.00	(28,122.00)	-17.74%
Rent Income-RA Subsidy	4,174.00	0.00	4,174.00	0.00%	28,874.00	0.00	28,874.00	0.00%
Rent - Manager (Z)	0.00	0.00	0.00	0.00%	3,825.00	0.00	3,825.00	0.00%
Rent Income-Section 8	1,928.00	0.00	1,928.00	0.00%	11,523.00	0.00	11,523.00	0.00%
Rent Credit Z Unit	0.00	0.00	0.00	0.00%	(3,825.00)	0.00	(3,825.00)	0.00%
Overage Collected	510.00	0.00	510.00	0.00%	3,180.00	0.00	3,180.00	0.00%
Vacancy	(765.00)	(495.00)	(270.00)	-54.55%	(6,196.00)	(3,963.00)	(2,233.00)	-56.35%
Plus Net Change in Rent Receivables/Prepays								
Due From Tenant-Rent Rec.	586.00	0.00	586.00	0.00%	(893.00)	0.00	(893.00)	0.00%
Due From RD--Rental Asst.	0.00	0.00	0.00	0.00%	1,852.00	0.00	1,852.00	0.00%
Rents Received In Advance	152.00	0.00	152.00	0.00%	1,353.00	0.00	1,353.00	0.00%
Total Rent	20,293.00	19,315.00	978.00	5.06%	170,051.00	154,517.00	15,534.00	10.05%
Tenant Charges								
Miscellaneous Charges	0.00	0.00	0.00	0.00%	180.00	0.00	180.00	0.00%
Security Deposit Forfeits	0.00	91.00	(91.00)	-100.00%	165.00	736.00	(571.00)	-77.58%
Total Tenant Charges	0.00	91.00	(91.00)	-100.00%	345.00	736.00	(391.00)	-53.13%
Tenant Credits								
Other Credits	(700.00)	0.00	(700.00)	0.00%	(5,720.00)	0.00	(5,720.00)	0.00%
Total Tenant Credits	(700.00)	0.00	(700.00)		(5,720.00)	0.00	(5,720.00)	
Net Tenant Receipts	19,593.00	19,406.00	187.00	0.96%	164,676.00	155,253.00	9,423.00	6.07%
Other Revenue								
Laundry Income	479.64	162.00	317.64	196.07%	2,244.53	1,302.00	942.53	72.39%
Vending Income	0.00	0.00	0.00	0.00%	1,102.42	0.00	1,102.42	0.00%
Interest Income	0.75	0.00	0.75	0.00%	3.10	0.00	3.10	0.00%
Interest-Replacement Res	9.57	2.00	7.57	378.50%	21.09	16.00	5.09	31.81%
Other Income	0.00	0.00	0.00	0.00%	6.05	0.00	6.05	0.00%
Subtotal Other Revenue	489.96	164.00	325.96	198.76%	3,377.19	1,318.00	2,059.19	156.24%

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Thru:	Current Period			Variance	Year-To-Date			Variance
	Actual Apr 2018	Budget Apr 2018			Actual Apr 2018	Budget Apr 2018		
TOTAL RECEIPTS	20,082.96	19,570.00	512.96	2.62%	168,053.19	156,571.00	11,482.19	7.33%
DISBURSEMENTS								
Advertising	0.00	62.00	62.00	100.00%	338.72	502.00	163.28	32.53%
Advertising and Marketing	0.00	62.00	62.00	100.00%	338.72	502.00	163.28	32.53%
Office Expense	290.47	416.00	125.53	30.18%	2,000.07	3,331.00	1,330.93	39.96%
Office Furniture/Eqmt	0.00	114.00	114.00	100.00%	904.08	919.00	14.92	1.62%
Management Fee	1,560.00	1,566.00	6.00	0.38%	12,556.00	12,528.00	(28.00)	-0.22%
Manager Salary	2,088.00	1,668.00	(420.00)	-25.18%	15,038.25	13,348.00	(1,690.25)	-12.66%
Legal	0.00	0.00	0.00	0.00%	559.23	0.00	(559.23)	0.00%
Audit/Accounting	0.00	0.00	0.00	0.00%	7,791.64	6,500.00	(1,291.64)	-19.87%
