GUMLEY HAFT
REAL ESTATE

MANAGEMENT REPORT PACKAGE
FOR PERIOD ENDED 12/31/18

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PREPARED BY:

GUMLEY HAFT
REAL ESTATE

CASH AVAILABILITY AS OF 12/31/18

BLD NUM: 284 CORP.NO:00 FISCAL BEG: 1

	CURRENT BALANCE
CASH AVAILABLE	
CASH - OPERATING	35,139.77
MONEY MARKET	1,429,945.98
MONEY MARKET	200,685.92
MONEY MARKET	98,215.79
TOTAL CASH AVAILABLE	1,763,987.46

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INVESTMENTS
AS OF 12/31/18

BLD NUM: 284 CORP.NO:00 FISCAL BEG: 1

	CURRENT BALANCE
STERLING NATIONAL BANK- MONEY MRKT	
TAX ESCROW ACCOUNT GL 1101	
A/C #7800052054 (784)	
BALANCE ON 12/01/18	1,226,314.53
12/18/18 TFO - RET	188,000.00
12/18/18 TFO - W & S	6,500.00
12/18/18 TFO - INS	8,500.00
12/31/18 INTEREST INCOME	556.92
12/31/18 TSF FROM CAP1 MM	74.53
BALANCE ON 12/31/18	1,429,945.98
NATIONAL COOPERATIVE BANK	
CONTROLLED MONEY MARKET ESCROW	
A/C #830452174 G/L 1103	
BALANCE ON 12/01/18	200,660.35
12/31/18 INTEREST INCOME	25.57
BALANCE ON 12/31/18	200,685.92
STERLING NATIONAL BANK	
MONEY MARKET - OPERATING RESERVE	
ACCT #7800163600 G/L 1104 (786)	
BALANCE ON 12/01/18	114,229.06
12/31/18 TTO CAP EXPENSE	-16,077.99
12/31/18 INTEREST INCOME	42.44
12/31/18 TSF FROM CAP1 MM	22.28

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INVESTMENTS
AS OF 12/31/18

BLD NUM: 284 CORP.NO:00 FISCAL BEG: 1

	CURRENT BALANCE
BALANCE ON 12/31/18	98,215.79
CUMULATIVE INVESTMENT INCOME	
BALANCE ON 12/01/18	4,305.45
12/31/18 INTEREST INCOME	556.92
12/31/18 INTEREST INCOME	42.44
12/31/18 INTEREST INCOME	25.57
BALANCE ON 12/31/18	4,930.38

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FINANCING
AS OF 12/31/18

BLD NUM: 284 CORP.NO:00 FISCAL BEG: 1

	CURRENT BALANCE
NATIONAL COOPERATIVE BANK	
DUE: AUGUST 31, 2024 GL 1500	
RATE: 3.58% INTEREST ONLY	
BALANCE ON 12/01/18	10,000,000.00
BALANCE ON 12/31/18	10,000,000.00
NATIONAL COOPERATIVE BANK	
INTEREST ONLY DUE 10/1/2024	
RATE: 4.73% - 360 DAYS ANNUM	
BALANCE ON 12/01/18	3,600,000.00
BALANCE ON 12/31/18	3,600,000.00

GUMLEY HAFT
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SUMMARY OF OPERATIONS
FOR PERIOD ENDING 12/31/18

BLD ACCT: 284 CORP.NO: 00 FISCAL BEG: 1

OPERATING ACCOUNT	----------CURRENT MONTH------ 12/18	Y.T.D.
TOTAL CASH RECEIVED	505,489.50	9,310,273.64
TOTAL DISBURSEMENTS	595,478.59	9,535,995.41
NET CASH FLOW FROM OPERATIONS	-89,989.09	-225,721.77
OWNER'S BEG. BALANCE	125,128.86	260,861.54
TOTAL CLOSING BALANCE	35,139.77	35,139.77

