

Cash Flow - 12 Month

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Kinley Properties, Inc.
 Properties: 1925 Baxter Street - 1925 Baxter Street 1925 Baxter Street Charlotte, NC 28207

Period Range: Sep 2023 to Aug 2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Total	
Operating Income & Expense														
Income														
Rental Revenue														
Rent Income	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	2,850.00	2,850.00	3,907.00	4,080.00	5,250.00	5,400.00	55,137.00
Total Rental Revenue	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	2,850.00	2,850.00	3,907.00	4,080.00	5,250.00	5,400.00	55,137.00
Other Revenue														
Application Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.00	45.00	-45.00	0.00	0.00	0.00	0.00
Total Other Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.00	45.00	-45.00	0.00	0.00	0.00	0.00
Total Operating Income	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	2,895.00	2,895.00	3,862.00	4,080.00	5,250.00	5,400.00	55,137.00
Expense														
Administrative Expense														
Leasing Fees	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	100.00	0.00	100.00	400.00
Total Administrative Expense	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	100.00	0.00	100.00	400.00
Utilities/ Services Expense														
Water and Sewer	98.60	112.23	121.20	123.53	98.60	109.90	118.88	76.63	59.79	77.79	82.40	92.16	92.16	1,171.71
Electric- Common Areas	61.34	26.70	26.84	26.65	26.91	29.36	0.00	59.85	30.12	30.01	0.00	0.00	0.00	317.78
Electric- Units	0.00	0.00	0.00	0.00	0.00	0.00	0.00	91.50	89.89	52.77	88.74	0.00	0.00	322.90
Total Utilities/ Services Expense	159.94	138.93	148.04	150.18	125.51	139.26	118.88	227.98	179.60	160.57	171.14	92.16	92.16	1,815.39
Repairs and Maintenance														
Market Ready Repairs														
Tooth Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.95	0.00	0.00	0.00	0.00	0.00	110.95
Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,278.90	0.00	0.00	0.00	0.00	0.00	1,278.90
MFI Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	533.30	0.00	0.00	0.00	0.00	0.00	533.30
Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	204.00	204.00	0.00	0.00	0.00	0.00	408.00
Total Market Ready Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,127.15	204.00	0.00	0.00	0.00	0.00	2,331.15
General Interior Maintenance	356.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	447.60
Plumbing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	117.98	0.00	0.00	0.00	0.00	117.98
Heating and Air	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	284.00	0.00	0.00	0.00	284.00
Locket Keys	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	144.60	0.00	100.80	0.00	0.00	245.60
Total Repairs and Maintenance	356.80	0.00	0.00	0.00	0.00	0.00	0.00	2,127.15	466.78	284.00	100.80	0.00	0.00	3,428.33
Third Party Contracts														
Landscaping	160.00	160.00	0.00	480.00	0.00	160.00	0.00	320.00	235.00	160.00	0.00	320.00	0.00	1,995.00
Total Third Party Contracts	160.00	160.00	0.00	480.00	0.00	160.00	0.00	320.00	235.00	160.00	0.00	320.00	0.00	1,995.00
Total Operating Expense	676.74	398.93	148.04	630.18	125.51	299.26	118.88	4,902.28	1,085.58	704.57	271.94	602.96	9,964.87	
NOI - Net Operating Income	4,523.26	4,801.07	5,051.96	4,569.82	5,074.49	4,900.74	2,531.12	-2,207.28	2,776.42	3,375.43	4,978.06	4,797.04	45,172.13	