



Sample Rent Roll

Property = The Crossings Shopping Center, Spring Towers

As Of = 04/24/2023

Month = 04/2023

Property	Total Units	Square Footage	Market Rent	MKT Rent per Sqft	Tenant Rent	Tenant Rent per Sqft	Tenant Deposit	Other Deposit	CAM	CAM per Sqft	Misc	Misc per Sqft	Average Market Rent	Average Tenant Rent	Average Deposit	Balance
The Crossings Shopping Center	10	140,000.00	2,220,000.00	15.86	1,261,800.00	9.01	48,000.00	0.00	21,931.99	0.16	720.00	0.01	222,000.00	140,200.00	5,333.33	30,015.88
Spring Towers	11	32,500.00	1,440,000.00	44.31	750,000.00	23.08	60,000.00	0.00	15,000.00	0.46	1,200.00	0.04	130,909.09	150,000.00	12,000.00	0.00
Total	21	172,500.00	3,660,000.00	21.22	2,011,800.00	11.66	108,000.00	0.00	36,932.00	0.21	1,920.00	0.01	174,285.71	143,700.00	7,714.29	30,015.88

Summary Groups	Square Footage	Market Rent	Actual Rent	Security Deposit	Other Deposits	CAM	Misc	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant Tenants	172,500.00	3,660,000.00	2,011,800.00	108,000.00	0.00	36,931.99	1,920.00	21	66.66	78.98	30,015.88
Future Tenants/Applicants	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
Occupied Units	136,250.00	2,640,000.00	0.00	0.00	0.00	0.00	0.00	14	66.66	78.98	0.00
Total Non Rev Units	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
Total Vacant Units	36,250.00	1,020,000.00	0.00	0.00	0.00	0.00	0.00	7	33.33	21.01	0.00
Totals:	172,500.00	3,660,000.00	2,011,800.00	108,000.00	0.00	36,931.99	1,920.00	21	100.00	100.00	30,015.88



Sample Maintenance Request Report

Property = The Crossings Shopping Center

Request #	Property	Unit	Tenant	Status	Priority	Category	Description	Tech Notes	Call Date	Due By	Complete Date	Permission to Enter	Vendor	User
16	The Crossings Shopping Center	1		Work Completed	High	Plumbing	Small leak in pipe under kitchen sink	Accessed was able to repair in near future will need to replace pipes	01/15/2023	01/18/2023	01/17/2023	Yes		Manny Winston
17	The Crossings Shopping Center	10	Kidding Around	Work Completed	Medium	Key / Lock	Front door lock sticking	Accessed need replacement lock which is on order	05/29/2023		06/18/2023	Yes		
18	The Crossings Shopping Center	5	Vinnys Pizza and Pasta	Work Completed	High	Heating / Air Conditioning	Unable to regulate hvac	Called Vendor will be onsite to access	03/16/2023	03/31/2023	03/28/2023	Yes		
19	The Crossings Shopping Center	8	Jennifer's Karate Academy	Work Completed	Medium	Other	Broken window	Boarded window while waiting for replacement to arrive	03/18/2023	04/08/2023	04/02/2023	Yes	Big Dave Repair	Aaron Hanel
10057	The Crossings Shopping Center	1	Brielle's Bakery and Coffeeshop	Work Completed	High	Painting	Need painting front entry		02/27/2023	02/30/2023	02/29/2023	Yes	Delux Paint	Shirley Butt
10058	The Crossings Shopping Center	5	Vinnys Pizza and Pasta	Scheduled	Medium	Plumbing	Leak under the sink in the restroom.		04/18/2023			Yes	A1 Plumber	Maintenance User
10059	The Crossings Shopping Center	3	Larrys Dry Cleaning	Web	Medium	Electrical	Outdoor street lamp is not working.		04/05/2023			No	Dracon Electrical Contractors	
10076	The Crossings Shopping Center	1	Brielle's Bakery and Coffeeshop	Work Completed	Medium	Painting	Need painting in office		01/07/2023		01/15/2023	No	Delux Paint	Nasha Heyman
10077	The Crossings Shopping Center	1	Brielle's Bakery and Coffeeshop	On Hold	Medium	Painting	Need painting in office		04/06/2023			No	Delux Paint	Manny Winston
10083	The Crossings Shopping Center			Call	Medium	Plumbing	Add water pressure regualtor		02/13/2023	02/29/2023		No		Maintenance User



Sample Income Statement

Owner = Tom Dundon (All Properties)

