

Cash Flow Statement
January 2015

NichoWynd Urban Center Townhomes
Pro Realty Options Inc.

		Current Month	Balances
Scheduled Rent		\$4,406.00	\$4,406.00
Income and Expenses			
Operating Revenue			
4100	Homeowners Dues	\$4,406.00	\$4,406.00
4200	Interest Income	\$1.37	\$1.37
4992	Transfer to Reserves	(\$417.00)	(\$417.00)
Total Operating Income		\$3,990.37	\$3,990.37
Operating Expenses			
5200	Management Fees	\$330.00	\$330.00
5250	Insurance - Standard	\$916.75	\$916.75
5300	Office Expense/Postage	\$62.63	\$62.63
6000	Electricity Expense	\$425.88	\$425.88
6200	Garbage Disposal	\$803.99	\$803.99
7000	Landscape Maintenance	\$370.00	\$370.00
7010	Landscape Extras/Improvements	\$310.43	\$310.43
7023	Back Flow Testing	\$210.00	\$210.00
7050	Bldg. Maintenance & Repair	\$459.90	\$459.90
7460	Gutter Cleaning, Maint & Repair	\$1,095.00	\$1,095.00
7500	Fire Protection/Maintenance	\$468.00	\$468.00
Total Operating Expenditure		\$5,452.58	\$5,452.58
Increase (Decrease) Net Income		(\$1,462.21)	(\$1,462.21)
Beginning Cash Balance		\$14,945.42	
Increase (Decrease) from Operations		(\$1,462.21)	(\$1,462.21)
Owner Contribution/Draw			
3200	Accumulated Earnings	\$0.00	\$34,423.12
Increase (Decrease) from Owner Capital Accounts		\$0.00	\$34,423.12
Other Accounts			
0153-MR	NichoWynd MR	(\$419.26)	(\$18,129.92)
0153-OO	NichoWynd OOP	\$0.00	\$0.00
1100	Assessments Receivable	\$3.00	(\$1,722.00)
1200	Prepaid Insurance	\$916.75	(\$1,833.50)
1350	Trn to Reserve Pending Deposit	\$0.00	\$0.00
2025	Prepaid Member Dues	(\$450.00)	\$0.00
2100	Accounts Payable	(\$874.22)	\$1,383.99
8100	Maint Reserve Income	\$417.00	\$417.00
8188	Interest - Maintenance Reserve	\$2.26	\$2.26
Increase (Decrease) from Other Accounts		(\$404.47)	(\$19,882.17)
Ending Cash Balance		\$13,078.74	\$13,078.74



Balance Sheet
NichoWynd Urban Center Townhomes
January 2015

		Balance
Assets		
0153-MR	NichoWynd MR	\$18,129.92
0153-OP	NichoWynd OP	\$13,078.74
1100	Assessments Receivable	\$1,722.00
1200	Prepaid Insurance	\$1,833.50
Total Assets		\$34,764.16
Liabilities & Capital		
2100	Accounts Payable	\$1,383.99
	Total Liabilities	\$1,383.99
3200	Accumulated Earnings	\$34,423.12
3999	Current Year Earnings/Loss	-\$1,042.95
	Total Capital	\$33,380.17
Total Liabilities & Capital		\$34,764.16



Pro Realty Options Inc.

Operating Statement
 NichoWynd Urban Center Townhomes
 January 2015

		Current Month	Year To Date
Revenue			
4100	Homeowners Dues	\$4,406.00	\$4,406.00
4200	Interest Income	\$1.37	\$1.37
4992	Transfer to Reserves	-\$417.00	-\$417.00
Total Revenue		\$3,990.37	\$3,990.37
Operating Expenses			
5200	Management Fees	-\$330.00	-\$330.00
5250	Insurance - Standard	-\$916.75	-\$916.75
5300	Office Expense/Postage	-\$62.63	-\$62.63
Subtotals Gen & Admin Expense		-\$1,309.38	-\$1,309.38
6000	Electricity Expense	-\$425.88	-\$425.88
6200	Garbage Disposal	-\$803.99	-\$803.99
Subtotals Utilities Expenses		-\$1,229.87	-\$1,229.87
7000	Landscape Maintenance	-\$370.00	-\$370.00
7010	Landscape Extras/Improvements	-\$310.43	-\$310.43
7023	Back Flow Testing	-\$210.00	-\$210.00
7050	Bldg. Maintenance & Repair	-\$459.90	-\$459.90
7460	Gutter Cleaning, Maint & Repair	-\$1,095.00	-\$1,095.00
7500	Fire Protection/Maintenance	-\$468.00	-\$468.00
Subtotals Maintenance Expense		-\$2,913.33	-\$2,913.33
Total Operating Expenses		-\$5,452.58	-\$5,452.58
Non-operating Income			
8100	Maint Reserve Income	\$417.00	\$417.00
8188	Interest - Maintenance Reserve	\$2.26	\$2.26
Total Non-operating Income		\$419.26	\$419.26
Net Income (Loss)		(\$1,042.95)	(\$1,042.95)



