

Cash Flow - 12 Month

Patton Allen Property Management, LLC

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

Period Range: Jan 2025 to Dec 2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Operating Income & Expense													
Income													
RENTS													
Rent Income	5,025.00	5,025.00	5,025.00	5,025.00	5,025.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,125.00
Pet Rent	0.00	180.00	20.00	20.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Total RENTS	5,025.00	5,205.00	5,045.00	5,045.00	5,045.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,365.00
FEES													
Late Fee	0.00	0.00	62.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62.50
Utility Fee	0.00	450.00	50.00	50.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
Total FEES	0.00	450.00	112.50	50.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	662.50
Total Operating Income	5,025.00	5,655.00	5,157.50	5,095.00	5,095.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,027.50
Expense													
CLEANING AND MAINTENANCE													
General Maintenance Labor	0.00	0.00	0.00	75.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	375.00
Total CLEANING AND MAINTENANCE	0.00	0.00	0.00	75.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	375.00
MANAGEMENT FEES													
Management Fees	502.50	520.50	504.50	504.50	504.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,536.50
Renewal Fees	50.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Total MANAGEMENT FEES	552.50	520.50	504.50	504.50	554.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,636.50

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Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
REPAIRS													
Plumbing	0.00	0.00	0.00	0.00	595.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	595.00
Supplies	0.00	689.34	0.00	22.00	56.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	767.34
Total REPAIRS	0.00	689.34	0.00	22.00	651.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,362.34
Utilities Expense													
Garbage and Recycling	292.88	293.87	295.80	295.49	294.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,472.53
Total Utilities Expense	292.88	293.87	295.80	295.49	294.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,472.53
OTHER													
Pest Control	225.00	0.00	225.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	675.00
Total OTHER	225.00	0.00	225.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	675.00
Total Operating Expense	1,070.38	1,503.71	1,025.30	896.99	2,024.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,521.37
NOI - Net Operating Income	3,954.62	4,151.29	4,132.20	4,198.01	3,070.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,506.13
Total Income	5,025.00	5,655.00	5,157.50	5,095.00	5,095.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,027.50
Total Expense	1,070.38	1,503.71	1,025.30	896.99	2,024.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,521.37
Net Income	3,954.62	4,151.29	4,132.20	4,198.01	3,070.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,506.13
Other Items													
Prepaid Rent	-1,250.00	3,798.00	-1,275.00	-1,275.00	-1,275.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,277.00
Owner Distribution	-3,954.62	-4,151.29	-4,132.20	-4,198.01	-3,070.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-19,506.13
Net Other Items	-5,204.62	-353.29	-5,407.20	-5,473.01	-4,345.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-20,783.13
Cash Flow	-1,250.00	3,798.00	-1,275.00	-1,275.00	-1,275.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,277.00
Beginning Cash	1,277.00	27.00	3,825.00	2,550.00	1,275.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,277.00
Beginning Cash + Cash Flow	27.00	3,825.00	2,550.00	1,275.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Actual Ending Cash	27.00	3,825.00	2,550.00	1,275.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00