Period = Jan 2023-Apr 2023

Book = Accrual ; Tree = YSI Standard Income Statement

ACCOUNT	PERIOD TO DATE	%	YEAR TO DATE	%
INCOME				
Rent	816,546.44	96.83	816,546.44	96.83
Parking	800.00	0.09	800.00	0.09
Storage	800.00	0.09	800.00	0.09
Application Fees	40.00	0.00	40.00	0.00
Estimated CAM Charges	19,460.64	2.31	19,460.64	2.31
Estimated Insurance	1,666.64	0.20	1,666.64	0.20
Estimated Property Tax	1,733.36	0.21	1,733.36	0.21
Renters Insurance	204.40	0.02	204.40	0.02
Miscellaneous Income	2,063.87	0.24	2,063.87	0.24
TOTAL INCOME	843,315.35	100.00	843,315.35	100.00
RECOVERABLE EXPENSES				
Recoverable Repair	3,309.28	0.39	3,309.28	0.39
Recoverable Janitorial	68,448.15	8.12	68,448.15	8.12
Recoverable Painting	2,256.00	0.27	2,256.00	0.27
Recoverable HVAC	5,110.84	0.61	5,110.84	0.61
Recoverable Elevator	2,015.60	0.24	2,015.60	0.24
Recoverable Management	18,143.33	2.15	18,143.33	2.15
Recoverable Insurance	12,241.44	1.45	12,241.44	1.45
Recoverable Property Tax	14,260.60	1.69	14,260.60	1.69
Recoverable Electricity	7,298.72	0.87	7,298.72	0.87
Recoverable Trash	7,422.00	0.88	7,422.00	0.88
TOTAL RECOVERABLE EXPENSES	140,505.96	16.66	140,505.96	16.66
PROPERTY EXPENSES				
Repair	56,932.35	6.75	56,932.35	6.75
Janitorial	1,363.31	0.16	1,363.31	0.16
Painting	434.24	0.05	434.24	0.05
HVAC	2,547.69	0.30	2,547.69	0.30
Management	8,006.13	0.95	8,006.13	0.95
Insurance	4,000.00	0.47	4,000.00	0.47
Property Tax	1,715.40	0.20	1,715.40	0.20
Electricity	11,080.20	1.31	11,080.20	1.31
Trash Disposal	2,296.48	0.27	2,296.48	0.27
Miscellaneous Expenses	1,801.14	0.21	1,801.14	0.21
TOTAL PROPERTY EXPENSES	90,176.94	10.69	90,176.94	10.69
NET INCOME	612,632.45	72.65	612,632.45	72.65

**Sample Balance Sheet**

Owner = Tom Dundon (All Properties)

Month = Apr 2023

Book = Accrual ; Tree = YSI Standard Balance Sheet

ACCOUNT	CURRENT BALANCE
ASSETS	
CASH	
Operating Cash	353,122.28
Credit Card	100.00
Escrow Cash	2,000.00
TOTAL CASH	355,222.28
ACCOUNTS RECEIVABLE	
Accounts Receivable	32,484.88
Due From	10,800.00
TOTAL ACCOUNTS RECEIVABLE	43,284.88
LAND & BUILDINGS	
Land	5,900,000.00
Buildings	18,500,000.00
TOTAL LAND & BUILDINGS	24,400,000.00
Construction WIP	288,164.49
TOTAL ASSETS	25,086,671.65
LIABILITIES AND CAPITAL	
LIABILITIES	
Accounts Payable	262,624.00
A/P Retention	-25,864.68
Due To	10,800.00
Tenant Deposits	142,800.00
Key Deposit	25.00
Clearing-Tenant Deposits	335.54
Sales Tax Collected	965.70
TOTAL LIABILITIES	443,414.92
CAPITAL	
Owner Contribution	32,475,600.00
Owner Draw	-21,007,026.07
Retained Earnings	13,063,881.00
TOTAL CAPITAL	24,532,454.93
TOTAL LIABILITIES AND CAPITAL	24,975,869.85

**Sample Cash Flow Statement**

Owner = Tom Dundon (All Properties)

