

Cash Flow with ytd

The Weiner Companies, Ltd.

Properties: 201 W. Green St. - 201 W. Green St. Urbana, IL 61801

Owned By: Urbana Free Library

Date Range: 01/01/2020 to 12/31/2020

Account Name	Selected Period	Fiscal Year To Date
Operating Income & Expense		
Income		
Rent	25,640.00	25,640.00
Late Fee	44.00	44.00
Total Operating Income	25,684.00	25,684.00
Expense		
Repair	1,604.42	1,604.42
Grounds Maintenance	1,679.00	1,679.00
Cleaning & Maintenance	230.00	230.00
Management Fees	2,051.20	2,051.20
Property Tax	7,364.12	7,364.12
Electricity & Gas	1,207.85	1,207.85
Water & Sewer	1,276.94	1,276.94
Trash Disposal	192.00	192.00
Total Operating Expense	15,605.53	15,605.53
NOI - Net Operating Income	10,078.47	10,078.47
Total Income	25,684.00	25,684.00
Total Expense	15,605.53	15,605.53
Net Income	10,078.47	10,078.47
Other Items		
Tenant Deposits	-550.00	-550.00
Net Other Items	-550.00	-550.00
Cash Flow	9,528.47	9,528.47
Beginning Cash	14,548.62	14,548.62
Beginning Cash + Cash Flow	24,077.09	24,077.09
Actual Ending Cash	24,627.09	24,627.09

Cash flow detail wcl

Properties: 201 W. Green St. - 201 W. Green St. Urbana, IL 61801

Owned By: Urbana Free Library

Date Range: 01/01/2020 to 12/31/2020

Exclude Suppressed Fees: No

Account Name	Amount	Description
Operating Income & Expense		
Income		
Rent		
	535.00	January 2020
	360.00	January 2020
	750.00	January 2020
	50.00	December 2019
	575.00	January 2020
	25.00	January 2020
	535.00	February 2020
	750.00	February 2020
	360.00	February 2020
	575.00	February 2020
	25.00	February 2020
	535.00	March 2020
	750.00	March 2020
	360.00	March 2020
	575.00	March 2020
	25.00	March 2020
	750.00	
	535.00	April 2020
	360.00	April 2020
	25.00	April 2020
	750.00	May 2020
	535.00	May 2020
	360.00	May 2020
	25.00	May 2020
	750.00	June 2020
	535.00	June 2020
	360.00	June 2020
	575.00	April 2020

Cash flow detail wcl

Account Name	Amount	Description
	400.00	May 2020
	25.00	June 2020
	750.00	July 2020
	535.00	July 2020
	360.00	July 2020
	175.00	May 2020
	400.00	June 2020
	750.00	August 2020
	360.00	August 2020
	175.00	June 2020
	400.00	July 2020
	750.00	September 2020
	300.00	September 2020
	60.00	September 2020
	175.00	July 2020
	400.00	August 2020
	25.00	July 2020
	560.00	August 2020
	535.00	September 2020
	25.00	September 2020
	360.00	October 2020
	750.00	October 2020
	535.00	October 2020
	25.00	October 2020
	175.00	August 2020
	400.00	September 2020
	535.00	
	750.00	November 2020
	360.00	November 2020
	175.00	Paid Charge at Move Out: September 2020
	375.00	Paid Charge at Move Out: October 2020
	25.00	November 2020
	535.00	December 2020
	25.00	December 2020

Cash flow detail wcl

Account Name	Amount	Description
	360.00	December 2020
	750.00	December 2020
Total Rent	25,640.00	
Late Fee		
	25.00	Late Fee for Oct 2019
	25.00	Late Fee for Jan 2020
	-4.00	Late Fee for 01/2020
	25.00	Late Fee for Mar 2020
	-2.00	Late Fee for 06/2020
	-25.00	credit for late fee due to online payment issue
Total Late Fee	44.00	
Total Operating Income	25,684.00	
Expense		
Repair		
	49.00	checked settings on thermostat. Reset to "auto"
	5.58	water running in 301, gutters are a little full, rain barrels are not full
	33.00	screen over exterior duct west side of building
	388.00	found a bad 3 wire pilot, replaced. replaced air filter, cleared pressure tubing and inducer port. cleaned burners
	160.00	blew and cleaned drain line and pan
	54.48	tarp office check damage remove water logged ceiling
	200.00	emergency patch job for leaking roof, 8 inch gash in northwest corner
	97.56	water, take buckets, empty buckets, install ceiling tile
	11.00	turn power on, turn heater on
	133.30	reinstall ceiling tiles to office
	472.50	roof patch/repair
Total Repair	1,604.42	
Grounds Maintenance		
	240.00	snow removal
	660.00	snow removal
	88.00	mowing
	88.00	grounds
	110.00	mowing
	88.00	mowing
	88.00	mowing

