

# CASH FLOW ANALYSIS

## Gross Income:

Estimated Annual Gross Income	_____	
Other Income	_____	
Total Gross Income		_____
Less Vacancy Allowance		_____
Effective Gross Income		_____

## Expenses:

Taxes	_____	
Insurance	_____	
Water/Sewer	_____	
Garbage	_____	
Electricity	_____	
Licenses	_____	
Advertising	_____	
Supplies	_____	
Maintenance	_____	
Lawn	_____	
Snow Removal	_____	
Pest Control	_____	
Management (Off Site)	_____	
Management (On Site)	_____	
Accounting/Legal	_____	
Miscellaneous	_____	
Gas	_____	
Telephone	_____	
Pool	_____	
Elevator	_____	
Budget For Replacements	_____	
Total Expenses		_____
Net Operating Income		_____

## Debt Service:

1st Mortgage	_____	
2nd Mortgage	_____	
3rd Mortgage	_____	
Total Debt Service		_____

## Cash Flow:

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