Period = Jan 2023-Apr 2023

Book = Accrual ; Tree = YSI Standard Cash Flow Statement

ACCOUNT	PERIOD TO DATE	%	YEAR TO DATE	%
INCOME				
Rent	816,546.44	96.83	816,546.44	96.83
Parking	800.00	0.09	800.00	0.09
Storage	800.00	0.09	800.00	0.09
Application fees	40.00	0.00	40.00	0.00
Estimated CAM Charges	19,460.64	2.31	19,460.64	2.31
Estimated Insurance	1,666.64	0.20	1,666.64	0.20
Estimated Property Tax	1,733.36	0.21	1,733.36	0.21
Renters Insurance	204.40	0.02	204.40	0.02
Miscellaneous Income	2,063.87	0.24	2,063.87	0.24
TOTAL INCOME	843,315.35	100.00	843,315.35	100.00
RECOVERABLE EXPENSES				
Recoverable Repair	3,309.28	0.39	3,309.28	0.39
Recoverable Janitorial	68,448.15	8.12	68,448.15	8.12
Recoverable Painting	2,256.00	0.27	2,256.00	0.27
Recoverable HVAC	5,110.84	0.61	5,110.84	0.61
Recoverable Elevator	2,015.60	0.24	2,015.60	0.24
Recoverable Management	18,143.33	2.15	18,143.33	2.15
Recoverable Insurance	12,241.44	1.45	12,241.44	1.45
Recoverable Property Tax	14,260.60	1.69	14,260.60	1.69
Recoverable Electricity	7,298.72	0.87	7,298.72	0.87
Recoverable Trash	7,422.00	0.88	7,422.00	0.88
TOTAL RECOVERABLE EXPENSES	140,505.96	16.66	140,505.96	16.66
PROPERTY EXPENSES				
Repair	56,932.35	6.75	56,932.35	6.75
Janitorial	1,363.31	0.16	1,363.31	0.16
Painting	434.24	0.05	434.24	0.05
HVAC	2,547.69	0.30	2,547.69	0.30
Management	8,006.13	0.95	8,006.13	0.95
Insurance	4,000.00	0.47	4,000.00	0.47
Property Tax	1,715.40	0.20	1,715.40	0.20
Electricity	11,080.20	1.31	11,080.20	1.31
Trash Disposal	2,296.48	0.27	2,296.48	0.27
Miscellaneous Expenses	1,801.14	0.21	1,801.14	0.21
TOTAL PROPERTY EXPENSES	90,176.94	10.69	90,176.94	10.69
NET INCOME	612,632.45	72.65	612,632.45	72.65
ADJUSTMENTS				
Accounts Receivable	-31,045.88	-3.68	-31,045.88	-3.68
Accounts Payable	-97,817.70	-11.60	-97,817.70	-11.60
Tenant Deposits	100.00	0.01	100.00	0.01
TOTAL ADJUSTMENTS	-128,763.58	-15.27	-128,763.58	-15.27



Sample Cash Flow Statement

Owner = Tom Dundon (All Properties)

Period = Jan 2023-Apr 2023

Book = Accrual ; Tree = YSI Standard Cash Flow Statement

ACCOUNT	PERIOD TO DATE	%	YEAR TO DATE	%
CASH FLOW	483,868.87	57.38	483,868.87	57.38

PERIOD TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	-3,396,363.58	353,122.28	3,749,485.86
Credit Card	100.00	100.00	0.00
Escrow Cash	2,000.00	2,000.00	0.00
TOTAL CASH	-3,394,263.58	355,222.28	3,749,485.86

YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	-3,396,363.58	353,122.28	3,749,485.86
Credit Card	100.00	100.00	0.00
Escrow Cash	2,000.00	2,000.00	0.00
TOTAL CASH	-3,394,263.58	355,222.28	3,749,485.86



Sample Budget Comparison

Owner = Tom Dundon (All Properties)

