

ELM PARK
ELM PARK 20
50 UNITS - SCHD GROSS \$13270.
CASH FLOW REPORT

NOVEMBER 30, 1990

	CURRENT MONTH				YEAR TO DATE			
	ACTUAL	%	BUDGET	VARIANCE	ACTUAL	%	BUDGET	VARIANCE
REVENUES								
400 RENTS	4,310.00		13,902.00	(9,592.00)	83,463.00		128,726.00	(45,263.00)
401 FEES	.00		.00	.00	.00		.00	.00
403 LAUNDRY EQUIP. INCOME	.00		367.00	(367.00)	2,775.04		4,037.00	(1,261.96)
409 RENT SUBSIDY	8,158.00		.00	8,158.00	35,156.00		.00	35,156.00
410 OTHER INCOME	.00		.00	.00	.00		.00	.00
411 FREE RENT	.00		.00	.00	.00		.00	.00
415 BUDGETED VACANCY	.00		.00	.00	.00		.00	.00
	<u>12,468.00</u>		<u>14,269.00</u>	<u>1,801.00</u>	<u>121,394.04</u>		<u>132,763.00</u>	<u>11,368.96</u>
OPERATING EXPENSES								
500 MANAGERS APARTMENT	335.00	7.77%	335.00	.00	3,635.00	4.36%	3,635.00	.00
501 MANAGERS SALARY	659.47	15.30%	715.00	(55.53)	8,427.79	10.10%	7,865.00	562.79
504 TELEPHONE REIMBURSABLE	.00	.00%	.00	.00	.00	.00%	.00	.00
505 TELEPHONE	30.23	.70%	100.00	(69.77)	498.42	.60%	1,100.00	(601.58)
506 ELECTRIC	1,576.77	36.58%	1,667.00	(90.23)	17,333.61	20.77%	18,337.00	(1,003.39)
507 GAS	.00	.00%	.00	.00	.00	.00%	.00	.00
508 WATER	365.98	8.49%	542.00	(176.02)	4,432.48	5.31%	5,962.00	(1,529.52)
509 SEWER	868.50	20.15%	667.00	201.50	8,473.50	10.15%	7,337.00	1,136.50
510 GARBAGE	.00	.00%	.00	.00	9,377.60	11.24%	8,335.00	1,042.60
515 POOL UTILITIES	.00	.00%	.00	.00	.00	.00%	.00	.00
516 LAUNDRY ROOM MAINTENANCE	304.80	7.07%	285.00	19.80	3,251.20	3.90%	3,135.00	116.20
519 SECURITY EXPENSE	.00	.00%	.00	.00	.00	.00%	.00	.00
520 OFFICE SUPPLIES & EXP.	1,151.83	26.72%	50.00	1,101.83	6,877.67	8.24%	3,100.00	3,777.67
522 ADVERTISING	7.50	.17%	10.00	(2.50)	21.30	.03%	110.00	(88.70)
521 FREE RENT	.00	.00%	.00	.00	.00	.00%	.00	.00
524 INSURANCE	223.67	5.19%	228.00	(4.33)	4,037.36	4.84%	2,508.00	1,529.36
525 EDUCATION	.00	.00%	.00	.00	.00	.00%	.00	.00
526 F E D FEES	.00	.00%	.00	.00	.00	.00%	.00	.00
527 HOA DUES	.00	.00%	.00	.00	.00	.00%	.00	.00
528 PROFESSIONAL FEES	.00	.00%	85.00	(85.00)	2,700.00	3.23%	3,435.00	(735.00)
529 CREDIT CHECKS	.00	.00%	.00	.00	.00	.00%	.00	.00
530 TOOLS & EQUIPMENT	39.00	.90%	50.00	(11.00)	63.98	.08%	550.00	(486.02)
531 SEWER ASSESSMENT	.00	.00%	.00	.00	.00	.00%	.00	.00
532 CABLE T.V. LEASE	.00	.00%	.00	.00	.00	.00%	.00	.00
533 FURNITURE	.00	.00%	83.00	(83.00)	.00	.00%	913.00	(913.00)
534 LAUNDRY EQUIP. LEASE	.00	.00%	.00	.00	.00	.00%	.00	.00
535 APPLNCE/EQUIP REPLACE.	.00	.00%	100.00	(100.00)	434.00	.52%	1,100.00	(666.00)
583 LICENSES	.00	.00%	.00	.00	.00	.00%	.00	.00
585 PERSONAL PROP. TAXES	.00	.00%	.00	.00	.00	.00%	.00	.00
540 APPLIANCE REPAIR	.00	.00%	100.00	(100.00)	315.43	.38%	1,100.00	(784.57)
548 DISCOUNTS EARNED	.00	.00%	.00	.00	.00	.00%	.00	.00
550 TURNOVER PAINTING	558.80	12.97%	300.00	258.80	2,954.30	3.54%	3,300.00	(345.70)
551 TURNOVER CLEANING	247.65	5.75%	220.00	27.65	2,044.70	2.45%	2,420.00	(375.30)

