

Completed by: Emily Dennis
 Last Revision Date: 5/20/2024 11:34 AM

Coventry School Building
 2024 Cash Flow Statement
 Monthly Detail

Account Description	Account Number	Jan ACTUAL	Feb ACTUAL	Mar ACTUAL	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	2024 Budget Total	PSF
Total Rentable Square Feet(per Lease)		41,878	41,878	41,878	41,878	41,878	41,878	41,878	41,878	41,878	41,878	41,878	41,878	41,878	
Occupied Square Feet		20,072	20,168	20,168	20,168	20,168	20,168	20,168	20,168	20,168	20,168	20,168	20,168	20,168	
Percent Occupied		47.9%	48.2%	48.2%	48.2%	48.2%	48.2%	48.2%	48.2%	48.2%	48.2%	48.2%	48.2%	48.2%	48.1%
INCOME															
RENTAL INCOME															
Office - Base Rent	3010	9,788	2,275	5,961	6,114	6,117	6,117	7,226	7,299	7,299	7,299	7,299	7,299	80,093	3.97
Office - Common Area Maintenance	3013		227	(140)	6,321	6,321	6,321	6,510	6,510	6,510	6,510	6,510	6,510	-	0.00
Office - Operating Income	3030	10,880	2,482	5,641											
Office - Storage Income	3050	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Office - Tenant Services	3060	1,011	-	-	-	-	-	-	-	100	-	-	-	1,111	0.06
Office - Late Charges	3070	9	-	(9)	-	-	-	-	-	-	-	-	-	-	0.00
Office - Miscellaneous Income	3190	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
TOTAL RENTAL INCOME		21,688	4,984	11,453	12,435	12,438	12,438	13,736	13,809	13,909	13,809	13,809	13,809	81,204	4.03
TOTAL INCOME		21,688	4,984	11,453	12,435	12,438	12,438	13,736	13,809	13,909	13,809	13,809	13,809	81,204	4.03
REIMBURSABLE EXPENSES															
UTILITIES															
Electricity	4100	4,802	5,258	5,096	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	54,756	2.72
Gas	4110	1,282	-	882	1,042	496	476	430	430	457	1,876	1,876	1,876	11,123	0.27
Water	4150	2,567	3,336	170	168	168	168	168	168	168	168	168	168	7,585	0.18
Sewer	4160	4,777	1,590	190	295	295	295	295	295	295	295	295	-	8,917	0.21
TOTAL UTILITIES		13,428	10,184	6,338	5,905	5,359	5,339	5,293	5,293	5,320	6,739	6,739	6,444	82,381	3.38
CLEANING															
Contracted Cleaning Services	4030	1,194	1,194	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,218	14,567	0.72
Cleaning Supplies	4040	-	-	249	-	272	-	272	-	272	-	272	-	1,337	0.07
Trash Removal	4060	170	170	170	85	592	423	150	545	231	170	170	170	3,044	0.07
Cleaning Windows	4070	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cleaning Other (Pest Control)	4090	-	-	525	3,300	-	-	175	-	-	175	-	-	4,175	0.10
TOTAL CLEANING		1,364	1,364	2,162	4,603	2,082	1,641	1,815	1,763	1,721	1,563	1,660	1,388	23,123	0.96
HVAC MAINTENANCE															
HVAC Contracts	4240	-	-	1,055	1,025	-	-	1,025	-	-	-	1,056	-	4,161	0.10
HVAC Repairs	4245	525	-	-	-	-	-	-	275	1,500	3,675	2,500	-	8,475	0.20
TOTAL HVAC		525	-	1,055	1,025	-	-	1,025	275	1,500	3,675	3,556	-	12,636	0.30
ELEVATOR MAINTENANCE															
Elevator Contract	4230	197	-	-	198	-	-	198	-	-	198	-	-	790	0.02
Elevator Repairs & Service	4235	-	-	-	-	-	-	-	-	-	-	798	-	798	0.02
TOTAL ELEVATOR		197	-	-	198	-	-	198	-	-	198	798	-	1,588	0.04
SECURITY/LIFE SAFETY															
Security Systems	4300	120	-	-	120	-	-	120	-	-	120	-	-	480	0.01
Security System Repair	4305	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Permits/Inspections	4340	-	-	3,219	303	-	415	-	-	-	-	-	-	3,936	0.09
Fire Alarm Service Contract	4350	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Fire Alarm Mnt/Repair	4355	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
TOTAL SECURITY/LIFE SAFE		120	-	3,219	423	-	415	120	-	-	120	-	-	4,416	0.11
GENERAL BUILDING EXPENSE															
Maintenance Personnel	4200	518	(517)	1,080	900	900	900	900	900	900	900	900	900	-	
Electrical	4248	-	-	2,500	200	-	-	200	-	-	200	-	-	3,100	0.07
Roof	4250	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Plumbing	4255	3,169	-	-	-	-	-	-	-	-	-	-	-	3,169	0.08
Maintenance Repairs	4260	28	(28)	28	-	-	-	-	-	-	75	-	-	103	0.00
Building Supplies/Misc	4265	-	-	-	457	8	-	50	50	50	50	50	50	765	0.02