Telephone	76.71	150.00	73.29	48.86%	1,080.98	1,200.00	119.02	9.92%
Internet Service	104.95	75.00	(29.95)	-39.93%	508.63	600.00	91.37	15.23%
Employee Benefits	0.00	56.00	56.00	100.00%	0.00	451.00	451.00	100.00%
Misc Administration	0.00	208.00	208.00	100.00%	3,847.38	1,668.00	(2,179.38)	-130.66%
Professional Service Fees	0.00	0.00	0.00	0.00%	120.00	0.00	(120.00)	0.00%
Training & Travel Expense	0.00	80.00	80.00	100.00%	314.45	640.00	325.55	50.87%
Total Administrative	4,120.13	4,333.00	212.87	4.91%	44,720.71	41,185.00	(3,535.71)	-8.58%
Electricity	576.09	421.00	(155.09)	-36.84%	3,022.53	3,370.00	347.47	10.31%
Electricity-Manager Unit	103.73	0.00	(103.73)	0.00%	177.03	0.00	(177.03)	0.00%
Electricity-Laundry	0.00	0.00	0.00	0.00%	117.51	0.00	(117.51)	0.00%
Electricity-Vacant Units	37.95	0.00	(37.95)	0.00%	195.20	0.00	(195.20)	0.00%
Water	1,583.48	1,648.00	64.52	3.92%	7,946.90	6,602.00	(1,344.90)	-20.37%
Sewer	2,612.78	3,012.00	399.22	13.25%	11,284.93	12,059.00	774.07	6.42%
Storm Sewer	449.10	0.00	(449.10)	0.00%	1,338.60	0.00	(1,338.60)	0.00%
Trash Removal	535.81	617.00	81.19	13.16%	3,776.84	4,946.00	1,169.16	23.64%
Cable TV	34.95	0.00	(34.95)	0.00%	176.94	0.00	(176.94)	0.00%
Utility Tax	223.65	0.00	(223.65)	0.00%	729.49	0.00	(729.49)	0.00%
Total Utility	6,157.54	5,698.00	(459.54)	-8.06%	28,765.97	26,977.00	(1,788.97)	-6.63%
Security/Fire Systems	802.86	10.00	(792.86)	-7928.60%	1,003.86	80.00	(923.86)	-1154.83%
Grounds Payroll	0.00	90.00	90.00	100.00%	0.00	720.00	720.00	100.00%

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Grounds Supply	0.00	180.00	180.00	100.00%	0.00	1,440.00	1,440.00	100.00%
Grounds Contract	654.60	630.00	(24.60)	-3.90%	5,891.00	5,040.00	(851.00)	-16.88%
Cleaning Payroll	148.50	401.00	252.50	62.97%	2,477.25	3,216.00	738.75	22.97%
Cleaning Supply	582.66	120.00	(462.66)	-385.55%	606.84	964.00	357.16	37.05%
Cleaning Contract	0.00	252.00	252.00	100.00%	0.00	2,022.00	2,022.00	100.00%
Carpet Cleaning	169.00	45.00	(124.00)	-275.56%	607.00	360.00	(247.00)	-68.61%
Repairs Payroll	32.00	937.00	905.00	96.58%	5,696.58	7,499.60	1,803.02	24.04%
Repairs Supply	219.43	280.00	60.57	21.63%	1,456.25	2,248.00	791.75	35.22%
Repairs Contract	100.00	589.00	489.00	83.02%	100.00	9,714.00	9,614.00	98.97%
Repairs Contract-Electric	0.00	0.00	0.00	0.00%	1,141.61	0.00	(1,141.61)	0.00%
Repairs Extra/Nonrecurr.	0.00	0.00	0.00	0.00%	1,228.31	0.00	(1,228.31)	0.00%
Decorating Payroll	180.00	45.00	(135.00)	-300.00%	342.00	370.00	28.00	7.57%
Decorating Supply	0.00	45.00	45.00	100.00%	270.85	370.00	99.15	26.80%
Decorating Contract	0.00	45.00	45.00	100.00%	0.00	370.00	370.00	100.00%
Flooring	0.00	0.00	0.00	0.00%	0.00	3,300.00	3,300.00	100.00%
