

Cash Flow - 12 Month

Greyhaven Realty Management Co

Properties: 4120-4124 Webb Rd - 4120-4124 Webb Rd Chattanooga, TN 37416

Period Beginning: Jan 2015

Period Ending: Oct 2015

Account Name	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015	Sep 2015	Oct 2015	Total
Operating Income & Expense											
Income											
Rent Income	1,381.15	1,318.61	1,336.97	845.84	1,228.34	1,349.36	1,487.48	841.15	1,703.00	1,178.00	12,669.90
CHA rent income	367.00	367.00	367.00	367.00	367.00	367.00	367.00	367.00	367.00	367.00	3,670.00
Pet Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	172.23	0.00	172.23
Application Fee Income	0.00	0.00	35.00	35.00	0.00	0.00	0.00	0.00	-60.00	0.00	10.00
Late Fee	23.62	23.62	0.00	0.00	0.00	47.25	0.00	47.25	141.75	0.61	284.10
Total Operating Income	1,771.77	1,709.23	1,738.97	1,247.84	1,595.34	1,763.61	1,854.48	1,255.40	2,323.98	1,545.61	16,806.23
Expense											
Cleaning	0.00	0.00	0.00	0.00	69.00	0.00	0.00	0.00	0.00	0.00	69.00
Repair	255.00	35.00	45.00	0.00	434.50	0.00	0.00	0.00	65.00	275.00	1,109.50
HVAC (Heat, Ventilation, Air)	75.00	0.00	0.00	0.00	0.00	0.00	180.00	0.00	0.00	0.00	255.00
Set out / Junk removal	0.00	0.00	0.00	-50.00	0.00	0.00	0.00	0.00	0.00	0.00	-50.00
Landscaping	31.85	31.85	31.85	31.85	31.85	31.85	31.85	31.85	31.85	31.85	318.50
Pest Control	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	250.00
Management Fee	174.82	168.56	170.40	121.28	159.53	171.64	185.45	120.82	224.22	154.50	1,651.22
Electricity	0.00	0.00	0.00	29.02	26.71	0.00	0.00	0.00	0.00	0.00	55.73
Water	0.00	0.00	0.00	0.00	36.13	0.00	0.00	0.00	0.00	0.00	36.13
Sewer	0.00	0.00	0.00	0.00	0.00	19.61	0.00	0.00	0.00	0.00	19.61
Appliances	482.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	482.85
Total Operating Expense	1,044.52	260.41	272.25	157.15	782.72	248.10	422.30	177.67	346.07	486.35	4,197.54
NOI - Net Operating Income	727.25	1,448.82	1,466.72	1,090.69	812.62	1,515.51	1,432.18	1,077.73	1,977.91	1,059.26	12,608.69
Total Income	1,771.77	1,709.23	1,738.97	1,247.84	1,595.34	1,763.61	1,854.48	1,255.40	2,323.98	1,545.61	16,806.23
Total Expense	1,044.52	260.41	272.25	157.15	782.72	248.10	422.30	177.67	346.07	486.35	4,197.54
Net Income	727.25	1,448.82	1,466.72	1,090.69	812.62	1,515.51	1,432.18	1,077.73	1,977.91	1,059.26	12,608.69

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	Total
Other Items											
Owner Distribution	-727.25	-1,448.82	-1,431.72	-1,055.69	-812.62	-1,515.51	-1,432.18	-1,077.73	-2,037.91	-1,059.26	-12,598.69
Net Other Items	-727.25	-1,448.82	-1,431.72	-1,055.69	-812.62	-1,515.51	-1,432.18	-1,077.73	-2,037.91	-1,059.26	-12,598.69
Cash Flow	0.00	0.00	35.00	35.00	0.00	0.00	0.00	0.00	-60.00	0.00	10.00
Beginning Cash	280.00	290.00	300.00	300.00	250.00	334.68	250.68	250.68	298.18	295.68	280.00
Beginning Cash + Cash Flow	280.00	290.00	335.00	335.00	250.00	334.68	250.68	250.68	238.18	295.68	290.00
Actual Ending Cash	290.00	300.00	300.00	250.00	334.68	250.68	250.68	298.18	295.68	250.00	250.00