

## Cash Flow - 12 Month

Greyhaven Realty Management Co

Property Groups: Townhomes

Period Beginning: Jan 2015

Period Ending: Dec 2015

Account Name	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015	Sep 2015	Oct 2015	Nov 2015	Dec 2015	Total
<b>Operating Income &amp; Expense</b>													
<b>Income</b>													
Rent Income	8,235.00	8,355.00	10,921.03	7,845.00	9,112.50	8,110.00	7,067.50	8,560.00	6,990.00	9,023.83	0.00	0.00	84,219.86
MTM Penalty	0.00	0.00	0.00	0.00	77.50	0.00	12.50	100.00	100.00	0.00	0.00	0.00	290.00
Application Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.00	30.00	0.00	0.00	120.00
Deposit Forfeit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,550.00	0.00	0.00	0.00	1,550.00
Late Fee	78.30	70.65	40.50	0.00	0.00	516.60	137.25	934.20	277.20	510.30	0.00	0.00	2,565.00
<b>Total Operating Income</b>	<b>8,313.30</b>	<b>8,425.65</b>	<b>10,961.53</b>	<b>7,845.00</b>	<b>9,190.00</b>	<b>8,626.60</b>	<b>7,217.25</b>	<b>9,594.20</b>	<b>9,007.20</b>	<b>9,564.13</b>	<b>0.00</b>	<b>0.00</b>	<b>88,744.86</b>
<b>Expense</b>													
Repair	234.82	0.00	42.50	0.00	0.00	383.00	506.00	155.00	0.00	850.00	0.00	0.00	2,171.32
HVAC (Heat, Ventilation, Air)	0.00	0.00	0.00	0.00	0.00	145.00	0.00	120.00	145.00	240.00	0.00	0.00	650.00
Turnkey	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,580.00	0.00	250.00	0.00	0.00	1,830.00
Landscaping	350.30	350.30	350.30	350.30	350.30	350.30	350.30	350.30	350.30	350.30	0.00	0.00	3,503.00
Pest Control	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	0.00	0.00	250.00
Management Fee	823.50	845.50	1,092.10	784.50	919.00	811.00	708.00	866.00	709.00	902.38	0.00	0.00	8,460.98
Maintenance Upcharge	0.00	0.00	18.20	0.00	0.00	0.00	0.00	0.00	14.50	0.00	0.00	0.00	32.70
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.00	36.03	53.65	0.00	0.00	106.68
Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46.45	0.00	0.00	46.45
Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.30	34.70	0.00	0.00	66.00
Sewer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.38	0.00	0.00	0.00	14.38
Plumbing	0.00	160.00	181.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	341.95
Appliances	588.86	0.00	481.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,070.65
Roof Repairs and Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	350.00
Legal Expenses	0.00	0.00	0.00	0.00	302.25	0.00	0.00	-452.25	0.00	0.00	0.00	0.00	-150.00
<b>Total Operating Expense</b>	<b>2,022.48</b>	<b>1,380.80</b>	<b>2,191.84</b>	<b>1,159.80</b>	<b>1,596.55</b>	<b>1,714.30</b>	<b>1,939.30</b>	<b>2,661.05</b>	<b>1,325.51</b>	<b>2,752.48</b>	<b>0.00</b>	<b>0.00</b>	<b>18,744.11</b>

## Cash Flow - 12 Month

Account Name	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015	Sep 2015	Oct 2015	Nov 2015	Dec 2015	Total
<b>NOI - Net Operating Income</b>	<b>6,290.82</b>	<b>7,044.85</b>	<b>8,769.69</b>	<b>6,685.20</b>	<b>7,593.45</b>	<b>6,912.30</b>	<b>5,277.95</b>	<b>6,933.15</b>	<b>7,681.69</b>	<b>6,811.65</b>	<b>0.00</b>	<b>0.00</b>	<b>70,000.75</b>
Total Income	8,313.30	8,425.65	10,961.53	7,845.00	9,190.00	8,626.60	7,217.25	9,594.20	9,007.20	9,564.13	0.00	0.00	88,744.86
Total Expense	2,022.48	1,380.80	2,191.84	1,159.80	1,596.55	1,714.30	1,939.30	2,661.05	1,325.51	2,752.48	0.00	0.00	18,744.11
<b>Net Income</b>	<b>6,290.82</b>	<b>7,044.85</b>	<b>8,769.69</b>	<b>6,685.20</b>	<b>7,593.45</b>	<b>6,912.30</b>	<b>5,277.95</b>	<b>6,933.15</b>	<b>7,681.69</b>	<b>6,811.65</b>	<b>0.00</b>	<b>0.00</b>	<b>70,000.75</b>
<b>Other Items</b>													
Owner Distribution	-6,312.52	-7,023.15	-8,769.69	-6,719.32	-7,559.33	-6,946.42	-5,346.19	-6,830.79	-7,640.30	0.00	0.00	0.00	-63,147.71
<b>Net Other Items</b>	<b>-6,312.52</b>	<b>-7,023.15</b>	<b>-8,769.69</b>	<b>-6,719.32</b>	<b>-7,559.33</b>	<b>-6,946.42</b>	<b>-5,346.19</b>	<b>-6,830.79</b>	<b>-7,640.30</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-63,147.71</b>
<b>Cash Flow</b>	<b>-21.70</b>	<b>21.70</b>	<b>0.00</b>	<b>-34.12</b>	<b>34.12</b>	<b>-34.12</b>	<b>-68.24</b>	<b>102.36</b>	<b>41.39</b>	<b>6,811.65</b>	<b>0.00</b>	<b>0.00</b>	<b>6,853.04</b>
<b>Beginning Cash</b>	<b>2,779.00</b>	<b>2,768.30</b>	<b>3,555.00</b>	<b>3,555.00</b>	<b>3,520.88</b>	<b>3,565.00</b>	<b>2,745.88</b>	<b>2,677.14</b>	<b>2,779.50</b>	<b>2,730.39</b>	<b>10,249.04</b>	<b>10,249.04</b>	<b>2,779.00</b>
<b>Beginning Cash + Cash Flow</b>	<b>2,757.30</b>	<b>2,790.00</b>	<b>3,555.00</b>	<b>3,520.88</b>	<b>3,555.00</b>	<b>3,530.88</b>	<b>2,677.64</b>	<b>2,779.50</b>	<b>2,820.89</b>	<b>9,542.04</b>	<b>10,249.04</b>	<b>10,249.04</b>	<b>9,632.04</b>
<b>Actual Ending Cash</b>	<b>2,768.30</b>	<b>3,555.00</b>	<b>3,555.00</b>	<b>3,520.88</b>	<b>3,565.00</b>	<b>2,745.88</b>	<b>2,677.14</b>	<b>2,779.50</b>	<b>2,730.39</b>	<b>10,249.04</b>	<b>10,249.04</b>	<b>10,249.04</b>	<b>10,249.04</b>