GUMLEY HAFT
REAL ESTATE

SUMMARY BUDGET COMPARISON
FOR PERIOD ENDING 12/31/18

BLD ACCT: 284 CORP.NO: 00 FISCAL BEG: 1

	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING
A/R INCOME								
TENANT CHARGES	472,382.88	428,477	43,906	5,580,049.30	5,270,553	309,496	5,270,553	-309,496
ADD:								
OPENING ARREARS	20,507.81	0	20,508	12,360.41	0	12,360	0	-12,360
OPENING PREPAIDS	-90,553.84	0	-90,554	-82,662.58	0	-82,663	0	82,663
TOTAL TO BE COLLECTED	402,336.85	428,477	-26,140	5,509,747.13	5,270,553	239,194	5,270,553	-239,194
LESS:								
CLOSING ARREARS	-22,823.86	0	-22,824	-22,823.86	0	-22,824	0	22,824
CLOSING PREPAIDS	66,398.52	0	66,399	66,398.52	0	66,399	0	-66,399
TOTAL CHARGES COLLECTED	445,911.51	428,477	17,435	5,553,321.79	5,270,553	282,769	5,270,553	-282,769
OTHER INCOME	43,500.00	0	43,500	378,659.87	100,000	278,660	100,000	-278,660
TOTAL CASH RECEIVED	489,411.51	428,477	60,935	5,931,981.66	5,370,553	561,429	5,370,553	-561,429
A/P EXPENSES								
FINANCIAL EXPENSES	46,523.33	51,105	-4,582	2,726,465.56	2,721,407	5,059	2,721,407	-5,059
PAYROLL EXPENSES	146,891.67	156,870	-9,978	1,578,231.09	1,583,353	-5,122	1,583,353	5,122
OPERATING EXPENSES	54,985.42	46,746	8,239	640,180.43	610,225	29,955	610,225	-29,955
REPAIRS & MAINTENANCE	29,234.05	18,370	10,864	270,638.37	228,100	42,538	228,100	-42,538
ADMINISTRATION	15,766.13	6,922	8,844	234,350.53	211,600	22,751	211,600	-22,751
TOTAL A/P EXPENSES	293,400.60	280,013	13,388	5,449,865.98	5,354,685	95,181	5,354,685	-95,181
OPERATING CASH FLOW	196,010.91	148,464	47,547	482,115.68	15,868	466,248	15,868	-466,248
CAPITAL IMPROVEMENTS	16,077.99	0	16,078	2,021,807.61	0	2,021,808	0	-2,021,808
TOTAL DISBURSEMENTS	309,478.59	280,013	29,466	7,471,673.59	5,354,685	2,116,989	5,354,685	-2,116,989
BORROWINGS & TRANSFERS	16,077.99	0	16,078	3,378,291.98	0	3,378,292	0	-3,378,292
REPAYMENTS & TRANSFERS	-286,000.00	0	-286,000	-2,064,321.82	0	-2,064,322	0	2,064,322

GUMLEY HAFT
REAL ESTATE

SUMMARY BUDGET COMPARISON
FOR PERIOD ENDING 12/31/18

BLD ACCT: 284 CORP.NO: 00 FISCAL BEG: 1

	CURRENT MONTH ACTUAL	CURRENT MONTH BUDGET	CURRENT MONTH VAR	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VAR	ANNUAL BUDGET TOTAL	ANNUAL BUDGET REMAINING
NET CASH FLOW	-89,989.09	148,464	-238,453	-225,721.77	15,868	-241,590	15,868	241,590
OWNER'S BEG. BALANCE	125,128.86	0	125,129	260,861.54	0	260,862	0	-260,862
TOTAL CLOSING BALANCE	35,139.77	148,464	-113,324	35,139.77	15,868	19,272	15,868	-19,272