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ELM PARK
ELM PARK 20
50 UNITS - SCHED GROSS \$13270.
CASH FLOW REPORT

NOVEMBER 30, 1990

	CURRENT MONTH				YEAR TO DATE			
	ACTUAL	%	BUDGET	VARIANCE	ACTUAL	%	BUDGET	VARIANCE
553 DRAPERY CLEANING	.00	.00%	35.00	(35.00)	598.50	.72%	385.00	213.50
554 DRAPERY REPLACEMENT	.00	.00%	100.00	(100.00)	.00	.00%	1,100.00	(1,100.00)
556 CARPET CLEANING	.00	.00%	50.00	(50.00)	580.00	.69%	550.00	30.00
557 CARPET REPLACEMENT	.00	.00%	100.00	(100.00)	7,948.50	9.52%	1,100.00	6,848.50
558 LAUNDRY EQUIP. MAINT.	.00	.00%	.00	.00	.00	.00%	.00	.00
559 POOL MAINTENANCE	.00	.00%	.00	.00	.00	.00%	.00	.00
566 DRY ROT	.00	.00%	.00	.00	.00	.00%	.00	.00
562 REC. ROOM MAINTENANCE	.00	.00%	.00	.00	.00	.00%	.00	.00
565 LANDSCAPE MAINTENANCE	400.00	9.28%	416.00	(16.00)	5,293.39	6.34%	4,576.00	717.39
566 PEST CONTROL	100.00	2.32%	100.00	.00	1,052.00	1.26%	1,100.00	(48.00)
574 MINOR MAINTENANCE	.00	.00%	467.00	(467.00)	1,415.30	1.70%	5,137.00	(3,721.70)
572 LOCKSMITH	.00	.00%	25.00	(25.00)	96.65	.12%	275.00	(178.35)
576 MAINTENANCE SUPPLIES	.00	.00%	300.00	(300.00)	693.03	.83%	3,300.00	(2,606.97)
573 MODEL FURNITURE	.00	.00%	.00	.00	.00	.00%	.00	.00
584 MANAGEMENT FEE	997.44	23.14%	1,083.00	(85.56)	9,723.82	11.65%	11,913.00	(2,189.18)
587 MONEY MARKET ACCOUNT	1,250.00	29.00%	1,250.00	.00	13,750.00	16.47%	13,750.00	.00
	<u>9,116.64</u>	<u>211.52%</u>	<u>9,463.00</u>	<u>(346.36)</u>	<u>116,029.53</u>	<u>139.02%</u>	<u>117,428.00</u>	<u>(1,398.47)</u>
NET OPERATING INCOME	<u>3,351.36</u>	<u>77.76%</u>	<u>4,806.00</u>	<u>1,454.64</u>	<u>5,364.51</u>	<u>6.43%</u>	<u>15,335.00</u>	<u>9,970.49</u>
OTHER EXPENSES								
586 REAL PROPERTY TAXES	.00	.00%	.00	.00	.00	.00%	.00	.00
575 MAJOR MAINTENANCE	.00	.00%	.00	.00	375.00	.45%	.00	375.00
	<u>.00</u>	<u>.00%</u>	<u>.00</u>	<u>.00</u>	<u>375.00</u>	<u>.45%</u>	<u>.00</u>	<u>375.00</u>
NET RENTAL INCOME	<u>3,351.36</u>	<u>77.76%</u>	<u>4,806.00</u>	<u>1,454.64</u>	<u>4,989.51</u>	<u>5.98%</u>	<u>15,335.00</u>	<u>10,345.49</u>
OTHER RECEIPTS & (DISB.)								
590 MORTGAGE PAYMENTS	4,710.00		785.00	3,925.00	8,635.00		8,635.00	.00
596 OWNERS DRAWS	.00		.00	.00	(90.98)		.00	(90.98)
595 OWNERS ADVANCES	.00		.00	.00	(4,500.00)		.00	(4,500.00)
	<u>4,710.00</u>		<u>785.00</u>	<u>3,925.00</u>	<u>4,044.02</u>		<u>8,635.00</u>	<u>(4,590.98)</u>
NET CASH FLOW	<u>(1,358.64)</u>		<u>4,021.00</u>	<u>(5,379.64)</u>	<u>945.49</u>		<u>6,700.00</u>	<u>(5,754.51)</u>
598 REFUNDABLE DEPOSITS NET	.00		.00	.00	.00		.00	.00

