

11410 NE 124th Street
 #631
 Kirkland, WA 98034

Owner Statement



Homeland Housing Group, LLC

PO Box 1234
 Bellevue, WA 98005



Properties

Seasound Apartments-
 Kirkland
 456 NE 10th St,
 Kirkland, WA 98034

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 12/01/2022			59,052.53
12/01/2022	[REDACTED]	Receipt		#6 - Insurance Services	9.50		59,062.03
12/01/2022	[REDACTED]	Receipt		#10 - Insurance Services	9.50		59,071.53
12/01/2022	[REDACTED]	Receipt		#14 - Rent Income	35.00		59,106.53
12/01/2022	[REDACTED]	Receipt		#6 - Rent Income	1,885.00		60,991.53
12/01/2022	[REDACTED]	Receipt		#10 - Rent Income	2,095.00		63,086.53
12/01/2022	[REDACTED]	Receipt		#10 - Rent Income	2,065.00		65,151.53
12/01/2022	[REDACTED]	Receipt		#11 - Rent Income	1,945.00		67,096.53
12/01/2022	[REDACTED]	Receipt		#13 - Rent Income	1,495.00		68,591.53
12/01/2022	[REDACTED]	Receipt		#5 - Rent Income	1,975.00		70,566.53
12/01/2022	[REDACTED]	Receipt		#14 - Rent Income	2,145.00		72,711.53
12/01/2022	[REDACTED]	Receipt		#2 - Parking Income	125.00		72,836.53
12/01/2022	[REDACTED]	Receipt		#14 - Utility Reimbursement Fee	130.00		72,966.53
12/01/2022	[REDACTED]	Receipt		#6 - Utility Reimbursement Fee	130.00		73,096.53
12/01/2022	[REDACTED]	Receipt		#10 - Utility Reimbursement Fee	65.00		73,161.53
12/01/2022	[REDACTED]	Receipt		#2 - Utility Reimbursement Fee	50.00		73,211.53
12/01/2022	[REDACTED]	Receipt		#11 - Utility Reimbursement Fee	65.00		73,276.53
12/01/2022	[REDACTED]	Receipt		#13 - Utility Reimbursement Fee	65.00		73,341.53
12/01/2022	[REDACTED]	Receipt		#5 - Utility Reimbursement Fee	65.00		73,406.53
12/01/2022	[REDACTED]	Receipt		Boat Slip 2 - Boat Slip Income	240.00		73,646.53
12/01/2022	[REDACTED]	eCheck receipt	1653-0530	#7 - Rent Income - December 2022	1,995.00		75,641.53
12/01/2022	[REDACTED]	eCheck	1653-0530	#7 - Rent Income - December 2022 - Pet Fee for 1	40.00		75,681.53