GUMLEY HAFT
REAL ESTATE

DETAIL BUDGET COMPARISON
FOR PERIOD ENDING 12/31/18

BLD ACCT: 284 CORP.NO: 00 FISCAL BEG: 1

	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING
A/R INCOME								
MAINTENANCE	388,762.76	388,760	3	4,665,153.12	4,665,153	0	4,665,153	0
PARKING	25,833.33	25,286	547	303,333.32	303,333	0	303,333	0
ELECTRIC CHARGES	9,414.17	11,238	-1,824	123,264.02	134,845	-11,581	134,845	11,581
LAUNDRY	194.04	212	-18	2,522.52	2,500	23	2,500	-23
LATE FEES	750.00	0	750	5,500.00	0	5,500	0	-5,500
LEGAL REIMBURSEMENT	.00	0	0	693.00	0	693	0	-693
REPAIRS	347.75	0	348	347.75	0	348	0	-348
ANTENNA/CABLE	2,916.68	2,981	-64	31,859.12	35,673	-3,814	35,673	3,814
R/E TAX ASSESSMENT	.00	0	0	428,733.68	430,310	-1,576	430,310	1,576
R/E TAX ABATEMENT	.00	0	0	-290,897.87	-299,674	8,776	-299,674	-8,776
R/E TAX	806.45	0	806	6,346.68	6,346	1	6,346	-1
CONSTRUCTION FEE	40,000.00	0	40,000	295,000.00	0	295,000	0	-295,000
VETERAN EXEMPTION	.00	0	0	-5,494.60	-6,181	686	-6,181	-686
STAR EXEMPTION	.00	0	0	-2,029.93	-1,752	-278	-1,752	278
ARCHITECTURAL CHARGE	3,357.70	0	3,358	15,508.49	0	15,508	0	-15,508
BANK CHARGE	.00	0	0	210.00	0	210	0	-210
TOTAL CHARGES	472,382.88	428,477	43,906	5,580,049.30	5,270,553	309,496	5,270,553	-309,496
ADD:								
OPENING ARREARS	20,507.81	0	20,508	12,360.41	0	12,360	0	-12,360
OPENING PREPAIDS	-90,553.84	0	-90,554	-82,662.58	0	-82,663	0	82,663
TOTAL TO BE COLLECTED	402,336.85	428,477	-26,140	5,509,747.13	5,270,553	239,194	5,270,553	-239,194
LESS:								
CLOSING ARREARS	-22,823.86	0	-22,824	-22,823.86	0	-22,824	0	22,824
CLOSING PREPAIDS	66,398.52	0	66,399	66,398.52	0	66,399	0	-66,399
TOTAL CHARGES COLLECTED	445,911.51	428,477	17,435	5,553,321.79	5,270,553	282,769	5,270,553	-282,769
OTHER INCOME								
TRANSFER FEE	43,000.00	0	43,000	292,400.00	100,000	192,400	100,000	-192,400
INSURANCE PROCEEDS	.00	0	0	50,522.33	0	50,522	0	-50,522

GUMLEY HAFT
REAL ESTATE

DETAIL BUDGET COMPARISON
FOR PERIOD ENDING 12/31/18

BLD ACCT: 284 CORP.NO: 00 FISCAL BEG: 1

	CURRENT MONTH ACTUAL	CURRENT MONTH BUDGET	CURRENT MONTH VAR	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VAR	ANNUAL BUDGET TOTAL	ANNUAL BUDGET REMAINING
R/E TAX REFUND	.00	0	0	185.00	0	185	0	-185
TAX REFUND	.00	0	0	3,593.21	0	3,593	0	-3,593
INTEREST/DIVIDENDS	.00	0	0	9,505.09	0	9,505	0	-9,505
WORKERS COMP DIVIDEND	.00	0	0	16,454.24	0	16,454	0	-16,454
STOCK SALE	.00	0	0	2,500.00	0	2,500	0	-2,500
MOVE IN/MOVE OUT DEPO	500.00	0	500	3,500.00	0	3,500	0	-3,500
TOTAL OTHER INCOME	43,500.00	0	43,500	378,659.87	100,000	278,660	100,000	-278,660
TOTAL CASH RECEIVED	489,411.51	428,477	60,935	5,931,981.66	5,370,553	561,429	5,370,553	-561,429
A/P EXPENSES								
FINANCIAL EXPENSES								
FIRST MORTGAGE	29,833.33	29,832	1	362,972.22	362,971	1	362,971	-1
SECOND MORTGAGE	14,190.00	13,273	917	175,903.44	159,243	16,660	159,243	-16,660
REAL ESTATE TAX	.00	0	0	2,466,495.68	2,469,800	-3,304	2,469,800	3,304
R/E TAX ABATEMENT	.00	0	0	-299,556.28	-299,674	118	-299,674	-118
STATE CORP/FRANCHISE	.00	5,000	-5,000	21,900.00	22,000	-100	22,000	100
CITY CORPORATION TAX	.00	3,000	-3,000	4,000.00	15,000	-11,000	15,000	11,000
MORTGAGE/LOAN EXPENSE	2,500.00	0	2,500	2,500.00	0	2,500	0	-2,500
VETERANS EXEMPTION	.00	0	0	-5,838.00	-6,181	343	-6,181	-343
STAR EXEMPTION	.00	0	0	-1,911.50	-1,752	-160	-1,752	160
TOTAL FINANCIAL EXPENSES	46,523.33	51,105	-4,582	2,726,465.56	2,721,407	5,059	2,721,407	-5,059
PAYROLL RELATED EXPENSES								
GROSS WAGES	102,165.77	108,156	-5,990	1,090,165.19	1,084,525	5,640	1,084,525	-5,640
FICA EMPLOYERS SHARE	7,815.76	8,274	-458	83,398.65	82,966	433	82,966	-433
N.Y.S. UNEMPLOYMENT	.00	0	0	1,691.30	3,730	-2,039	3,730	2,039
FEDERAL UNEMPLOYMENT	.00	0	0	896.01	896	0	896	0
EMPLOYEE PENSION FUND	6,202.00	6,580	-378	79,614.67	78,927	688	78,927	-688
EMPLOYEE HEALTH/WELFA	22,007.44	21,569	438	274,579.11	258,740	15,839	258,740	-15,839
EMPLOYEE ANNUITY FUND	600.00	686	-86	7,801.32	8,155	-354	8,155	354
UNION DUES	75.00	0	75	150.00	0	150	0	-150
WORKER'S COMPENSATION	6,964.53	11,050	-4,085	34,105.97	60,000	-25,894	60,000	25,894