COMPANY NO: 049

ELM PARK
ALL PROJECTS CONSOLIDATED
BALANCE SHEET

RUN DATE: 12/06/90
RUN TIME: 16:23

NOVEMBER 30, 1990

CASH	<u>5,629.48</u>
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RETAINED CASH FLOW - PRIOR YR.	4,683.99
RETAINED CASH FLOW - CURRENT YR.	945.49

5,629.48

ELM PARK PHASE 11
 ELM PARK 56
 12 UNITS
 CASH FLOW REPORT

NOVEMBER 30, 1990

	CURRENT MONTH				YEAR TO DATE			
	ACTUAL	%	BUDGET	VARIANCE	ACTUAL	%	BUDGET	VARIANCE
REVENUES								
400 RENTS	2,040.00		4,025.00	(1,985.00)	25,011.00		40,875.00	(15,864.00)
401 FEES	.00		.00	.00	.00		.00	.00
403 LAUNDRY EQUIP. INCOME	.00		108.00	(108.00)	857.54		1,188.00	(330.46)
409 RENT SUBSIDY	3,468.10		.00	3,468.10	11,451.12		.00	11,451.12
410 OTHER INCOME	.00		.00	.00	.00		.00	.00
411 FREE RENT	.00		.00	.00	.00		.00	.00
415 BUDGETED VACANCY	.00		.00	.00	.00		.00	.00
	<u>5,508.10</u>		<u>4,133.00</u>	<u>(1,375.10)</u>	<u>37,319.66</u>		<u>42,063.00</u>	<u>4,743.34</u>
OPERATING EXPENSES								
500 MANAGERS APARTMENT	380.00	18.63%	330.00	50.00	4,130.00	16.51%	3,630.00	500.00
501 MANAGERS SALARY	127.00	6.23%	150.00	(23.00)	1,831.98	7.32%	1,650.00	181.98
504 TELEPHONE REIMBURSABLE	.00	.00%	.00	.00	.00	.00%	.00	.00
505 TELEPHONE	.00	.00%	.00	.00	(9.72)	-.04%	.00	(9.72)
506 ELECTRIC	527.40	25.85%	300.00	227.40	5,503.24	22.00%	3,300.00	2,203.24
507 GAS	.00	.00%	.00	.00	.00	.00%	.00	.00
508 WATER	138.31	6.78%	300.00	(161.69)	2,224.46	8.89%	3,300.00	(1,075.54)
509 SEWER	225.50	11.05%	175.00	50.50	2,180.70	8.72%	1,925.00	255.70