SAMPLE

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
		receipt		Dog			
12/01/2022	██████████	eCheck receipt	1653-0530	#7 - Utility Reimbursement Fee - December 2022 - Water/Sewer/Garbage Charge	65.00		75,746.53
12/01/2022	██████████	eCheck receipt	2D46-51D0	#9 - Rent Income - December 2022	3,055.00		78,801.53
12/01/2022	██████████	eCheck receipt	2D46-51D0	#9 - Parking Income - December 2022 - Garage 15	45.00		78,846.53
12/01/2022	██████████	eCheck receipt	4638-CE10	#1 - Rent Income - December 2022	2,620.00		81,466.53
12/01/2022	██████████	eCheck receipt	4638-CE10	#1 - Utility Reimbursement Fee - December 2022	65.00		81,531.53
12/01/2022	██████████	eCheck receipt	47EC-1250	#4 - Insurance Services - December 2022 - Liability to Landlord Insurance	9.50		81,541.03
12/01/2022	██████████	eCheck receipt	47EC-1250	#4 - Rent Income - December 2022	1,885.00		83,426.03
12/01/2022	██████████	eCheck receipt	47EC-1250	#4 - Utility Reimbursement Fee - December 2022	65.00		83,491.03
12/01/2022	██████████	eCheck receipt	70F3-97F0	Boat Slip 1 - Boat Slip Income - December 2022	295.00		83,786.03
12/01/2022	██████████	eCheck receipt	8833-82E0	#8 - Rent Income - December 2022	2,995.00		86,781.03
12/01/2022	██████████	eCheck receipt	8833-82E0	#8 - Rent Income - December 2022 - Pet rent for dogs	40.00		86,821.03
12/01/2022	██████████	eCheck receipt	8833-82E0	#8 - Utility Reimbursement Fee - December 2022 - Water/Sewer/Garbage Charge	130.00		86,951.03
12/01/2022	██████████	eCheck receipt	89BC-E660	#3 - Insurance Services - December 2022 - Liability to Landlord Insurance	9.50		86,960.53
12/01/2022	██████████	eCheck receipt	89BC-E660	#3 - Insurance Services - December 2022 - Admin Fee - Liability to Landlord Insurance	3.00		86,963.53
12/01/2022	██████████	eCheck receipt	89BC-E660	#3 - Rent Income - December 2022	2,495.00		89,458.53
12/01/2022	██████████	eCheck receipt	89BC-E660	#3 - Utility Reimbursement Fee - December 2022 - Water/sewer/garbage	65.00		89,523.53
12/05/2022	██████████	eCheck receipt	105E-A200	#12 - Rent Income - December 2022	1,385.00		90,908.53
12/05/2022	██████████	eCheck receipt	105E-A200	#12 - Rent Income - December 2022 - Pet fee for 1 dog and 1 cat	45.00		90,953.53
12/05/2022	██████████	eCheck receipt	105E-A200	#12 - Parking Income - December 2022 - Garage #14	150.00		91,103.53
12/05/2022	██████████	eCheck receipt	105E-A200	#12 - Utility Reimbursement Fee - December 2022 - Water/sewer/garbage	65.00		91,168.53
12/07/2022	██████████	eCheck	982B-6FA6	#14 - Appliance Repairs - Oven door disassembly, repair and rebuild WO 9175 done		165.00	91,003.53
12/07/2022	██████████	eCheck	982B-6FA6	#14 - Plumbing - Replace toilet seat, waste handling WO 9175 done		195.00	90,808.53
12/07/2022	██████████	eCheck	982B-6FA6	Sales Tax - Tax		36.90	90,771.63
12/07/2022	██████████	Bill Pay Check	3000000089	Landscaping - December 2022 Monthly Landscaping Maintenance Per Contract		683.55	90,088.08
12/08/2022	██████████	Payment	ACH	Insurance Property - Habitational, Commercial Umbrella - December 2022 - Match ACH		791.58	89,296.50
12/11/2022	██████████	Bill Pay	3000000090	Pest Control - Recurring pest control (November)		214.33	89,082.17