GUMLEY HAFT
REAL ESTATE

DETAIL BUDGET COMPARISON
FOR PERIOD ENDING 12/31/18

BLD ACCT: 284 CORP.NO: 00 FISCAL BEG: 1

	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING
NEW YORK DISABILITY	.00	180	-180	880.47	714	166	714	-166
EMPLOYEE GARNISHMENT	640.30	0	640	-117.51	0	-118	0	118
PAYROLL CHARGES	.00	0	0	.00	200	-200	200	200
OTHER LABOR COSTS	348.00	375	-27	5,586.00	4,500	1,086	4,500	-1,086
401K	135.00	0	135	.00	0	0	0	0
POLITICAL FUND	6.00	0	6	30.00	0	30	0	-30
MCTMT TAX	.00	0	0	349.00	0	349	0	-349
PAID FAMILY LEAVE	-68.13	0	-68	-899.09	0	-899	0	899
TOTAL PAYROLL EXPENSES	146,891.67	156,870	-9,978	1,578,231.09	1,583,353	-5,122	1,583,353	5,122
OPERATING EXPENSES								
WATER & SEWER	.00	0	0	59,867.62	69,621	-9,753	69,621	9,753
W&S STEAM CONDENSATE	.00	0	0	4,986.78	5,600	-613	5,600	613
STEAM	30,739.85	24,215	6,525	236,647.18	214,994	21,653	214,994	-21,653
ELECTRIC	15,260.95	15,907	-646	239,045.48	224,610	14,435	224,610	-14,435
GAS	51.94	62	-10	657.19	700	-43	700	43
SUPPLIES	5,373.43	3,337	2,036	34,448.38	40,000	-5,552	40,000	5,552
PEST CONTROL	721.84	475	247	7,002.91	5,700	1,303	5,700	-1,303
UNIFORMS	1,552.10	2,500	-948	31,332.99	30,000	1,333	30,000	-1,333
WATER TREATMENT	.00	0	0	11,055.25	12,000	-945	12,000	945
SECURITY	1,285.31	250	1,035	6,898.05	3,000	3,898	3,000	-3,898
PERMITS/LICENSES/FEES	.00	0	0	5,840.17	4,000	1,840	4,000	-1,840
OTHER SERVICES	.00	0	0	1,859.50	0	1,860	0	-1,860
HEALTH CLUB REPAIR &	.00	0	0	538.93	0	539	0	-539
TOTAL OPERATING EXPENSES	54,985.42	46,746	8,239	640,180.43	610,225	29,955	610,225	-29,955
REPAIRS & MAINTENANCE								
BOILER/HEATING PLANT	.00	837	-837	4,561.26	10,000	-5,439	10,000	5,439
ELEVATOR	8,328.93	3,337	4,992	38,499.82	40,000	-1,500	40,000	1,500
PLUMBING	17,329.44	6,250	11,079	64,230.55	75,000	-10,769	75,000	10,769
INTERCOM/DOORBELL	.00	212	-212	3,481.52	2,500	982	2,500	-982
ELECTRICAL	212.20	337	-125	5,688.90	4,000	1,689	4,000	-1,689
AIR CONDITIONING	.00	0	0	7,479.72	2,000	5,480	2,000	-5,480
CABLE TV/INTERNET	2,847.51	3,337	-489	34,846.71	40,000	-5,153	40,000	5,153
BLDG & MECH EQUIP	.00	0	0	9,444.91	1,100	8,345	1,100	-8,345

