

Cash Flow - 12 Month

Patton Allen Property Management, LLC

Properties: 1 Wesley Branch Rd - 1 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	3,649.00	3,749.00	3,749.00	3,499.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,146.00
Section 8 Rent	1,101.00	1,101.00	1,101.00	1,101.00	1,101.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,505.00
Pet Rent	72.00	72.00	72.00	72.00	158.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	446.14
Total RENTS	4,822.00	4,922.00	4,922.00	4,672.00	3,759.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,097.14
Total Operating Income	4,822.00	4,922.00	4,922.00	4,672.00	3,759.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,097.14
Expense													
CLEANING AND MAINTENANCE													
General Maintenance Labor	0.00	0.00	0.00	55.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	305.00
Total CLEANING AND MAINTENANCE	0.00	0.00	0.00	55.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	305.00
INSURANCE													
Property Insurance	0.00	0.00	3,696.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,696.00
Total INSURANCE	0.00	0.00	3,696.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,696.00
MANAGEMENT FEES													
Management Fees	475.00	485.00	485.00	460.00	368.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,273.10
Total MANAGEMENT FEES	475.00	485.00	485.00	460.00	368.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,273.10

Cash Flow - 12 Month

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													
Supplies	0.00	0.00	0.00	109.24	62.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	171.24
Total REPAIRS	0.00	0.00	0.00	109.24	62.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	171.24
Total Operating Expense	475.00	485.00	4,181.00	624.24	680.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,445.34
NOI - Net Operating Income	4,347.00	4,437.00	741.00	4,047.76	3,079.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,651.80
Total Income	4,822.00	4,922.00	4,922.00	4,672.00	3,759.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,097.14
Total Expense	475.00	485.00	4,181.00	624.24	680.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,445.34
Net Income	4,347.00	4,437.00	741.00	4,047.76	3,079.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,651.80
Other Items													
Prepaid Rent	-1,170.00	3,180.50	-1,259.50	-2,153.50	-1,290.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,692.50
Owner Distribution	-4,347.00	-4,437.00	-741.00	-4,144.00	-2,982.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-16,651.80
Net Other Items	-5,517.00	-1,256.50	-2,000.50	-6,297.50	-4,272.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-19,344.30
Cash Flow	-1,170.00	3,180.50	-1,259.50	-2,249.74	-1,193.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,692.50
Beginning Cash	3,692.50	2,522.50	5,703.00	4,443.50	2,193.76	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	3,692.50
Beginning Cash + Cash Flow	2,522.50	5,703.00	4,443.50	2,193.76	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
Actual Ending Cash	2,522.50	5,703.00	4,443.50	2,193.76	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00