Cash flow detail wcl

Account Name	Amount	Description
	110.00	mowing
	132.00	mowing
	75.00	gutter cleaning
Total Grounds Maintenance	1,679.00	
Cleaning & Maintenance		
	75.00	removed wasp nest from sw corner of building, treated eaves
	115.00	baited entry/kitchen areas
	40.00	replenish interior rodent stations
Total Cleaning & Maintenance	230.00	
Management Fees		
	42.80	Management Fees for 01/2020
	88.80	Management Fees for 01/2020
	50.00	Management Fees for 01/2020
	44.80	Management Fees for 02/2020
	134.80	Management Fees for 02/2020
	44.80	Management Fees for 03/2020
	88.80	Management Fees for 03/2020
	46.00	Management Fees for 03/2020
	104.80	Management Fees for 04/2020
	28.80	Management Fees for 04/2020
	104.80	Management Fees for 05/2020
	28.80	Management Fees for 05/2020
	44.80	Management Fees for 06/2020
	88.80	Management Fees for 06/2020
	78.00	Management Fees for 06/2020
	44.80	Management Fees for 07/2020
	88.80	Management Fees for 07/2020
	46.00	Management Fees for 07/2020
	134.80	Management Fees for 08/2020
	88.80	Management Fees for 09/2020
	135.60	Management Fees for 09/2020
	133.60	Management Fees for 10/2020
	2.00	Management Fees for 10/2020
	46.00	Management Fees for 10/2020

Cash flow detail wcl

Account Name	Amount	Description
	42.80	Management Fees for 11/2020
	88.80	Management Fees for 11/2020
	44.00	Management Fees for 11/2020
	44.80	Management Fees for 12/2020
	90.80	Management Fees for 12/2020
Total Management Fees	2,051.20	
Property Tax		
	3,682.06	1st installment
	3,682.06	
Total Property Tax	7,364.12	
Electricity & Gas		
	62.37	11/19-12/19
	15.30	11/22-12/26
	61.15	12/19-1/22
	12.15	12/26-1/27
	11.63	01/27/2020 - 02/26/2020
	60.54	01/22/2020 - 02/21/2020
	11.28	security lighting
	61.03	2/21-3/23
	11.14	optional lighting
	62.32	3/23-4/22
	10.59	safety lighting
	62.78	4/22-5/21
	10.39	5/27-6/25
	27.74	6/9-6/22
	63.98	5/21-6/22
	64.66	6/22-7/22
	10.67	6/25-7/27
	64.66	6/22-7/23
	10.68	7/27-8/25
	64.99	7/23-8/23
	64.99	7/22-8/21
	65.60	8/23-9/21
	65.60	8/21-9/21

Cash flow detail wcl

Account Name	Amount	Description
	11.10	8/25-9/24
	50.46	9/21-10/14
	71.58	9/21-10/20
	11.32	9/24-10/23
	11.93	10/23-11/24
	16.37	11/5-11/19
	78.85	10/20-11/19
Total Electricity & Gas	1,207.85	
Water & Sewer		
	50.05	11/23-12/26
	12.20	sewer bill
	85.53	sewer bill
	42.01	12/27-1/30
	31.85	Jan 31 to Feb 26
	32.31	2/27-3/26
	12.20	sewer bill
	66.34	sewer bill
	48.22	3/27-4/24
	35.71	4/25-5/26
	78.38	sewer bill
	12.20	sewer bill
	55.43	5/27-6/23
	84.49	6/24-7/24
	12.20	sewer bill
	82.64	sewer bill
	182.05	7/25-8/25
	88.10	8/26-9/24
	12.20	sewer bill
	83.91	sewer bill
	37.91	9/25-10/23
	43.83	10/24-11/23
	74.98	sewer bill
	12.20	sewer bill
Total Water & Sewer	1,276.94	

Cash flow detail wcl

Account Name	Amount	Description
Trash Disposal		
	35.00	
	35.00	
	35.00	
	35.00	
	52.00	
Total Trash Disposal	192.00	
Total Operating Expense	15,605.53	
NOI - Net Operating Income	10,078.47	
Total Income	25,684.00	
Total Expense	15,605.53	
Net Income	10,078.47	
Other Items		
Prepaid Rent		
	750.00	Prepaid Any
	-750.00	
	535.00	Prepaid Any
	-535.00	
Total Prepaid Rent	0.00	
Tenant Deposits		
	-550.00	Transfer of Tenant Deposits at Move Out
Total Tenant Deposits	-550.00	
Net Other Items	-550.00	
Cash Flow	9,528.47	