GUMLEY HAFT
REAL ESTATE

DETAIL BUDGET COMPARISON
FOR PERIOD ENDING 12/31/18

BLD ACCT: 284 CORP.NO: 00 FISCAL BEG: 1

	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING
WINDOWS	.00	250	-250	.00	3,000	-3,000	3,000	3,000
FLOWERS/GARDEN	515.97	712	-196	20,577.07	8,500	12,077	8,500	-12,077
LOBBY	.00	0	0	140.44	1,000	-860	1,000	860
APARTMENT REPAIRS	.00	2,500	-2,500	37,428.01	30,000	7,428	30,000	-7,428
NEW APPLIANCES	.00	0	0	2,387.51	0	2,388	0	-2,388
MISCELLANEOUS REPAIRS	.00	424	-424	.00	5,000	-5,000	5,000	5,000
LOCKSMITH	.00	174	-174	3,516.67	2,000	1,517	2,000	-1,517
WATER TANK	.00	0	0	1,246.62	2,000	-753	2,000	753
FIRE EXTINGUISHER	.00	0	0	2,006.92	2,000	7	2,000	-7
FLOOR CVR/CLN/POLISH	.00	0	0	29,192.11	0	29,192	0	-29,192
FIRE PROTECTION	.00	0	0	4,023.37	0	4,023	0	-4,023
HVAC	.00	0	0	1,886.26	0	1,886	0	-1,886
TOTAL REPAIRS & MAINTENANCE	29,234.05	18,370	10,864	270,638.37	228,100	42,538	228,100	-42,538
ADMINISTRATION								
INSURANCE	.00	0	0	102,511.98	93,500	9,012	93,500	-9,012
LEGAL FEES	8,539.50	837	7,703	12,527.00	10,000	2,527	10,000	-2,527
REAL ESTATE TAX REDUC	.00	0	0	13,300.27	13,300	0	13,300	0
ACCOUNTING	.00	0	0	15,563.00	15,000	563	15,000	-563
ENG/ARCH/CONSULT	.00	625	-625	3,010.00	7,500	-4,490	7,500	4,490
MANAGEMENT	3,625.00	3,625	0	43,500.00	43,500	0	43,500	0
TELEPHONE	576.17	625	-49	9,013.43	7,500	1,513	7,500	-1,513
RADIOS/COMPUTERS/SOFT	.00	49	-49	589.97	500	90	500	-90
MEMBERSHIP/DUES	.00	0	0	1,976.00	2,000	-24	2,000	24
STATIONERY AND PRINTI	.00	49	-49	.00	500	-500	500	500
MESSENGER	86.40	112	-26	2,297.28	1,300	997	1,300	-997
BANK CHARGES	25.00	0	25	125.00	0	125	0	-125
CONTRIBUTIONS	.00	0	0	5,500.00	5,000	500	5,000	-500
MISC ADMINISTRATION	1,942.75	1,000	943	7,961.81	12,000	-4,038	12,000	4,038
BACKGROUND CHECK	162.94	0	163	162.94	0	163	0	-163
SH LEGAL EXP	.00	0	0	396.00	0	396	0	-396
SH ENG/ARCH	808.37	0	808	15,915.85	0	15,916	0	-15,916
TOTAL ADMINISTRATION	15,766.13	6,922	8,844	234,350.53	211,600	22,751	211,600	-22,751
TOTAL A/P EXPENSES	293,400.60	280,013	13,388	5,449,865.98	5,354,685	95,181	5,354,685	-95,181