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Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
	Solutions	Check					
12/12/2022	██████████	Check	ACH	#8 - Supplies - Bucket, Security-Light, Cordgrip, Sealant, Electrical Box, Electrical Outlet Box X2		83.10	88,999.07
12/12/2022	██████████	Check	ACH	#8 - Supplies - Light Bulb		14.50	88,984.57
12/12/2022	██████████	Check	ACH	#1 - Supplies - Screw Driver, Screws, Galvanized Tie Plate X5, Galvanized Mending Plate X5		27.89	88,956.68
12/12/2022	██████████	Check	ACH	#10 - Supplies - Knife, Stubby Spade Bit Set, Re-Key Kit, Door Knob		89.72	88,866.96
12/12/2022	██████████	Check	ACH	#10 - Supplies - High Bond Filler and Hardener, Angle Sash Brush, 4.5"FW 60G, Mini Paint Trim Kit, Cabinet, Door & Trim Paint, Paint & Primer		138.64	88,728.32
12/12/2022	██████████	Check	ACH	#10 - Supplies - Paint Trim Kit X2, Best 6 in. x 3/8 in. 6-Pack, Angle Sash Brush X2		72.06	88,656.26
12/12/2022	██████████	Check	ACH	#10 - Supplies - Steel Finish Nails, Caulk Gun, Sealant X4		57.02	88,599.24
12/12/2022	██████████	Check	ACH	#10 - Supplies - FJ MOULDING X23, PRIMEDCASING X3, Drill Bit, Construction Screw		135.16	88,464.08
12/12/2022	██████████	Check	ACH	#10 - Supplies - Paint Trim Kit		10.40	88,453.68
12/12/2022	██████████	Check	ACH	#14 - Supplies - Toilet Seat		18.71	88,434.97
12/14/2022	██████████	Bill Pay Check	3000000093	Electricity - HSE East		94.58	88,340.39
12/14/2022	██████████	Bill Pay Check	3000000092	Electricity - HSE W - 90577300		26.46	88,313.93
12/14/2022	██████████	Bill Pay Check	3000000091	Water, Sewer, & Garage - E		1,500.03	86,813.90
12/14/2022	Davis Property Management	eCheck	4C71-B9DC	Management fees - Management fees for 12/2022		██████████	85,524.90
12/14/2022	Davis Property Management	eCheck	4C71-B9DC	Insurance Services - Insurance Services for 12/2022		41.00	85,483.90
12/21/2022	██████████	eCheck received	9D80-██████████	Utility Reimbursement Fee - December 2022	43.88		85,527.78
12/26/2022	██████████	Bill Pay Check	3000000094	Beach Club Asset Management - December 2% Gross		644.50	84,883.28
12/28/2022	██████████	eCheck	2558-BCCA	#9 - HVAC (Heat, Ventilation, Air) - source, deliver and install space heater in crawl space WO 9270 done		110.00	84,773.28
12/28/2022	██████████	eCheck	2558-BCCA	#11 - HVAC (Heat, Ventilation, Air) - source, deliver and install space heater in crawl space WO 9270 done		110.00	84,663.28
12/28/2022	██████████	eCheck	2558-BCCA	General Maintenance - source and broadcast ice melt in parking lot, walkways and stairs; deliver extra bags of salt to mail room WO 9262 done,		222.50	84,440.78
12/28/2022	██████████	eCheck	2558-BCCA	Sales Tax - tax		45.36	84,395.42
12/30/2022	██████████	Check	2265	Owner Distribution - Owner Distribution 3rd Quarter 2022		1,562.50	82,832.92
12/30/2022	██████████	Check	2266	Owner Distribution - Owner Distribution 3rd Quarter 2022		937.50	81,895.42
12/30/2022	██████████	Check	2266	Owner Distribution - Owner Distribution 3rd Quarter 2022		6,250.00	75,645.42
12/30/2022	██████████	Check	2266	Owner Distribution - Owner Distribution 3rd Quarter 2022		2,544.64	73,100.78
12/30/2022	██████████	Check	2267	Owner Distribution - Owner Distribution 3rd Quarter 2022		1,250.00	71,850.78

SAMPLE

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
12/30/2022	[REDACTED]	eCheck	3728-9CF0	Mortgage Interest - January Loan Payment		10,817.71	61,033.07
12/30/2022	Davis Property Management	eCheck	8D0C-865E	Management fees - Management fees for 12/2022		1.76	61,031.31
12/30/2022	[REDACTED]	Check	2264	Owner Distribution - Owner Distribution 3rd Quarter 2022		1,272.32	59,758.99
12/30/2022	[REDACTED]	Check	2268	Owner Distribution - Owner Distribution 3rd Quarter 2022		1,272.32	58,486.67
12/30/2022	[REDACTED]	Check	2269	Owner Distribution - Owner Distribution - 3rd Quarter 2022		1,875.00	56,611.67
12/31/2022	[REDACTED]	Payment	ACH	#14 - Appliance replacement - New Washer, install and haul away included + install kit		1,113.35	55,498.32
12/31/2022	[REDACTED]	Check	ACH	Supplies - Water Based Wall Spray Texture, Garbage Disposal, Ice Melt X5		310.72	55,187.60
12/31/2022	[REDACTED]	Check	ACH	#11 - Supplies - Ceramic Heater X2		218.30	54,969.30
12/31/2022	[REDACTED]	Check	ACH	Supplies - (General) Batteries X3		35.95	54,933.35
12/31/2022	[REDACTED]	Check	ACH	Supplies - (General) Ice Melt X21		346.12	54,587.23
				Ending Cash Balance			54,587.23
Total					32,159.88	36,625.18	

