

Cash Flow - 12 Month

Properties: 13701 Madison Avenue, Lakewood, OH 44107 - 13701 Madison Avenue Lakewood, OH 44107

Display by Ownership %: No

Period Range: May 2024 to Apr 2025 (Trailing 12 Months)

Level of Detail: Detail View

Account Name	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	Total
Operating Income & Expense													
Income													
Rent Income*													
M2M Rent Fee	87.50	0.00	82.50	82.50	82.50	82.50	483.75	82.50	82.50	82.50	82.50	82.50	1,313.75
Rent Income 1	4,623.00	4,848.86	4,305.50	4,486.50	4,664.21	4,597.50	6,451.00	4,045.00	4,045.00	5,620.00	2,470.00	4,525.00	54,681.57
Total Rent Income*	4,710.50	4,848.86	4,388.00	4,569.00	4,746.71	4,680.00	6,934.75	4,127.50	4,127.50	5,702.50	2,552.50	4,607.50	55,995.32
Prepaid Rent	-1,101.85	137.85	225.00	-1,407.00	2,710.04	185.00	-3,292.79	510.74	384.26	-2,470.00	1,595.75	453.25	-2,069.75
Utilities	100.00	100.00	100.00	100.00	100.00	100.00	90.25	109.75	100.00	100.00	100.00	140.00	1,240.00
Total Operating Income	3,708.65	5,086.71	4,713.00	3,262.00	7,556.75	4,965.00	3,732.21	4,747.99	4,611.76	3,332.50	4,248.25	5,200.75	55,165.57
Expense													
Maintenance, Repairs & Improvements													
Gutters/ Seasonal	275.00	0.00	0.00	0.00	0.00	165.00	0.00	0.00	0.00	0.00	0.00	0.00	440.00
Rehab/ TurnOver	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,487.30	0.00	1,487.30
Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	167.00	110.00	0.00	325.00	0.00	0.00	602.00
HVAC (Heat, Ventilation, Air)	0.00	0.00	0.00	0.00	960.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	960.00
Landscaping/ Snow	100.00	100.00	100.00	100.00	50.00	50.00	100.00	67.00	225.00	150.00	0.00	50.00	1,092.00
Vendor Mark up	0.00	0.00	0.00	75.11	0.00	0.00	36.74	24.20	20.90	50.60	148.73	0.00	356.28
Materials	0.00	0.00	0.00	0.00	0.00	138.24	0.00	181.80	0.00	1.29	0.00	0.00	321.33
Maintenance Labor	0.00	0.00	0.00	572.25	0.00	317.50	0.00	155.00	0.00	917.50	0.00	0.00	1,962.25
Appliances	0.00	0.00	625.00	0.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	625.32
Total Maintenance,	375.00	100.00	725.00	747.36	1,010.32	670.74	303.74	538.00	245.90	1,444.39	1,636.03	50.00	7,846.48

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Account Name	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	Total
Repairs & Improvements													
Managements Fees & Services													
Leasing Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	810.00	810.00
Lease Renewal Fee	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	750.00
Commissions Paid	510.00	510.00	510.00	510.00	510.00	510.00	554.78	510.00	510.00	340.00	340.00	340.00	5,654.78
Utility Switch Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	140.00	0.00	0.00	140.00
Property Inspection Fee	0.00	110.00	0.00	0.00	0.00	750.00	0.00	0.00	0.00	500.00	0.00	150.00	1,510.00
Accounting Fee/Misc	0.00	0.00	0.00	0.00	0.00	15.00	15.00	5.00	10.00	10.00	20.00	35.00	110.00
Total Managements Fees & Services	510.00	620.00	510.00	760.00	510.00	1,275.00	569.78	515.00	520.00	990.00	360.00	1,835.00	8,974.78
Property Utilities													
Electricity	0.00	107.45	152.52	354.66	0.00	127.46	127.42	0.00	0.00	0.00	398.59	154.16	1,422.26
Gas	19.16	0.00	73.81	145.48	0.00	72.21	76.05	0.00	163.95	166.57	0.00	303.73	1,020.96
Water	0.00	211.61	98.23	80.37	89.30	89.30	89.30	89.30	0.00	414.53	111.48	83.61	1,357.03
Sewer	0.00	211.62	121.31	104.18	117.16	117.16	117.16	117.16	0.00	448.33	139.44	107.58	1,601.10
Total Property Utilities	19.16	530.68	445.87	684.69	206.46	406.13	409.93	206.46	163.95	1,029.43	649.51	649.08	5,401.35
Eviction Service	0.00	0.00	0.00	0.00	0.00	0.00	1,390.00	0.00	0.00	0.00	0.00	0.00	1,390.00
Rental & Occupancy Registration	0.00	0.00	0.00	0.00	0.00	345.00	0.00	0.00	0.00	0.00	0.00	0.00	345.00
Total Operating Expense	904.16	1,250.68	1,680.87	2,192.05	1,726.78	2,696.87	2,673.45	1,259.46	929.85	3,463.82	2,645.54	2,534.08	23,957.61
NOI - Net Operating Income	2,804.49	3,836.03	3,032.13	1,069.95	5,829.97	2,268.13	1,058.76	3,488.53	3,681.91	-131.32	1,602.71	2,666.67	31,207.96
Total Income	3,708.65	5,086.71	4,713.00	3,262.00	7,556.75	4,965.00	3,732.21	4,747.99	4,611.76	3,332.50	4,248.25	5,200.75	55,165.57
Total Expense	904.16	1,250.68	1,680.87	2,192.05	1,726.78	2,696.87	2,673.45	1,259.46	929.85	3,463.82	2,645.54	2,534.08	23,957.61

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Account Name	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	Total
Net Income	2,804.49	3,836.03	3,032.13	1,069.95	5,829.97	2,268.13	1,058.76	3,488.53	3,681.91	-131.32	1,602.71	2,666.67	31,207.96
Other Items													
Owner Contribution	191.02	0.00	0.00	0.00	119.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	310.52
Net Other Items	191.02	0.00	0.00	0.00	119.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	310.52
Cash Flow	2,995.51	3,836.03	3,032.13	1,069.95	5,949.47	2,268.13	1,058.76	3,488.53	3,681.91	-131.32	1,602.71	2,666.67	31,518.48
Beginning Cash	8,305.99	3,912.84	4,278.75	3,937.75	2,190.00	6,002.25	6,787.25	7,846.01	3,284.94	4,684.50	2,338.68	2,223.66	8,305.99
Beginning Cash + Cash Flow	11,301.50	7,748.87	7,310.88	5,007.70	8,139.47	8,270.38	7,846.01	11,334.54	6,966.85	4,553.18	3,941.39	4,890.33	39,824.47
Actual Ending Cash	3,912.84	4,278.75	3,937.75	2,190.00	6,002.25	6,787.25	7,846.01	3,284.94	4,684.50	2,338.68	2,223.66	2,413.44	2,413.44