GUMLEY HAFT
REAL ESTATE

DETAIL BUDGET COMPARISON
FOR PERIOD ENDING 12/31/18

BLD ACCT: 284 CORP.NO: 00 FISCAL BEG: 1

	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING
OPERATING CASH FLOW	196,010.91	148,464	47,547	482,115.68	15,868	466,248	15,868	-466,248
CAPITAL IMPROVEMENTS								
EXTERIOR	.00	0	0	850,416.03	0	850,416	0	-850,416
ELEVATOR	.00	0	0	40,000.00	0	40,000	0	-40,000
ENG/ARCH/CONSULTANT	5,394.95	0	5,395	128,737.16	0	128,737	0	-128,737
INTERCOM	.00	0	0	17,000.00	0	17,000	0	-17,000
LOBBY IMPROVEMENT	767.25	0	767	807,436.48	0	807,436	0	-807,436
FURNITURE & FIXTURES	.00	0	0	3,204.33	0	3,204	0	-3,204
BLDG & MECHANICAL EQU	.00	0	0	23,600.00	0	23,600	0	-23,600
ASBESTOS/LEAD	.00	0	0	17,952.00	0	17,952	0	-17,952
BRIDGING	.00	0	0	5,400.00	0	5,400	0	-5,400
LANDSCAPING/GARDENS	.00	0	0	57,323.16	0	57,323	0	-57,323
PERMITS/INSP. FEES	.00	0	0	100.00	0	100	0	-100
CANOPY	9,915.79	0	9,916	9,915.79	0	9,916	0	-9,916
MOLD REMEDIATION	.00	0	0	60,722.66	0	60,723	0	-60,723
TOTAL CAPITAL IMPROVEMENTS	16,077.99	0	16,078	2,021,807.61	0	2,021,808	0	-2,021,808
TOTAL DISBURSEMENTS	309,478.59	280,013	29,466	7,471,673.59	5,354,685	2,116,989	5,354,685	-2,116,989
BORROWINGS & TRANSFERS								
TRANSFER FROM RESERVE	16,077.99	0	16,078	2,020,438.31	0	2,020,438	0	-2,020,438
TRANSFER FROM ESCROW	.00	0	0	1,357,853.67	0	1,357,854	0	-1,357,854
TOTAL BORROWINGS & TRANSFER	16,077.99	0	16,078	3,378,291.98	0	3,378,292	0	-3,378,292
REPAYMENTS & TRANSFERS								
TRANSFER TO RESERVE	-83,000.00	0	-83,000	-693,400.00	0	-693,400	0	693,400
PREPAID R/E TAXES	.00	0	0	1,055,678.18	0	1,055,678	0	-1,055,678
INSURANCE ESCROW	-8,500.00	0	-8,500	-94,300.00	0	-94,300	0	94,300
WATER/SEWER ESCROW	-6,500.00	0	-6,500	-76,300.00	0	-76,300	0	76,300
TRANS TO TAX A/C	-188,000.00	0	-188,000	-2,256,000.00	0	-2,256,000	0	2,256,000
TOTAL REPAYMENTS & TRANSFER	-286,000.00	0	-286,000	-2,064,321.82	0	-2,064,322	0	2,064,322

GUMLEY HAFT
REAL ESTATE

DETAIL BUDGET COMPARISON
FOR PERIOD ENDING 12/31/18

BLD ACCT: 284 CORP.NO: 00 FISCAL BEG: 1

	CURRENT MONTH ACTUAL	CURRENT MONTH BUDGET	CURRENT MONTH VAR	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VAR	ANNUAL BUDGET TOTAL	ANNUAL BUDGET REMAINING
NET CASH FLOW	-89,989.09	148,464	-238,453	-225,721.77	15,868	-241,590	15,868	241,590
OWNER'S BEG. BALANCE	125,128.86	0	125,129	260,861.54	0	260,862	0	-260,862
TOTAL CLOSING BALANCE	35,139.77	148,464	-113,324	35,139.77	15,868	19,272	15,868	-19,272