Property Cash Summary

Required Reserves	16,000.00
Work Order Estimates	0.00

SAMPLE

Cash Flow - 12 Month

Davis Property Management

Properties: Seasound Apartments – Kirkland – 456 NE 10th St, Kirkland WA 98034

Owned By: Homeland Housing Group LLC

Period Range: Jan 2023 to Jan 2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
Operating Income & Expense													
Income													
RENTS													
Rent Income	26,957.42	28,195.42	28,195.42	28,195.42	28,490.42	28,635.42	26,834.59	29,100.42	29,100.42	29,820.34	30,195.00	30,195.00	344,011.79
Parking Income	415.00	400.00	400.00	400.00	400.00	400.00	275.00	425.00	425.00	425.00	425.00	425.00	4,815.00
Storage Income	50.00	50.00	50.00	50.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
Boat Slip Income	425.00	425.00	425.00	425.00	240.00	40.00	0.00	0.00	535.00	535.00	535.00	535.00	5,095.00
Total RENTS	27,847.42	29,070.42	29,070.42	29,070.42	30,040.42	30,215.42	29,599.59	30,060.42	30,156.92	30,780.34	31,155.00	31,155.00	354,171.79
FEES													
Insurance Services	-9.50	0.00	0.00	0.00	0.00	0.00	9.50	-9.50	-19.00	0.00	0.00	0.00	-28.50
Utility Reimbursement Fee	805.00	885.00	885.00	885.00	885.00	890.00	894.83	1,025.00	1,090.50	1,068.79	1,040.00	1,113.88	11,468.00
Total FEES	795.50	885.00	885.00	885.00	885.00	890.00	904.33	1,015.50	1,071.50	1,068.79	1,040.00	1,113.88	11,439.50
Total Operating Income	28,642.92	29,955.42	29,955.42	29,955.42	30,065.42	30,165.42	28,253.92	31,075.92	31,228.42	31,849.13	32,195.00	32,268.88	365,611.29
Expense													
Marketing	0.00	0.00	0.00	0.00	0.00	47.84	29.44	0.00	36.80	51.52	0.00	0.00	165.60
CLEANING AND MAINTENANCE													
Janitorial Cleaning	260.00	0.00	0.00	0.00	165.00	0.00	100.00	330.75	0.00	0.00	0.00	0.00	855.75
General Maintenance	0.00	325.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	222.50	547.50
Landscaping	1,151.05	683.55	683.55	683.55	683.55	683.55	683.55	683.55	683.55	683.55	683.55	683.55	8,670.10
Pest Control	198.45	0.00	0.00	198.45	0.00	214.33	0.00	0.00	214.33	0.00	0.00	214.33	1,039.89

Cash Flow - 12 Month

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
Dump & Disposal	0.00	562.00	0.00	0.00	0.00	0.00	160.00	0.00	0.00	0.00	75.00	0.00	797.00
Total CLEANING AND MAINTENANCE	1,609.50	1,570.55	683.55	882.00	848.55	897.88	943.55	1,014.30	897.88	683.55	758.55	1,120.38	11,910.24
INSURANCE													
Insurance Property	849.26	731.83	614.40	731.83	731.83	731.83	731.83	791.62	791.58	791.58	791.58	791.58	9,080.75
Total INSURANCE	849.26	731.83	614.40	731.83	731.83	731.83	731.83	791.62	791.58	791.58	791.58	791.58	9,080.75
MANAGEMENT FEES													
Management fees	████	████	████	████	████	████	████	████	████	████	████	████	████
On-Site Manager fees	████	████	████	████	████	████	████	████	████	████	████	████	████
Total MANAGEMENT FEES	████	████	████	████	████	████	████	████	████	████	████	████	████
REPAIRS													
Painting & Walls	425.00	0.00	0.00	460.00	350.00	195.00	3,090.00	0.00	0.00	0.00	900.00	0.00	5,300.00
Plumbing	0.00	800.54	2,701.13	0.00	0.00	0.00	1,227.68	1,820.42	0.00	0.00	0.00	195.00	6,744.77
Flooring	0.00	100.00	0.00	0.00	0.00	0.00	1,259.43	0.00	0.00	0.00	5,584.66	0.00	6,944.09
HVAC (Heat, Ventilation, Air)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	545.74	0.00	0.00	220.00	765.74
Key/Lock Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.46	0.00	0.00	0.00	0.00	5.46
General Repairs	165.00	0.00	0.00	287.15	292.50	360.00	130.00	5,000.75	325.00	230.00	1,882.61	0.00	8,673.01
Electrical Repairs	65.00	165.00	0.00	197.50	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	527.50
Fire & Safety	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	130.00	145.00	0.00	0.00	275.00
Appliance Repairs	0.00	191.40	0.00	0.00	0.00	0.00	65.00	0.00	0.00	0.00	175.30	165.00	596.70
Total REPAIRS	655.00	1,256.94	2,701.13	944.65	522.50	555.00	5,772.11	6,826.63	1,100.74	375.00	8,542.57	580.00	29,832.27
Supplies	201.92	2,953.43	0.00	291.41	98.12	643.57	1,487.01	108.18	251.84	280.52	0.00	1,558.29	7,874.29
TAXES													
Property Tax	0.00	0.00	12,979.46	5,351.85	0.00	0.00	0.00	0.00	0.00	18,331.31	0.00	0.00	36,662.62