510 GARBAGE	.00	.00%	.00	.00	4,174.30	16.69%	4,170.00	4.30
515 POOL UTILITIES	.00	.00%	.00	.00	.00	.00%	.00	.00
516 LAUNDRY ROOM MAINTENANCE	152.40	7.47%	.00	152.40	1,676.40	6.70%	.00	1,676.40
519 SECURITY EXPENSE	.00	.00%	.00	.00	.00	.00%	.00	.00
520 OFFICE SUPPLIES & EXP.	.00	.00%	15.00	(15.00)	1,485.28	5.94%	165.00	1,320.28
522 ADVERTISING	7.50	.37%	.00	7.50	7.50	.03%	.00	7.50
521 FREE RENT	.00	.00%	.00	.00	.00	.00%	.00	.00
524 INSURANCE	.00	.00%	.00	.00	.00	.00%	.00	.00
525 EDUCATION	.00	.00%	.00	.00	.00	.00%	.00	.00
526 F E D FEES	.00	.00%	.00	.00	.00	.00%	.00	.00
527, HOA DUES	.00	.00%	.00	.00	.00	.00%	.00	.00
528 PROFESSIONAL FEES	.00	.00%	.00	.00	300.00	1.20%	800.00	(500.00)
529 CREDIT CHECKS	.00	.00%	.00	.00	.00	.00%	.00	.00
530 TOOLS & EQUIPMENT	.00	.00%	.00	.00	.00	.00%	.00	.00
531 SEWER ASSESSMENT	.00	.00%	.00	.00	.00	.00%	.00	.00
532 CABLE T. V. LEASE	.00	.00%	.00	.00	.00	.00%	.00	.00
533 FURNITURE	.00	.00%	50.00	(50.00)	.00	.00%	550.00	(550.00)
534 LAUNDRY EQUIP. LEASE	.00	.00%	.00	.00	.00	.00%	.00	.00
535 APPLNCE/EQUIP REPLACE.	.00	.00%	63.00	(63.00)	429.00	1.72%	693.00	(264.00)
583 LICENSES	.00	.00%	.00	.00	6.00	.02%	.00	6.00
585 PERSONAL PROP. TAXES	.00	.00%	.00	.00	.00	.00%	.00	.00
540 APPLIANCE REPAIR	.00	.00%	25.00	(25.00)	.00	.00%	275.00	(275.00)
548 DISCOUNTS EARNED	.00	.00%	.00	.00	.00	.00%	.00	.00
550 TURNOVER PAINTING	.00	.00%	250.00	(250.00)	292.10	1.17%	750.00	(457.90)
551 TURNOVER CLEANING	.00	.00%	183.00	(183.00)	266.70	1.07%	549.00	(282.30)