Operating Statement (Budget vs. Actual)

NichoWynd Urban Center Townhomes

January 2015

		Actual	Current Month Budget	Variance	Actual	Year To Date Budget	Variance
Revenue							
4100	Homeowners Dues	\$4,406.00	\$4,404.00	\$2.00	\$4,406.00	\$4,404.00	\$2.00
4200	Interest Income	\$1.37	\$0.00	\$1.37	\$1.37	\$0.00	\$1.37
4992	Transfer to Reserves	-\$417.00	-\$417.00	\$0.00	-\$417.00	-\$417.00	\$0.00
Total Revenue		\$3,990.37	\$3,987.00	\$3.37	\$3,990.37	\$3,987.00	\$3.37
Operating Expenses							
5100	Legal Expense	\$0.00	-\$20.00	\$20.00	\$0.00	-\$20.00	\$20.00
5120	Accounting / Audit	\$0.00	-\$10.00	\$10.00	\$0.00	-\$10.00	\$10.00
5200	Management Fees	-\$330.00	-\$330.00	\$0.00	-\$330.00	-\$330.00	\$0.00
5250	Insurance - Standard	-\$916.75	-\$825.00	-\$91.75	-\$916.75	-\$825.00	-\$91.75
5300	Office Expense/Postage	-\$62.63	-\$41.00	-\$21.63	-\$62.63	-\$41.00	-\$21.63
5500	License & Permits	\$0.00	-\$1.00	\$1.00	\$0.00	-\$1.00	\$1.00
5900	Miscellaneous Expenses	\$0.00	-\$17.00	\$17.00	\$0.00	-\$17.00	\$17.00
Subtotals Gen & Admin Expense		-\$1,309.38	-\$1,244.00	-\$65.38	-\$1,309.38	-\$1,244.00	-\$65.38
6000	Electricity Expense	-\$425.88	-\$116.00	-\$309.88	-\$425.88	-\$116.00	-\$309.88
6200	Garbage Disposal	-\$803.99	-\$750.00	-\$53.99	-\$803.99	-\$750.00	-\$53.99
6300	Water / Sewer	\$0.00	-\$54.00	\$54.00	\$0.00	-\$54.00	\$54.00
Subtotals Utilities Expenses		-\$1,229.87	-\$920.00	-\$309.87	-\$1,229.87	-\$920.00	-\$309.87
7000	Landscape Maintenance	-\$370.00	-\$484.00	\$114.00	-\$370.00	-\$484.00	\$114.00
7010	Landscape Extras/Improv	-\$310.43	-\$83.00	-\$227.43	-\$310.43	-\$83.00	-\$227.43
7023	Back Flow Testing	-\$210.00	-\$22.00	-\$188.00	-\$210.00	-\$22.00	-\$188.00
7050	Bldg. Maintenance & Rep	-\$459.90	-\$100.00	-\$359.90	-\$459.90	-\$100.00	-\$359.90
7300	Window Washing	\$0.00	-\$250.00	\$250.00	\$0.00	-\$250.00	\$250.00
7430	Dryer Vent Cleaning	\$0.00	-\$66.00	\$66.00	\$0.00	-\$66.00	\$66.00
7460	Gutter Cleaning, Maint &	-\$1,095.00	-\$83.00	-\$1,012.00	-\$1,095.00	-\$83.00	-\$1,012.00
7500	Fire Protection/Maintenar	-\$468.00	-\$500.00	\$32.00	-\$468.00	-\$500.00	\$32.00
7525	Fire Safty Inspection/Test	\$0.00	-\$83.00	\$83.00	\$0.00	-\$83.00	\$83.00
7550	Pest Control	\$0.00	-\$42.00	\$42.00	\$0.00	-\$42.00	\$42.00
Subtotals Maintenance Expense		-\$2,913.33	-\$1,713.00	-\$1,200.33	-\$2,913.33	-\$1,713.00	-\$1,200.33
Total Operating Expenses		-\$5,452.58	-\$3,877.00	-\$1,575.58	-\$5,452.58	-\$3,877.00	-\$1,575.58
Non-operating Income							
8100	Maint Reserve Income	\$417.00	\$417.00	\$0.00	\$417.00	\$417.00	\$0.00
8188	Interest - Maintenance Re	\$2.26	\$0.00	\$2.26	\$2.26	\$0.00	\$2.26
Total Non-operating Income		\$419.26	\$417.00	\$2.26	\$419.26	\$417.00	\$2.26
Net Income (Loss)		(\$1,042.95)	\$527.00	(\$1,569.95)	(\$1,042.95)	(\$307.00)	(\$735.95)