Snow Removal	0.00	8.00	8.00	100.00%	0.00	68.00	68.00	100.00%
Exterminating	0.00	45.00	45.00	100.00%	218.20	360.00	141.80	39.39%
Refrigerator	0.00	0.00	0.00	0.00%	0.00	1,080.00	1,080.00	100.00%
Range	0.00	0.00	0.00	0.00%	0.00	575.00	575.00	100.00%
Total Maintenance	2,889.05	3,722.00	832.95	22.38%	21,039.75	39,796.60	18,756.85	47.13%
Federal W/H Tax Pble	214.00	0.00	(214.00)	0.00%	(91.00)	0.00	91.00	0.00%
FICA	1,129.11	325.00	(804.11)	-247.42%	1,523.56	2,610.00	1,086.44	41.63%
FUTA	0.00	0.00	0.00	0.00%	26.42	0.00	(26.42)	0.00%
SUTA	126.43	0.00	(126.43)	0.00%	195.86	0.00	(195.86)	0.00%
WCI	784.87	183.00	(601.87)	-328.89%	1,506.05	1,468.00	(38.05)	-2.59%
Real Property Tax	6,760.30	6,997.00	236.70	3.38%	9,092.38	13,993.00	4,900.62	35.02%
Property Insurance	0.00	0.00	0.00	0.00%	926.52	0.00	(926.52)	0.00%
Licensing/Fees	0.00	18.00	18.00	100.00%	139.00	150.00	11.00	7.33%
Total Taxes, Insurance and Fees	9,014.71	7,523.00	(1,491.71)	-19.83%	13,318.79	18,221.00	4,902.21	26.90%
TOTAL OPERATING DISBURSEMENTS	22,181.43	21,338.00	(843.43)	-3.95%	108,183.94	126,681.60	18,497.66	14.60%
OPERATING CASH FLOW (DEFICIT)	(2,098.47)	(1,768.00)	(330.47)	-18.69%	59,869.25	29,889.40	29,979.85	100.30%

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Mortgage	2,293.70	2,294.00	0.30	0.01%	13,762.20	18,352.00	4,589.80	25.01%
Overage Paid	689.00	0.00	(689.00)	0.00%	3,887.00	0.00	(3,887.00)	0.00%
Total Nonoperating Expense	<u>2,982.70</u>	<u>2,294.00</u>	<u>(688.70)</u>	-30.02%	<u>17,649.20</u>	<u>18,352.00</u>	<u>702.80</u>	3.83%
OPERATING CASH FLOW (DEFICIT) AFTER MORTGAGE	<u>(5,081.17)</u>	<u>(4,062.00)</u>	<u>(1,019.17)</u>	-25.09%	<u>42,220.05</u>	<u>11,537.40</u>	<u>30,682.65</u>	265.94%
Transfer to (from) TI Res	2,420.00	0.00	(2,420.00)	0.00%	2,420.00	0.00	(2,420.00)	0.00%
Return to Owner GP	0.00	0.00	0.00	0.00%	5,336.00	2,669.00	(2,667.00)	-99.93%
Return to Owner LP	0.00	0.00	0.00	0.00%	1,321.00	0.00	(1,321.00)	0.00%
Transfer to Replac Reserv	1,118.00	1,118.00	0.00	0.00%	104,472.00	8,944.00	(95,528.00)	-1068.07%
RR Interest Deposits	9.57	0.00	(9.57)	0.00%	9.60	0.00	(9.60)	0.00%
TOTAL CASH FLOW (DEFICIT)	<u><u>(8,628.74)</u></u>	<u><u>(5,180.00)</u></u>	<u><u>(3,448.74)</u></u>	-66.58%	<u><u>(71,338.55)</u></u>	<u><u>(75.60)</u></u>	<u><u>(71,262.95)</u></u>	-94263.16%
DISBURSEMENTS FROM REPLACEMENT RESERVES								
Replacement Reserves Utilized								
Water Heaters	0.00	0.00	0.00	0.00%	0.00	1,200.00	1,200.00	100.00%
Paving	0.00	0.00	0.00	0.00%	0.00	11,000.00	11,000.00	100.00%
Accessibility	0.00	0.00	0.00	0.00%	0.00	3,395.00	3,395.00	100.00%
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>		<u>0.00</u>	<u>15,595.00</u>	<u>15,595.00</u>	100.00%