

Cash Flow (Consolidated)

Baldwin Property Management

Active Properties Owned By: MIKE KAJDASZ

Date Range: 12/01/2018 to 12/31/2018

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Rents				
Rental Income	409.00	30.30	6,032.00	31.92
Section 8 Rental Income	941.00	69.70	12,864.00	68.08
Total Rents	1,350.00	100.00	18,896.00	100.00
Total Operating Income	1,350.00	100.00	18,896.00	100.00
Expense				
Maintenance Supervision Fee	0.00	0.00	42.77	0.23
General Maintenance	65.00	4.81	3,318.52	17.56
Yard Maintenance/Trash	42.00	3.11	517.00	2.74
Plumbing	0.00	0.00	857.50	4.54
Heat/AC Repair	0.00	0.00	792.49	4.19
Cleaned Carpet	0.00	0.00	115.00	0.61
Appliance Repair	0.00	0.00	690.78	3.66
Pest Control	350.00	25.93	2,550.00	13.49
Utilities/Electric	203.02	15.04	2,111.52	11.17
Utilites/Water	0.00	0.00	1,690.48	8.95
Replaced Carpet/Vinyl	354.38	26.25	3,094.15	16.37
Supervision	28.41	2.10	623.55	3.30
Trash Pick-Up	58.00	4.30	724.00	3.83
New Appliances	0.00	0.00	202.83	1.07
Management Fees	135.00	10.00	1,898.00	10.04
Total Operating Expense	1,235.81	91.54	19,228.59	101.76
NOI - Net Operating Income	114.19	8.46	-332.59	-1.76
Total Income	1,350.00	100.00	18,896.00	100.00
Total Expense	1,235.81	91.54	19,228.59	101.76
Net Income	114.19	8.46	-332.59	-1.76
Other Items				
Clearing Account	0.00		-226.00	
Prepaid Rent	0.00		-52.00	
Net Other Items	0.00		-278.00	
Cash Flow	114.19		-610.59	

Cash Flow (Consolidated)

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	333.92		1,058.70	
Beginning Cash + Cash Flow	448.11		448.11	
Actual Ending Cash	448.11		448.11	

1500 S. Hawthorne Rd
Winston-Salem, NC 27103

Owner Statement



MIKE KAJDASZ
2434 NEWPORT BLVD
COSTA MESA, CA 92627



Properties
WEATHERWOOD APTS. -
142 WEATHERWOOD
COURT - A
WINSTON-SALEM, NC
27103

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 12/01/2018			333.92
12/05/2018	CITY OF WINSTON-SALEM REVENUE DIVISION	Reverse Check	99858	Utilites/Water	328.49		662.41
12/05/2018	CITY OF WINSTON-SALEM REVENUE DIVISION	Check	100036	Utilites/Water		328.49	333.92
12/05/2018	BARRY OVERBY	Receipt		C - Section 8 Rental Income - December 2018	450.00		783.92
12/05/2018	FRANCIS HEGLER	Receipt		D - Section 8 Rental Income - December 2018	491.00		1,274.92
12/06/2018	D&G LAWN	Check	100057	Yard Maintenance/Trash		12.00	1,262.92
12/06/2018	GOBBLE'S HOME RENOVATIONS, INC	Check	100065	B - General Maintenance		65.00	1,197.92
12/06/2018	W. F. BALDWIN & SON MAINT.	Check	100089	Supervision - 47066		1.20	1,196.72
12/06/2018	W. F. BALDWIN & SON MAINT.	Check	100089	B - Supervision - 25970		6.50	1,190.22
12/06/2018	Baldwin Property Management	Check	100096	Management Fees - Management Fees for 12/2018		94.10	1,096.12
12/11/2018	FRANCIS HEGLER	Receipt	3562	D - Rental Income - February 2018	9.00		1,105.12
12/12/2018	Baldwin Property Management	Check	100120	Management Fees - Management Fees for 12/2018		0.90	1,104.22
12/13/2018	D&G LAWN	Check	100135	Yard Maintenance/Trash		30.00	1,074.22
12/13/2018	FLOORING FIRST	Check	100137	B - Replaced Carpet/Vinyl		354.38	719.84
12/13/2018	W. F. BALDWIN & SON MAINT.	Check	100151	Supervision - 47083		3.00	716.84
12/13/2018	W. F. BALDWIN & SON MAINT.	Check	100151	B - Supervision - 7699		17.71	699.13
12/14/2018	MICHAEL MURABITO	eCheck receipt	9FA6-193C	A - Rental Income - December 2018	250.00		949.13
12/14/2018	Baldwin Property Management	Check	100122	Management Fees - Management Fees for 12/2018		25.00	924.13
12/20/2018	ALPHA WASTE INDUSTRIES	Check	100170	Trash Pick-Up		58.00	866.13
12/20/2018	DUKE ENERGY	Check	100180	D - Utilities/Electric		89.76	776.37
12/20/2018	DUKE ENERGY	Check	100180	C - Utilities/Electric		113.26	663.11
12/20/2018	QUALITY CONTROL,INC.	Check	100194	Pest Control		350.00	313.11

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance	
12/21/2018	MICHAEL MURABITO	eCheck receipt	3C9C-A6D6	A - Rental Income - December 2018	150.00		463.11	
12/21/2018	Baldwin Property Management	Check	100223	Management Fees - Management Fees for 12/2018		15.00	448.11	
							Ending Cash Balance	448.11
Total					1,678.49	1,564.30		

Property Cash Summary

Required Reserves	0.00
Prepayments	0.00
Work Order Estimates	0.00

Rent Roll

Properties: WEATHERWOOD APTS. - 142 WEATHERWOOD COURT - A WINSTON-SALEM, NC 27103

Units: Active

As of: 12/31/2018

Unit	Tags	BD/BA	Tenant	Status	Market Rent	Rent	Recurring Charges	Past Due	Lease From	Lease To	Move-in	Move-out
WEATHERWOOD APTS. - 142 WEATHERWOOD COURT - A WINSTON-SALEM, NC 27103												
A	JS, S8	2/1.00	MICHAEL MURABITO	Current	445.00	400.00		60.00	02/01/2018	01/31/2019	02/01/2018	
B	JS	--/--	CHARLENE JONES	Current	445.00	445.00		1,540.38	12/24/2014	11/30/2015	12/24/2014	
C	JS	2/1.00	BARRY OVERBY	Current	445.00	500.00		555.00	01/30/2018	01/31/2019	01/30/2018	
D	JS	--/--	FRANCIS HEGLER	Current	400.00	500.00		502.50	01/30/2018	01/31/2019	01/30/2018	
4 Units				100.0% Occupied	1,735.00	1,845.00	0.00	2,657.88				
Total 4 Units				100.0% Occupied	1,735.00	1,845.00	0.00	2,657.88				