Maintenance - Other	4290	344	-	-	-	-	-	-	-	-	-	-	-	344	0.01
Office Expense	4460	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Communications	4470	765	-	1,530	765	765	765	765	765	765	765	765	765	9,179	0.22
Professional Services	4480	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
TOTAL GENERAL BUILDING		4,824	(545)	5,138	1,422	773	765	1,015	815	815	1,090	815	815	17,741	0.40
MANAGEMENT FEES															
Property Management	4450	2,750	(2,750)	5,500	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	30,250	1.50
TOTAL MANAGEMENT FEES		2,750	(2,750)	5,500	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	30,250	1.50
INSURANCE															
Insurance	4710	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
TOTAL INSURANCE		-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
TOTAL REIMBURSABLE		23,208	8,253	23,411	16,325	10,964	10,909	12,216	10,896	12,106	16,134	16,318	11,397	172,135	7
NON-REIMBURSABLE EXPENSES															
REPAIRS AND MAINTENANCE															
General Building Maintenance	5100	-	-	250	-	-	-	-	-	-	-	-	-	250	0.01
TOTAL REPAIRS & MAINT.		-	-	250	-	-	-	-	-	-	-	-	-	250	0.01
ADMINISTRATIVE															
Legal Fees	5210	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Accounting	5220	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Professional Fees	5230	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Bank Service Charge	5240	30	-	30	-	-	-	-	-	-	-	-	-	60	0.00
Services - Other	5250	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Other-Special Events	5290	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Marketing	5400	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
TOTAL ADMINISTRATIVE		30	-	30	-	-	-	-	-	-	-	-	-	60	0.00
TOTAL NON-REIMBURSABLE		30	-	280	-	-	-	-	-	-	-	-	-	310	0
TOTAL EXPENSES		23,238	8,253	23,691	16,325	10,964	10,909	12,216	10,896	12,106	16,134	16,318	11,397	172,445	6.69
NET OPERATING INCOME		(1,550)	(3,269)	(12,238)	(3,890)	1,474	1,529	1,520	2,913	1,803	(2,325)	(2,509)	2,412	(14,130)	
CAPITAL EXPENDITURES															
Building Improvements	1740	-	-	-	7,500	113,925	-	113,925	-	-	-	-	-	235,350	5.62
Tenant Improvements	1810	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Capitalized Leasing Commissions	1820	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
TOTAL CAPITAL EXPEND.		-	-	-	7,500	113,925	-	113,925	-	-	-	-	-	235,350	
NET CASH FLOW		(1,550)	(3,269)	(12,238)	(11,390)	(112,451)	1,529	(112,405)	2,913	1,803	(2,325)	(2,509)	2,412	(249,480)	-