Month = Apr 2023

Book = Accrual ; Tree = YSI Standard Budget

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
Rent	201,884.11	203,744.00	-1,859.89	-0.91	816,546.44	814,976.00	1,570.44	0.19	2,444,928.00
Parking	200.00	295.00	-95.00	-32.20	800.00	1,180.00	-380.00	-32.20	3,540.00
Storage	200.00	220.00	-20.00	-9.09	800.00	880.00	-80.00	-9.09	2,640.00
Application fees	40.00	0.00	40.00	N/A	40.00	0.00	40.00	N/A	0.00
Estimated CAM Charges	4,677.66	2,358.00	2,319.66	98.37	19,460.64	9,432.00	10,028.64	106.33	28,296.00
Estimated Insurance	416.66	1,104.00	-687.34	-62.26	1,666.64	4,416.00	-2,749.36	-62.26	13,248.00
Estimated Property Tax	433.34	377.00	56.34	14.94	1,733.36	1,508.00	225.36	14.94	4,524.00
Renters Insurance	51.10	81.00	-29.90	-36.91	204.40	324.00	-119.60	-36.91	972.00
Miscellaneous Income	1,763.87	0.00	1,763.87	N/A	2,063.87	0.00	2,063.87	N/A	0.00
TOTAL INCOME	209,666.74	208,179.00	1,487.74	0.71	843,315.35	832,716.00	10,599.35	1.27	2,498,148.00
RECOVERABLE EXPENSES									
Recoverable Repair	827.32	852.00	24.68	2.90	3,309.28	3,408.00	98.72	2.90	10,224.00
Recoverable Janitorial	1,106.60	1,295.00	188.40	14.55	68,448.15	5,180.00	-63,268.15	-1,221.39	15,540.00
Recoverable Painting	600.00	594.00	-6.00	-1.01	2,256.00	2,376.00	120.00	5.05	7,128.00
Recoverable HVAC	1,348.51	1,357.00	8.49	0.63	5,110.84	5,428.00	317.16	5.84	16,284.00
Recoverable Elevator	503.90	774.00	270.10	34.90	2,015.60	3,096.00	1,080.40	34.90	9,288.00
Recoverable Management	6,980.83	5,380.00	-1,600.83	-29.76	18,143.33	21,520.00	3,376.67	15.69	64,560.00
Recoverable Insurance	3,060.36	4,874.00	1,813.64	37.21	12,241.44	19,496.00	7,254.56	37.21	58,488.00
Recoverable Property Tax	3,565.15	3,624.00	58.85	1.62	14,260.60	14,496.00	235.40	1.62	43,488.00
Recoverable Electricity	1,824.68	1,924.00	99.32	5.16	7,298.72	7,696.00	397.28	5.16	23,088.00
Recoverable Trash	1,855.50	1,890.00	34.50	1.83	7,422.00	7,560.00	138.00	1.83	22,680.00
TOTAL RECOVERABLE EXPENSES	21,672.85	22,564.00	891.15	3.95	140,505.96	90,256.00	-50,249.96	-55.67	270,768.00
PROPERTY EXPENSES									
Repair	56,090.59	234.00	-55,856.59	-23,870.34	56,932.35	936.00	-55,996.35	-5,982.52	2,808.00
Janitorial	315.83	373.00	57.17	15.33	1,363.31	1,492.00	128.69	8.63	4,476.00
Painting	115.49	106.00	-9.49	-8.95	434.24	424.00	-10.24	-2.42	1,272.00
HVAC	672.21	645.00	-27.21	-4.22	2,547.69	2,580.00	32.31	1.25	7,740.00
Management	1,544.21	1,851.00	306.79	16.57	8,006.13	7,404.00	-602.13	-8.13	22,212.00
Insurance	1,000.00	1,025.00	25.00	2.44	4,000.00	4,100.00	100.00	2.44	12,300.00
Property Tax	428.85	433.00	4.15	0.96	1,715.40	1,732.00	16.60	0.96	5,196.00
Electricity	9,319.05	585.00	-8,734.05	-1,493.00	11,080.20	2,340.00	-8,740.20	-373.51	7,020.00



Sample Budget Comparison

Owner = Tom Dundon (All Properties)

Month = Apr 2023

Book = Accrual ; Tree = YSI Standard Budget

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Trash Disposal	574.12	584.00	9.88	1.69	2,296.48	2,336.00	39.52	1.69	7,008.00
Miscellaneous Expenses	455.55	359.00	-96.55	-26.89	1,801.14	1,436.00	-365.14	-25.43	4,308.00
TOTAL PROPERTY EXPENSES	70,515.90	6,195.00	-64,320.90	-1,038.27	90,176.94	24,780.00	-65,396.94	-263.91	74,340.00
NET INCOME	117,477.99	179,420.00	-61,942.01	-34.52	612,632.45	717,680.00	-105,047.55	-14.64	2,153,040.00
ADJUSTMENTS									
Due From	-400.00	0.00	-400.00	N/A	-1,600.00	0.00	-1,600.00	N/A	0.00
TOTAL LAND & BUILDINGS	-400.00	0.00	-400.00	N/A	-1,600.00	0.00	-1,600.00	N/A	0.00
Construction WIP	-2,296.99	0.00	-2,296.99	N/A	-2,296.99	0.00	-2,296.99	N/A	0.00
A/P Retention	194.68	0.00	194.68	N/A	194.68	0.00	194.68	N/A	0.00
Due To	400.00	0.00	400.00	N/A	1,600.00	0.00	1,600.00	N/A	0.00
TOTAL ADJUSTMENTS	-2,102.31	0.00	-2,102.31	N/A	-2,102.31	0.00	-2,102.31	N/A	0.00
CASH FLOW	115,375.68	179,420.00	-64,044.32	-35.70	610,530.14	717,680.00	-107,149.86	-14.93	2,153,040.00