

IMPORTANT TAX INFORMATION

Please note that your 1099 reports all rent and prepaid rent that we received during the year from your tenants. That cash may appear on your Cash Flow Statement as both “Rent” and “Prepaid Liability” as follows:

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
RENT				
Rent	20,594.00	100.00	20,594.00	100.00
Total RENT	20,594.00	100.00	20,594.00	100.00
Total Operating Income	20,594.00	100.00	20,594.00	100.00
Expense				
LICENSING & FEES				
Insurance	456.00	2.21	456.00	2.21
Owner Association Dues	2,135.00	10.37	2,135.00	10.37
Taxes	1,360.19	6.60	1,360.19	6.60
Total LICENSING & FEES	3,951.19	19.19	3,951.19	19.19
Total Operating Expense	3,951.19	19.19	3,951.19	19.19
NOI - Net Operating Income	16,642.81	80.81	16,642.81	80.81
Other Income & Expense				
Other Expense				
LOAN PAYMENTS				
1st Loan Payment	10,842.84	52.65	10,842.84	52.65
Total LOAN PAYMENTS	10,842.84	52.65	10,842.84	52.65
Total Other Expense	10,842.84	52.65	10,842.84	52.65
Net Other Income	-10,842.84	-52.65	-10,842.84	-52.65
Total Income	20,594.00	100.00	20,594.00	100.00
Total Expense	14,794.03	71.84	14,794.03	71.84
Net Income	5,799.97	28.16	5,799.97	28.16
Other Items				
Tenant Deposit Liability	1,795.00		1,795.00	
Prepaid Liability	1,711.00		1,711.00	
#1 Owner Deposit	36,677.45		36,677.45	
#1 Owner Withdrawal	-7,900.00		-7,900.00	
Net Other Items	32,283.45		32,283.45	
Cash Flow	38,083.42		38,083.42	
Beginning Cash	0.00		0.00	
Beginning Cash + Cash Flow	38,083.42		38,083.42	
Actual Ending Cash	5,203.12		5,203.12	

You will have prepaid liability only if your tenant sent us January rent before the end of the year.