

Cash Flow - 12 Month

Patton Allen Property Management, LLC

Properties: 3 Wesley Branch Rd - 3 Wesley Branch Rd Asheville, NC 28806

Period Range: Jan 2024 to Dec 2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Operating Income & Expense													
Income													
RENTS													
Rent Income	3,218.87	3,335.00	4,181.77	4,585.00	4,585.00	4,585.00	3,710.00	3,710.00	3,710.00	4,637.42	4,960.00	4,975.00	50,193.06
Pet Rent	0.00	0.00	313.55	20.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	353.55
Total RENTS	3,218.87	3,335.00	4,495.32	4,605.00	4,605.00	4,585.00	3,710.00	3,710.00	3,710.00	4,637.42	4,960.00	4,975.00	50,546.61
FEES													
Application Fee Income	0.00	120.00	-120.00	0.00	0.00	0.00	120.00	-120.00	0.00	0.00	0.00	0.00	0.00
Insurance Services	0.00	0.00	0.00	-13.50	0.00	13.50	0.00	0.00	0.00	0.00	-27.00	0.00	-27.00
Late Fee	0.00	0.00	0.00	62.50	0.00	43.75	0.00	0.00	0.00	0.00	31.50	0.00	137.75
Total FEES	0.00	120.00	-120.00	49.00	0.00	57.25	120.00	-120.00	0.00	0.00	4.50	0.00	110.75
Total Operating Income	3,218.87	3,455.00	4,375.32	4,654.00	4,605.00	4,642.25	3,830.00	3,590.00	3,710.00	4,637.42	4,964.50	4,975.00	50,657.36
Expense													
CLEANING AND MAINTENANCE													
Cleaning Expense	35.00	0.00	0.00	0.00	0.00	0.00	0.00	310.00	0.00	380.00	0.00	0.00	725.00
General Maintenance Labor	285.00	100.00	1,105.00	0.00	0.00	0.00	0.00	110.00	0.00	655.00	0.00	0.00	2,255.00
Landscaping	0.00	0.00	3,500.00	515.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,015.00
Total CLEANING AND MAINTENANCE	320.00	100.00	4,605.00	515.00	0.00	0.00	0.00	420.00	0.00	1,035.00	0.00	0.00	6,995.00
MANAGEMENT FEES													
Management Fees	321.89	333.50	449.53	460.50	460.50	458.50	371.00	371.00	371.00	463.74	496.00	497.50	5,054.66

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Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Leasing Fees	175.00	0.00	175.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00	0.00	0.00	525.00
Renewal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	50.00
Total MANAGEMENT FEES	496.89	333.50	624.53	460.50	460.50	458.50	371.00	371.00	371.00	638.74	546.00	497.50	5,629.66
REPAIRS													
Painting	3,128.15	0.00	0.00	0.00	0.00	0.00	1,140.00	0.00	1,290.00	2,280.00	0.00	0.00	7,838.15
Plumbing	0.00	0.00	0.00	366.50	0.00	0.00	0.00	0.00	0.00	1,916.84	234.91	0.00	2,518.25
Flooring	0.00	1,608.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,608.96
HVAC (Heat, Ventilation, Air)	0.00	0.00	0.00	402.01	498.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	900.02
Supplies	354.60	554.30	445.00	0.00	0.00	0.00	0.00	49.00	52.39	298.91	0.00	0.00	1,754.20
Total REPAIRS	3,482.75	2,163.26	445.00	768.51	498.01	0.00	1,140.00	49.00	1,342.39	4,495.75	234.91	0.00	14,619.58
TAXES													
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	812.29	812.28	1,624.57
Total TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	812.29	812.28	1,624.57
Utilities Expense													
Electricity	0.00	117.46	0.00	0.00	0.00	689.16	0.00	0.00	288.44	256.16	200.75	0.00	1,551.97
Garbage and Recycling	468.72	455.61	427.24	411.11	535.19	457.82	0.00	402.60	185.85	245.30	245.30	243.36	4,078.10
Total Utilities Expense	468.72	573.07	427.24	411.11	535.19	1,146.98	0.00	402.60	474.29	501.46	446.05	243.36	5,630.07
OTHER													
Pest Control	225.00	0.00	225.00	0.00	225.00	0.00	225.00	0.00	225.00	0.00	225.00	0.00	1,350.00
Total OTHER	225.00	0.00	225.00	0.00	225.00	0.00	225.00	0.00	225.00	0.00	225.00	0.00	1,350.00
CAPITAL IMPROVEMENTS													
Appliances	0.00	0.00	1,953.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,953.70
Total CAPITAL IMPROVEMENTS	0.00	0.00	1,953.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,953.70
Total Operating Expense	4,993.36	3,169.83	8,280.47	2,155.12	1,718.70	1,605.48	1,736.00	1,242.60	2,412.68	6,670.95	2,264.25	1,553.14	37,802.58
NOI - Net Operating Income	-1,774.49	285.17	-3,905.15	2,498.88	2,886.30	3,036.77	2,094.00	2,347.40	1,297.32	-2,033.53	2,700.25	3,421.86	12,854.78

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Total Income	3,218.87	3,455.00	4,375.32	4,654.00	4,605.00	4,642.25	3,830.00	3,590.00	3,710.00	4,637.42	4,964.50	4,975.00	50,657.36
Total Expense	4,993.36	3,169.83	8,280.47	2,155.12	1,718.70	1,605.48	1,736.00	1,242.60	2,412.68	6,670.95	2,264.25	1,553.14	37,802.58
Net Income	-1,774.49	285.17	-3,905.15	2,498.88	2,886.30	3,036.77	2,094.00	2,347.40	1,297.32	-2,033.53	2,700.25	3,421.86	12,854.78
Other Items													
Prepaid Rent	1,250.00	0.00	-362.50	13.50	-887.50	-13.50	0.00	0.00	630.00	647.00	-1,250.00	1,250.00	1,277.00
Owner Contribution	1,774.49	178.83	3,785.15	766.62	635.19	0.00	0.00	502.60	751.83	614.38	157.08	0.00	9,166.17
Owner Distribution	0.00	-344.00	0.00	-3,065.99	-3,666.50	-3,435.85	-1,679.42	-2,920.00	0.00	-630.00	-2,884.33	-3,394.86	-22,020.95
Net Other Items	3,024.49	-165.17	3,422.65	-2,285.87	-3,918.81	-3,449.35	-1,679.42	-2,417.40	1,381.83	631.38	-3,977.25	-2,144.86	-11,577.78
Cash Flow	1,250.00	120.00	-482.50	213.01	-1,032.51	-412.58	414.58	-70.00	2,679.15	-1,402.15	-1,277.00	1,277.00	1,277.00
Beginning Cash	0.00	1,250.00	1,370.00	887.50	1,100.51	68.00	-344.58	120.00	0.00	2,679.15	1,277.00	0.00	0.00
Beginning Cash + Cash Flow	1,250.00	1,370.00	887.50	1,100.51	68.00	-344.58	70.00	50.00	2,679.15	1,277.00	0.00	1,277.00	1,277.00
Actual Ending Cash	1,250.00	1,370.00	887.50	1,100.51	68.00	-344.58	120.00	0.00	2,679.15	1,277.00	0.00	1,277.00	1,277.00