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NOVEMBER 30, 1990

	CURRENT MONTH				YEAR TO DATE			
	ACTUAL	%	BUDGET	VARIANCE	ACTUAL	%	BUDGET	VARIANCE
553 DRAPERY CLEANING	28.00	1.37%	30.00	(2.00)	28.00	.11%	90.00	(62.00)
554 DRAPERY REPLACEMENT	.00	.00%	20.00	(20.00)	.00	.00%	220.00	(220.00)
556 CARPET CLEANING	.00	.00%	68.00	(68.00)	35.00	.14%	204.00	(169.00)
557 CARPET REPLACEMENT	.00	.00%	.00	.00	.00	.00%	.00	.00
558 LAUNDRY EQUIP. MAINT.	.00	.00%	.00	.00	.00	.00%	.00	.00
559 POOL MAINTENANCE	.00	.00%	.00	.00	.00	.00%	.00	.00
566 DRY ROT	.00	.00%	.00	.00	.00	.00%	.00	.00
562 REC. ROOM MAINTENANCE	.00	.00%	.00	.00	.00	.00%	.00	.00
565 LANDSCAPE MAINTENANCE	150.00	7.35%	183.00	(33.00)	1,800.00	7.20%	2,013.00	(213.00)
566 PEST CONTROL	200.00	9.80%	25.00	175.00	555.00	2.22%	275.00	280.00
574 MINOR MAINTENANCE	.00	.00%	125.00	(125.00)	100.00	.40%	1,375.00	(1,275.00)
572 LOCKSMITH	.00	.00%	10.00	(10.00)	.00	.00%	110.00	(110.00)
576 MAINTENANCE SUPPLIES	.00	.00%	50.00	(50.00)	.00	.00%	550.00	(550.00)
573 MODEL FURNITURE	.00	.00%	.00	.00	.00	.00%	.00	.00
584 MANAGEMENT FEE	275.41	13.50%	275.00	.41	3,025.41	12.10%	3,025.00	.41
585 MAJOR MAINTENANCE	.00	.00%	.00	.00	.00	.00%	.00	.00
587 MONEY MARKET ACCOUNT	350.00	17.16%	350.00	.00	3,850.00	15.39%	3,850.00	.00
	<u>2,561.52</u>	<u>125.56%</u>	<u>2,977.00</u>	<u>(415.48)</u>	<u>33,891.35</u>	<u>135.51%</u>	<u>33,469.00</u>	<u>422.35</u>
NET OPERATING INCOME	<u>2,946.58</u>	<u>144.44%</u>	<u>1,156.00</u>	<u>(1,790.58)</u>	<u>3,428.31</u>	<u>13.71%</u>	<u>8,594.00</u>	<u>5,165.69</u>
OTHER EXPENSES								
586 REAL PROPERTY TAXES	.00	.00%	.00	.00	2,105.82	8.42%	.00	2,105.82
575 CAPITAL IMPROVEMENTS	.00	.00%	.00	.00	.00	.00%	.00	.00
	<u>.00</u>	<u>.00%</u>	<u>.00</u>	<u>.00</u>	<u>2,105.82</u>	<u>8.42%</u>	<u>.00</u>	<u>2,105.82</u>
NET RENTAL INCOME	<u>2,946.58</u>	<u>144.44%</u>	<u>1,156.00</u>	<u>(1,790.58)</u>	<u>1,322.49</u>	<u>5.29%</u>	<u>8,594.00</u>	<u>7,271.51</u>
OTHER RECEIPTS & (DISB.)								
590 MORTGAGE PAYMENTS	2,449.24		200.14	2,249.10	1,902.19		2,102.33	(200.14)
596 OWNERS DRANS	.00		.00	.00	162.00		.00	162.00
595 OWNERS CONTRIBUTIONS	.00		.00	.00	(7,380.90)		.00	(7,380.90)
	<u>2,449.24</u>		<u>200.14</u>	<u>2,249.10</u>	<u>(5,316.71)</u>		<u>2,102.33</u>	<u>(7,419.04)</u>
NET CASH FLOW	<u>497.34</u>		<u>955.86</u>	<u>(458.52)</u>	<u>6,639.20</u>		<u>6,491.67</u>	<u>147.53</u>
598 REFUNDABLE DEPOSITS NET	.00		.00	.00	.00		.00	.00

COMPANY NO: 065

ELM PARK PHASE II
ELM PARK PHASE II
BALANCE SHEET

RUN DATE: 12/06/90
RUN TIME: 16:37

NOVEMBER 30, 1990

CASH

9,675.38

RETAINED CASH FLOW - PRIOR YR.

3,036.18

RETAINED CASH FLOW - CURRENT YR.

6,639.20

9,675.38