

Balance Sheet

Properties: The Chelsea of Riverside - c/o Duval Realty Inc. 9310-902 Old Kings Road South Jacksonville, FL 32257

As of: 03/31/2015

Account Name	Balance
ASSETS	
Cash	
Cash in Operating Account	5,132.00
Interest	-66.31
Chelsea - Reserve Account ACB	36,843.80
Total Cash	41,909.49
TOTAL ASSETS	41,909.49
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,001.00
RESERVES	
Reserve - Elevator	5,275.66
Reserve - Painting	12,784.32
Reserve - Paving	2,927.10
Reserve - Roof	15,746.52
Reserve - Interest	43.89
Total RESERVES	36,777.49
Total Liabilities	37,778.49
Capital	
Owner Contribution	5,000.00
Retained Earnings	-4,519.56
Calculated Retained Earnings	2,243.84
Calculated Prior Years Retained Earnings	1,406.72
Total Capital	4,131.00
TOTAL LIABILITIES & CAPITAL	41,909.49

Income Statement

Properties: The Chelsea of Riverside - c/o Duval Realty Inc. 9310-902 Old Kings Road South Jacksonville, FL 32257

As of: Mar 2015

Account Name	Selected Month	Year to Month End
Operating Income & Expense		
Income		
INCOME		
Assessments	6,731.00	17,595.00
Total INCOME	6,731.00	17,595.00
Total Operating Income	6,731.00	17,595.00
Expense		
ADMINISTRATIVE		
Insurance	0.00	0.00
Legal/Professional	-103.50	701.50
Management Fee	710.00	2,130.00
Office/Printing/Postage	0.00	0.00
Miscellaneous Administrative	61.25	61.25
Total ADMINISTRATIVE	667.75	2,892.75
GENERAL EXPENSES		
Building Repair/Maintenance	0.00	0.00
Elevator	0.00	477.65
Fire Alarm	53.45	160.35
General Labor	0.00	780.00
Landscaping	575.00	1,650.00
Refuse Removal	457.71	1,498.13
Miscellaneous Repairs/Maintenance	21.01	21.01
Total GENERAL EXPENSES	1,107.17	4,587.14
UTILITIES		
Electricity	0.00	174.67
Irrigation	65.98	279.18
Water/Sewer	1,174.86	3,880.66
Total UTILITIES	1,240.84	4,334.51
Total Operating Expense	3,015.76	11,814.40
NOI - Net Operating Income	3,715.24	5,780.60
Other Income & Expense		
Other Expense		
RESERVES		
Reserve - Elevator	164.00	602.76
Reserve - Painting	687.00	2,061.00
Reserve - Paving	53.00	159.00
Reserve - Roof	238.00	714.00
Total RESERVES	1,142.00	3,536.76
Total Other Expense	1,142.00	3,536.76
Net Other Income	-1,142.00	-3,536.76

Income Statement

Account Name	Selected Month	Year to Month End
Total Income	6,731.00	17,595.00
Total Expense	4,157.76	15,351.16
Net Income	<u>2,573.24</u>	<u>2,243.84</u>

Check Register

Properties: The Chelsea of Riverside - c/o Duval Realty Inc. 9310-902 Old Kings Road South Jacksonville, FL 32257

Date Range: 01/01/2015 to 03/31/2015

Bank Accounts: Chelsea of Riverside - Operating

Payees: All

Payment Type: All

Include Voided Checks: No

Exclude Cleared Checks: No

Check #	Check Date	Payee Name	Amount
Chelsea of Riverside - Operating			
1619	01/05/2015	Republic Services #687	157.71
1620	01/05/2015	Y Pay More, Inc.	100.00
ACH Transaction	01/05/2015	Duval Maintenance, Inc.	40.00
1621	01/08/2015	Security Engineering And Designs, Inc.	53.45
1622	01/08/2015	Thyssenkrupp Elevator Corp.	477.65
1623	01/08/2015	Windstream Communications	55.33
1624	01/08/2015	Y Pay More, Inc.	25.00
1625	01/09/2015	Window Gang	740.00
1626	01/15/2015	JEA	1,906.29
1627	01/15/2015	Y Pay More, Inc.	150.00
1628	01/22/2015	Y Pay More, Inc.	75.00
ACH Transaction	01/23/2015	John G. Cauthen	595.00
1629	01/27/2015	Republic Services #687	157.71
1630	02/06/2015	Fred Elefant, P. A.	595.00
1631	02/06/2015	Security Engineering And Designs, Inc.	53.45
1632	02/06/2015	Windstream Communications	55.43
1633	02/06/2015	Y Pay More, Inc.	150.00
1634	02/13/2015	Y Pay More, Inc.	75.00
1635	02/16/2015	JEA	1,187.38
1636	02/20/2015	Fred Elefant, P. A.	210.00
1637	02/20/2015	Y Pay More, Inc.	75.00
1638	02/25/2015	Y Pay More, Inc.	75.00
ACH Transaction	02/25/2015	John G. Cauthen	480.00
1639	02/27/2015	Duval Realty, Inc.	1,420.00
1640	03/06/2015	Security Engineering And Designs, Inc.	53.45
1641	03/06/2015	Y Pay More, Inc.	75.00
online pmt	03/08/2015	Republic Services #687	157.71

Check Register

Check #	Check Date	Payee Name	Amount
1642	03/13/2015	Duval Realty, Inc.	21.01
1643	03/13/2015	Y Pay More, Inc.	75.00
transfer to dvr	03/19/2015	Duval Realty, Inc.	61.25
1644	03/19/2015	JEA	1,240.84
1645	03/19/2015	Y Pay More, Inc.	75.00
ach transfer 032415	03/24/2015	John G. Cauthen	575.00
1646	03/27/2015	Y Pay More, Inc.	75.00
1647	03/30/2015	Duval Realty, Inc.	722.83
1648	03/30/2015	Fred Elefant, P. A.	192.50
			12,233.99
Total			12,233.99