SAMPLE

Cash Flow - 12 Month

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
Sales Tax	73.81	179.07	0.00	74.06	70.47	56.89	480.73	46.89	180.66	66.88	195.77	82.26	1,507.49
Total TAXES	73.81	179.07	12,979.46	5,425.91	70.47	56.89	480.73	46.89	180.66	18,398.19	195.77	82.26	38,170.11
UTILITIES													
Electricity	0.00	123.81	0.00	0.00	0.00	0.00	0.00	448.54	0.00	127.27	0.00	121.04	820.66
Water, Sewer, & Garbage	861.67	1,138.93	957.46	1,005.66	-50.00	2,565.58	1,204.50	1,046.74	4,654.23	0.00	1,259.87	1,500.03	16,144.67
Total UTILITIES	861.67	1,262.74	957.46	1,005.66	-50.00	2,565.58	1,204.50	1,495.28	4,654.23	127.27	1,259.87	1,621.07	16,965.33
OTHER													
Bank Fees	0.00	0.00	0.00	0.00	31.00	0.00	0.00	0.00	0.00	62.00	0.00	0.00	93.00
Total OTHER	0.00	0.00	0.00	0.00	31.00	0.00	0.00	0.00	0.00	62.00	0.00	0.00	93.00
TURNOVER COST													
Turnover Cleaning Unit	-90.00	0.00	0.00	0.00	0.00	0.00	-100.00	659.25	0.30	-355.00	165.00	0.00	279.55
Turnover Flooring	0.00	0.00	0.00	0.00	719.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	719.67
Turnover Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-200.00	-140.00	-550.00	140.00	0.00	-950.00
Turnover Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.00	605.00	0.00	0.00	670.00
Turnover Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,142.50	-327.50	0.00	0.00	815.00
Total TURNOVER COST	-90.00	0.00	0.00	0.00	719.67	0.00	-250.00	409.25	1,067.80	-627.50	305.00	0.00	1,534.22
Total Operating Expense	5,511.08	9,302.78	1,000.00	1,000.00	4,324.76	6,855.21	11,566.63	12,197.89	10,365.31	21,582.22	13,291.14	7,194.34	132,105.26
NOI - Net Operating Income	23,131.84	20,652.64	10,671.20	19,325.74	25,740.66	23,310.21	16,687.29	18,878.03	20,863.11	10,266.91	18,903.86	25,074.54	233,506.03
Other Income & Expense													
Other Expense													
MORTGAGE													
Mortgage Interest	10,817.71	9,770.84	10,817.70	10,468.75	10,817.71	0.00	21,286.46	10,817.71	10,468.75	10,817.71	10,468.75	10,817.71	127,369.80
Total MORTGAGE	10,817.71	9,770.84	10,817.70	10,468.75	10,817.71	0.00	21,286.46	10,817.71	10,468.75	10,817.71	10,468.75	10,817.71	127,369.80

