

## Cash Flow (Consolidated)

### Baldwin Property Management

Active Properties Owned By: MIKE KAJDASZ

Date Range: 11/01/2018 to 11/30/2018

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
<b>Rents</b>				
Rental Income	600.00	40.00	5,623.00	32.05
Section 8 Rental Income	900.00	60.00	11,923.00	67.95
<b>Total Rents</b>	<b>1,500.00</b>	<b>100.00</b>	<b>17,546.00</b>	<b>100.00</b>
<b>Total Operating Income</b>	<b>1,500.00</b>	<b>100.00</b>	<b>17,546.00</b>	<b>100.00</b>
<b>Expense</b>				
Maintenance Supervision Fee	0.00	0.00	42.77	0.24
General Maintenance	125.00	8.33	3,253.52	18.54
Yard Maintenance/Trash	80.00	5.33	475.00	2.71
Plumbing	0.00	0.00	857.50	4.89
Heat/AC Repair	0.00	0.00	792.49	4.52
Cleaned Carpet	0.00	0.00	115.00	0.66
Appliance Repair	0.00	0.00	690.78	3.94
Pest Control	350.00	23.33	2,200.00	12.54
Utilities/Electric	157.93	10.53	1,908.50	10.88
Utilites/Water	328.49	21.90	1,690.48	9.63
Replaced Carpet/Vinyl	0.00	0.00	2,739.77	15.61
Supervision	14.25	0.95	595.14	3.39
Trash Pick-Up	58.00	3.87	666.00	3.80
New Appliances	0.00	0.00	202.83	1.16
Management Fees	150.00	10.00	1,763.00	10.05
<b>Total Operating Expense</b>	<b>1,263.67</b>	<b>84.24</b>	<b>17,992.78</b>	<b>102.55</b>
<b>NOI - Net Operating Income</b>	<b>236.33</b>	<b>15.76</b>	<b>-446.78</b>	<b>-2.55</b>
Total Income	1,500.00	100.00	17,546.00	100.00
Total Expense	1,263.67	84.24	17,992.78	102.55
<b>Net Income</b>	<b>236.33</b>	<b>15.76</b>	<b>-446.78</b>	<b>-2.55</b>
<b>Other Items</b>				
Clearing Account	0.00		-226.00	
Prepaid Rent	0.00		-52.00	
<b>Net Other Items</b>	<b>0.00</b>		<b>-278.00</b>	
<b>Cash Flow</b>	<b>236.33</b>		<b>-724.78</b>	

## Cash Flow (Consolidated)

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	97.59		1,058.70	
Beginning Cash + Cash Flow	333.92		333.92	
Actual Ending Cash	333.92		333.92	

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 11/01/2018			97.59
11/02/2018	CHARLENE JONES	Receipt	2293	B - Rental Income - August 2018	15.38		112.97
11/02/2018	CHARLENE JONES	Receipt	2293	B - Rental Income - September 2018	84.62		197.59
11/02/2018	Baldwin Property Management	Check	99783	Management Fees - Management Fees for 11/2018		10.00	187.59
11/04/2018	MICHAEL MURABITO	eCheck receipt	1A24-A78E	A - Rental Income - November 2018	400.00		587.59
11/05/2018	FRANCIS HEGLER	Receipt	1011923 SEC8	D - Section 8 Rental Income - November 2018	450.00		1,037.59
11/05/2018	BARRY OVERBY	Receipt	1011923 SEC8	C - Section 8 Rental Income - November 2018	450.00		1,487.59
11/05/2018	Baldwin Property Management	Check	99785	Management Fees - Management Fees for 11/2018		130.00	1,357.59
11/08/2018	D&G LAWN	Check	99803	Yard Maintenance/Trash		65.00	1,292.59
11/08/2018	W. F. BALDWIN & SON MAINT.	Check	99827	Supervision		6.50	1,286.09
11/15/2018	CITY OF WINSTON-SALEM REVENUE DIVISION	Check	99858	Utilites/Water		328.49	957.60
11/15/2018	QUALITY CONTROL,INC.	Check	99877	Pest Control		350.00	607.60
11/20/2018	ALPHA WASTE INDUSTRIES	Check	99904	Trash Pick-Up		58.00	549.60
11/20/2018	CHARLES CLINE	Check	99907	B - General Maintenance		125.00	424.60
11/20/2018	D&G LAWN	Check	99910	Yard Maintenance/Trash		15.00	409.60
11/20/2018	DUKE ENERGY	Check	99912	C - Utilities/Electric		82.44	327.16
11/20/2018	DUKE ENERGY	Check	99912	D - Utilities/Electric		75.49	251.67
11/20/2018	W. F. BALDWIN & SON MAINT.	Check	99925	B - Supervision - 161553		6.25	245.42
11/20/2018	W. F. BALDWIN & SON MAINT.	Check	99925	Supervision - 47027		1.50	243.92
11/30/2018	CHARLENE JONES	Receipt	2595	B - Rental Income - September 2018	43.38		287.30
11/30/2018	CHARLENE JONES	Receipt	2595	B - Rental Income - October 2018	56.62		343.92
11/30/2018	Baldwin Property Management	Check	100023	Management Fees - Management Fees for 11/2018		10.00	333.92

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
Ending Cash Balance							333.92
<b>Total</b>					<b>1,500.00</b>	<b>1,263.67</b>	

### Property Cash Summary

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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: 11/30/2018

Unit	Tags	BD/BA	Tenant	Status	Market Rent	Rent	Recurring Charges	Past Due	Lease From	Lease To	Move-in	Move-out
<b>WEATHERWOOD APTS. - 142 WEATHERWOOD COURT - A WINSTON-SALEM, NC 27103</b>												
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		1,095.38	12/24/2014	11/30/2015	12/24/2014	
C	JS	2/1.00	BARRY OVERBY	Current	445.00	500.00		505.00	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	
<b>4 Units</b>				<b>100.0% Occupied</b>	<b>1,735.00</b>	<b>1,845.00</b>	<b>0.00</b>	<b>2,162.88</b>				
<b>Total 4 Units</b>				<b>100.0% Occupied</b>	<b>1,735.00</b>	<b>1,845.00</b>	<b>0.00</b>	<b>2,162.88</b>				