

Cash Flow - 12 Month

Patton Allen Property Management, LLC

Properties: 1 Wesley Branch Rd - 1 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	2,901.61	4,005.64	3,275.00	3,575.00	2,183.00	2,793.78	2,559.55	2,399.00	2,399.00	3,568.35	3,049.00	4,249.00	36,957.93
Section 8 Rent	989.00	989.00	989.00	989.00	989.00	989.00	1,001.00	1,001.00	1,001.00	1,001.00	1,001.00	1,101.00	12,040.00
Pet Rent	0.00	0.00	0.00	0.00	0.00	20.40	36.00	36.00	36.00	70.84	72.00	72.00	343.24
Total RENTS	3,890.61	4,994.64	4,264.00	4,564.00	3,172.00	3,803.18	3,596.55	3,436.00	3,436.00	4,640.19	4,122.00	5,422.00	49,341.17
FEES													
Pet Fee-Non Refundable	0.00	0.00	0.00	0.00	0.00	450.00	0.00	0.00	0.00	450.00	0.00	0.00	900.00
Insurance Services	0.00	0.00	0.00	0.00	0.00	13.50	-13.50	9.50	-9.50	0.00	0.00	0.00	0.00
Late Fee	38.26	58.05	0.00	0.00	67.43	69.72	33.03	32.43	0.00	0.00	50.00	50.00	398.92
Total FEES	38.26	58.05	0.00	0.00	67.43	533.22	19.53	41.93	-9.50	450.00	50.00	50.00	1,298.92
Security Deposit Forfeit	0.00	0.00	0.00	0.00	255.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	255.00
Total Operating Income	3,928.87	5,052.69	4,264.00	4,564.00	3,494.43	4,336.40	3,616.08	3,477.93	3,426.50	5,090.19	4,172.00	5,472.00	50,895.09
Expense													
CLEANING AND MAINTENANCE													
Cleaning Expense	0.00	0.00	0.00	0.00	0.00	230.00	0.00	0.00	0.00	0.00	0.00	0.00	230.00
General Maintenance Labor	0.00	0.00	0.00	330.00	100.00	440.00	0.00	90.00	0.00	350.00	570.00	0.00	1,880.00
Total CLEANING AND MAINTENANCE	0.00	0.00	0.00	330.00	100.00	670.00	0.00	90.00	0.00	350.00	570.00	0.00	2,110.00

Cash Flow - 12 Month

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
MANAGEMENT FEES													
Management Fees	389.06	499.46	426.40	456.40	317.20	378.28	356.06	325.14	354.86	456.94	405.00	535.00	4,899.80
Leasing Fees	0.00	0.00	0.00	0.00	0.00	175.00	0.00	0.00	0.00	175.00	0.00	0.00	350.00
Total MANAGEMENT FEES	389.06	499.46	426.40	456.40	317.20	553.28	356.06	325.14	354.86	631.94	405.00	535.00	5,249.80
REPAIRS													
Painting	0.00	0.00	0.00	0.00	0.00	0.00	750.00	0.00	0.00	0.00	0.00	0.00	750.00
HVAC (Heat, Ventilation, Air)	0.00	0.00	0.00	213.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	213.01
Supplies	0.00	0.00	0.00	109.72	0.00	432.00	361.15	45.40	0.00	155.00	422.59	0.00	1,525.86
Total REPAIRS	0.00	0.00	0.00	322.73	0.00	432.00	1,111.15	45.40	0.00	155.00	422.59	0.00	2,488.87
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	0.00	0.00	0.00	0.00	0.00	103.10	0.00	0.00	113.32	49.96	0.00	266.38
Total Utilities Expense	0.00	0.00	0.00	0.00	0.00	0.00	103.10	0.00	0.00	113.32	49.96	0.00	266.38
OTHER													
Pest Control	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Total OTHER	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
CAPITAL IMPROVEMENTS													
Appliances	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	676.03	0.00	676.03
Total CAPITAL IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	676.03	0.00	676.03
Total Operating Expense	389.06	699.46	426.40	1,109.13	417.20	1,655.28	1,570.31	460.54	354.86	1,250.26	2,935.87	1,347.28	12,615.65
NOI - Net Operating Income													
Total Income	3,539.81	4,353.23	3,837.60	3,454.87	3,077.23	2,681.12	2,045.77	3,017.39	3,071.64	3,839.93	1,236.13	4,124.72	38,279.44

Cash Flow - 12 Month

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
Total Expense	389.06	699.46	426.40	1,109.13	417.20	1,655.28	1,570.31	460.54	354.86	1,250.26	2,935.87	1,347.28	12,615.65
Net Income	3,539.81	4,353.23	3,837.60	3,454.87	3,077.23	2,681.12	2,045.77	3,017.39	3,071.64	3,839.93	1,236.13	4,124.72	38,279.44
Other Items													
Prepaid Rent	-34.87	1,312.50	-312.50	-1,000.00	1,266.07	37.43	-1,303.08	158.08	1,539.89	-408.39	501.50	901.00	2,657.63
Owner Distribution	-3,539.81	-4,353.23	-3,837.60	-3,667.88	-2,609.22	-2,922.62	-1,967.80	-3,103.39	-4,017.11	-4,145.90	-1,240.16	-4,124.72	-39,529.44
Net Other Items	-3,574.68	-3,040.73	-4,150.10	-4,667.88	-1,343.15	-2,885.19	-3,270.88	-2,945.31	-2,477.22	-4,554.29	-738.66	-3,223.72	-36,871.81
Cash Flow	-34.87	1,312.50	-312.50	-1,213.01	1,734.08	-204.07	-1,225.11	72.08	594.42	-714.36	497.47	901.00	1,407.63
Beginning Cash	1,034.87	1,000.00	2,312.50	2,000.00	786.99	1,271.07	2,317.00	1,091.89	1,163.97	3,008.39	2,294.03	2,791.50	1,034.87
Beginning Cash + Cash Flow	1,000.00	2,312.50	2,000.00	786.99	2,521.07	1,067.00	1,091.89	1,163.97	1,758.39	2,294.03	2,791.50	3,692.50	2,442.50
Actual Ending Cash	1,000.00	2,312.50	2,000.00	786.99	1,271.07	2,317.00	1,091.89	1,163.97	3,008.39	2,294.03	2,791.50	3,692.50	3,692.50