Cash Flow - 12 Month

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
INDIRECT DEVELOPMENT COSTS													
Seasound Asset Management	1,171.25	599.11	599.10	599.10	0.00	1,204.62	557.80	621.52	12,624.95	636.38	643.90	644.50	19,902.23
Organizational and Legal Fees	0.00	30.00	0.00	490.00	0.00	0.00	490.00	0.00	0.00	0.00	0.00	0.00	1,010.00
Project Mgmt & Accounting	0.00	0.00	0.00	2,100.00	42.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,142.12
Total INDIRECT DEVELOPMENT COSTS	1,171.25	629.11	599.10	3,189.10	42.12	1,204.62	1,047.80	621.52	12,624.95	636.38	643.90	644.50	23,054.35
EXTERIOR & COMMON AREAS													
Roofing and Flashing													
Repair gutter & downspout	0.00	295.00	0.00	0.00	0.00	961.62	0.00	0.00	0.00	0.00	0.00	0.00	1,256.62
Total Roofing and Flashing	0.00	295.00	0.00	0.00	0.00	961.62	0.00	0.00	0.00	0.00	0.00	0.00	1,256.62
Total EXTERIOR & COMMON AREAS	0.00	295.00	0.00	0.00	0.00	961.62	0.00	0.00	0.00	0.00	0.00	0.00	1,256.62
CAPITAL EXPENSES													
Appliance replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,113.35	1,113.35
Total CAPITAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,113.35	1,113.35
Lease Fee	20.25	300.00	0.00	600.00	0.00	300.00	3,431.25	0.00	1,122.75	1,665.75	0.00	0.00	7,440.00
Total Other Expense	12,009.21	10,994.95	11,416.80	14,257.85	10,859.83	2,466.24	25,765.51	11,439.23	24,216.45	13,119.84	11,112.65	12,575.56	160,234.12
Net Other Income	-12,009.21	-10,994.95	-11,416.80	-14,257.85	-10,859.83	-2,466.24	-25,765.51	-11,439.23	-24,216.45	-13,119.84	-11,112.65	-12,575.56	-160,234.12
Total Income	28,642.92	29,955.42	29,955.42	29,955.42	30,065.42	30,165.42	28,253.92	31,075.92	31,228.42	31,849.13	32,195.00	32,268.88	365,611.29
Total Expense	17,520.29	20,297.73	30,701.02	24,887.53	15,184.59	9,321.45	37,332.14	23,637.12	34,581.76	34,702.06	24,403.79	19,769.90	292,339.38

SAMPLE

Cash Flow - 12 Month

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
Net Income	11,122.63	9,657.69	-745.60	5,067.89	14,880.83	20,843.97	-9,078.22	7,438.80	-3,353.34	-2,852.93	7,791.21	12,498.98	73,271.91
Other Items													
SECURITY DEPOSITS	-1,345.00	0.00	0.00	0.00	295.00	1,995.00	1,695.00	-900.00	-5.00	0.00	0.00	0.00	1,735.00
Clearing Account	0.00	599.11	-599.11	0.00	0.00	0.00	0.00	0.00	2,195.00	-2,500.00	305.00	0.00	0.00
Prepaid Rent	1,295.00	1,185.00	-2,129.00	1,262.50	192.00	-2,150.00	3,665.00	120.00	-249.50	-4,394.50	6,224.00	-4,649.50	371.00
Mortgage Principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-4,800.97	0.00	0.00	-4,800.97
Owner Contribution	0.00	0.00	0.00	0.00	-432.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-488.12
Owner Distribution	-18,839.28	0.00	0.00	-18,839.28	0.00	0.00	-15,589.28	5,625.00	0.00	16,964.28	0.00	-16,964.28	-81,571.40
Net Other Items	-18,889.28	1,784.11	-2,728.11	-17,576.78	55.00	-155.00	-10,229.28	15.00	1,864.38	-28,659.75	6,529.00	-21,613.78	-84,754.49
Cash Flow	-7,766.65	11,441.80	-3,473.71	-12,508.89	14,935.83	20,688.97	-9,078.22	7,438.80	-1,468.96	-31,512.68	14,320.21	-9,114.80	-11,482.58
Beginning Cash	78,509.31	70,742.66	82,184.46	80,055.75	70,468.86	82,187.66	100,881.66	79,879.16	93,062.96	91,599.00	60,086.32	74,406.53	78,509.31
Beginning Cash + Cash Flow	70,742.66	82,184.46	78,710.75	67,546.86	82,404.69	102,876.66	81,574.16	92,162.96	91,594.00	60,086.32	74,406.53	65,291.73	67,026.73
Actual Ending Cash	70,742.66	82,184.46	75,237.04	55,038.07	67,469.86	100,881.66	79,879.16	93,062.96	91,599.00	60,086.32	74,406.53	65,291.73	65,291.73

