

Cash Flow (Cash)
9600 Giant Redwood – (h9600)
Dec 99

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Atlas
12/31/1999
12:14 PM

Prepared For:
Your Name Here

Prepared By:
Atlas Group LC
1521 S. Commerce #100
Las Vegas, NV 89102

	Month to Date	%	Year to Date	%
INCOME				
RENT INCOME				
Rent	<u>975.00</u>	<u>100.00</u>	<u>11,700.00</u>	<u>100.00</u>
NET RENT INCOME	975.00	100.00	11,700.00	100.00
TOTAL INCOME	975.00	100.00	11,700.00	100.00
EXPENSES				
DIRECT EXPENSES				
Appliances Repair	0.00	0.00	160.26	1.37
Cleaning	0.00	0.00	79.00	0.68
Management	78.00	8.00	936.00	8.00
Maintenance	0.00	0.00	119.82	1.02
Plumbing	0.00	0.00	45.00	0.38
Repairs (General)	<u>0.00</u>	<u>0.00</u>	<u>40.00</u>	<u>0.34</u>
TOTAL DIRECT EXPENSES	78.00	8.00	1,380.08	11.80
GENERAL & ADMINISTRATIVE				
TOTAL EXPENSES	<u>78.00</u>	<u>8.00</u>	<u>1,380.08</u>	<u>11.80</u>
NET INCOME	897.00	92.00	10,319.92	88.20
ADJUSTMENTS				
Owner Draw	<u>-897.00</u>	<u> </u>	<u>-10,319.92</u>	<u> </u>
TOTAL ADJUSTMENTS	-897.00		-10,319.92	
CASH FLOW				
Beginning Cash	1,350.00			
Ending Balance	1,350.00			

The Cash Flow report details Monthly and Yearly Rents received and expenses incurred. All maintenance issues are broken down into separate categories so that you can easily see where improvements were made to your property. In addition, under *Owner Draw*, there is a running total of all monies received by an owner for the month and throughout the year.

Owner Statement
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<u>Date</u>	<u>Reference</u>	<u>Code</u>	<u>Payee/Payer</u>	<u>Remarks</u>	<u>Income</u>	<u>Expense</u>	<u>Balance</u>
				Beginning Balance			1,350.00
11/02/99	1091	H9600	Mooney (Tenant)		975.00		2,325.00
11/09/99	6852	H9600	Atlas Group LC			78.00	2,247.00
11/09/99	6878	H9600	Roa Cleaning	Inv#8800 Removed debris		198.82	2,048.18
11/09/99	6888	H9600	Zuk	Inv#274 Replcd Shwr Hndle		45.00	2,003.18
11/09/99	6945	H9600	Smith (Owner)			653.18	1,350.00
12/02/99	1102	H9600	Mooney (Tenant)		975.00		2,325.00
12/09/99	7033	H9600	Atlas Group LC			78.00	2,247.00
12/09/99	7101	H9600	Smith (Owner)			897.00	1,350.00
					1,950.00	1,950.00	
			Tennant	Security Deposits	1,150.00		
			Owner	Reserves Defined	200.00		

The Owner Statement breaks down the income and expenses categorized on the Cash Flow report. There is the possibility that there was more than one invoice for a category in any given month. Here is where those totals are broken down further. It is also easier to see a running month to month financial balance by analyzing the far right “balance” column.