

Cash Flow (Consolidated)

Baldwin Property Management

Active Properties Owned By: MIKE KAJDASZ

Date Range: 01/01/2019 to 01/31/2019

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	1,015.00	51.89	1,015.00	51.89
Section 8 Rental Income	941.00	48.11	941.00	48.11
Total Rents	1,956.00	100.00	1,956.00	100.00
Total Operating Income	1,956.00	100.00	1,956.00	100.00
Expense				
General Maintenance	300.00	15.34	300.00	15.34
Yard Maintenance/ Trash	40.00	2.04	40.00	2.04
Heat/AC Repair	1,000.00	51.12	1,000.00	51.12
Utilities/Electric	210.20	10.75	210.20	10.75
Supervision	55.50	2.84	55.50	2.84
Management Fees	195.60	10.00	195.60	10.00
Total Operating Expense	1,801.30	92.09	1,801.30	92.09
NOI - Net Operating Income	154.70	7.91	154.70	7.91
Total Income	1,956.00	100.00	1,956.00	100.00
Total Expense	1,801.30	92.09	1,801.30	92.09
Net Income	154.70	7.91	154.70	7.91
Other Items				
Prepaid Rent	68.00		68.00	
Net Other Items	68.00		68.00	
Cash Flow	222.70		222.70	
Beginning Cash	448.11		448.11	
Beginning Cash + Cash Flow	670.81		670.81	
Actual Ending Cash	670.81		670.81	

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 01/01/2019			448.11
01/02/2019	CHARLENE JONES	Receipt	0296	B - Rental Income - October 2018	71.38		519.49
01/02/2019	CHARLENE JONES	Receipt	0296	B - Rental Income - November 2018	52.62		572.11
01/02/2019	FRANCIS HEGLER	Receipt	7106	D - Rental Income - February 2018	9.00		581.11
01/02/2019	Baldwin Property Management	Check	100406	Management Fees - Management Fees for 01/2019		13.30	567.81
01/03/2019	D&G LAWN	Check	100417	Yard Maintenance/Trash		15.00	552.81
01/03/2019	W. F. BALDWIN & SON MAINT.	Check	100440	Supervision - 47103		1.50	551.31
01/04/2019	BARRY OVERBY	Receipt	1013910 SEC8	C - Section 8 Rental Income - January 2019	450.00		1,001.31
01/04/2019	FRANCIS HEGLER	Receipt	1013910 SEC8	D - Section 8 Rental Income - January 2019	491.00		1,492.31
01/04/2019	Baldwin Property Management	Check	100454	Management Fees - Management Fees for 01/2019		94.10	1,398.21
01/10/2019	ALL ABOUT CARE HEATING & AIR	Check	100504	B - Heat/AC Repair		1,000.00	398.21
01/10/2019	W. F. BALDWIN & SON MAINT.	Check	100520	B - Supervision - 32198		50.00	348.21
01/17/2019	MICHAEL MURABITO	eCheck receipt	B4FA-32BE	A - Rental Income - January 2019	300.00		648.21
01/17/2019	CHARLES CLINE	Check	100540	General Maintenance		300.00	348.21
01/17/2019	W. F. BALDWIN & SON MAINT.	Check	100558	Supervision - 595686		1.50	346.71
01/17/2019	Baldwin Property Management	Check	100565	Management Fees - Management Fees for 01/2019		30.00	316.71
01/21/2019	MICHAEL MURABITO	eCheck receipt	E4D6-AD6A	A - Rental Income - January 2019	100.00		416.71
01/22/2019	Baldwin Property Management	Check	100576	Management Fees - Management Fees for 01/2019		10.00	406.71
01/23/2019	FRANCIS HEGLER	Receipt	1012860 SEC8	D - Rental Income - February 2018	32.00		438.71

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
01/23/2019	FRANCIS HEGLER	Receipt	1012860 SEC8	D - Rental Income - March 2018	50.00		488.71
01/23/2019	FRANCIS HEGLER	Receipt	1012860 SEC8	D - Prepaid Rent - Prepaid Section 8 Rental Income	68.00		556.71
01/23/2019	FRANCIS HEGLER	Receipt	1012860 SEC8	D - Rental Income - April 2018	50.00		606.71
01/23/2019	FRANCIS HEGLER	Receipt	1012860 SEC8	D - Rental Income - May 2018	50.00		656.71
01/23/2019	FRANCIS HEGLER	Receipt	1012860 SEC8	D - Rental Income - June 2018	50.00		706.71
01/23/2019	FRANCIS HEGLER	Receipt	1012860 SEC8	D - Rental Income - July 2018	50.00		756.71
01/23/2019	FRANCIS HEGLER	Receipt	1012860 SEC8	D - Rental Income - August 2018	50.00		806.71
01/23/2019	FRANCIS HEGLER	Receipt	1012860 SEC8	D - Rental Income - September 2018	50.00		856.71
01/23/2019	FRANCIS HEGLER	Receipt	1012860 SEC8	D - Rental Income - October 2018	50.00		906.71
01/23/2019	FRANCIS HEGLER	Receipt	1012860 SEC8	D - Rental Income - November 2018	50.00		956.71
01/23/2019	Baldwin Property Management	Check	100581	Management Fees - Management Fees for 01/2019		48.20	908.51
01/24/2019	D&G LAWN	Check	100592	Yard Maintenance/Trash		25.00	883.51
01/24/2019	DUKE ENERGY	Check	100593	D - Utilities/Electric		94.54	788.97
01/24/2019	DUKE ENERGY	Check	100593	C - Utilities/Electric		115.66	673.31
01/24/2019	W. F. BALDWIN & SON MAINT.	Check	100608	Supervision - 47178		2.50	670.81
				Ending Cash Balance			670.81
Total					2,024.00	1,801.30	

Property Cash Summary

Required Reserves	0.00
Prepayments	68.00
Work Order Estimates	0.00

Rent Roll

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

Units: Active

As of: 01/31/2019

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		100.00	02/01/2018	01/31/2019	02/01/2018	
B	JS	--/--	CHARLENE JONES	Current	445.00	445.00		1,874.18	12/24/2014	11/30/2015	12/24/2014	
C	JS	2/1.00	BARRY OVERBY	Current	445.00	500.00		610.00	01/30/2018	01/31/2019	01/30/2018	
D	JS	--/--	FRANCIS HEGLER	Current	400.00	500.00		-46.60	01/30/2018	01/31/2019	01/30/2018	
4 Units				100.0% Occupied	1,735.00	1,845.00	0.00	2,537.58				
Total 4 Units				100.0% Occupied	1,735.00	1,845.00	0.00	2,537.58				