SAMPLE

Rent Roll

Properties: Seasound Apartments – Kirkland – 456 NE 10th St, Kirkland WA 98034

Units: Active

As of: 01/01/2023

Include Non-Revenue Units: No

Unit	BD/BA	Tenant	Status	Sq. Ft.	Market Rent	Rent	Monthly Charges	Deposit	Lease From	Lease To	Move-out	Past Due	NSF Count	Late Count
Seasound Apartments – Kirkland – 456 NE 10th St, Kirkland WA 98034														
#1	2/1.00	[REDACTED]	Current	1,000	2,617.65	2,620.00	65.00	2,395.00	09/15/2020	08/31/2023		0.00	0	0
#2	1/1.00	[REDACTED]	Current	701	2,076.90	2,065.00	175.00	500.00	11/09/2017	05/31/2023		0.00	0	0
#3	1/1.00	[REDACTED]	Current	550	2,495.00	2,495.00	77.50	2,495.00	09/10/2022	08/31/2023		0.00	0	0
#4	1/1.00	[REDACTED]	Current	600	1,962.45	1,885.00	74.50	1,500.00	07/31/2020	08/31/2023		0.00	1	0
#5	1/1.00	[REDACTED]	Current	600	1,972.95	1,975.00	65.00	1,000.00	03/15/2022	08/31/2023		-2,040.00	0	0
#6	1/1.00	[REDACTED]	Current	592	1,941.45	1,885.00	139.50	1,200.00	08/09/2019	07/31/2023		-2,024.50	0	0
#7	1/1.00	[REDACTED]	Current	592	1,995.00	2,035.00	65.00	1,995.00	07/15/2022	06/30/2024		0.00	0	0
#8	2/2.00	[REDACTED]	Current	988	2,995.00	3,035.00	130.00	1,995.00	10/06/2022	07/31/2023		0.00	0	0
#9	2/2.00	[REDACTED]	Current	988	3,304.35	3,055.00	100.00	1,000.00	01/13/2019	07/31/2023		0.00	0	0
#10	1/1.00	[REDACTED]	Current	650	2,200.80	2,095.00	74.50	1,995.00	07/05/2022	06/30/2024		0.00	0	0
#11	1/1.00	[REDACTED]	Current	650	2,001.30	1,945.00	65.00	1,200.00	07/05/2019	06/30/2023		-2,010.00	0	0
#12	1/1.00	[REDACTED]	Current	450	1,486.80	1,430.00	100.00	1,385.00	01/05/2022	12/31/2023		0.00	2	0
#13	1/1.00	[REDACTED]	Current	450	1,495.00	1,425.00	100.00	1,200.00	07/25/2022	06/30/2023		-1,560.00	0	0
#14	2/1.00	[REDACTED]	Current	725	1,725.00	1,800.00	130.00	1,950.00	09/20/2021	08/31/2023		-2,310.00	0	0
Boat Slip 1	--/--	[REDACTED]	Current			0.00	295.00	295.00	05/01/2022	04/30/2023		0.00	0	0
Boat Slip 2	--/--	[REDACTED]	Current		200.00	0.00	240.00	175.00	10/01/2015	04/30/2023		-760.00	0	0
16 Units			100.0% Occupied	9,524	31,091.90	30,195.00	1,941.00	22,880.00				-10,704.50	3	0
Total 16 Units			100.0% Occupied	9,524	31,091.90	30,195.00	1,941.00	22,880.00				-10,704.50	3	0

