

Cash Flow - 12 Month

Greyhaven Realty Management Co

Property Groups: Townhomes

Period Beginning: Jan 2014

Period Ending: Dec 2014

Account Name	Jan 2014	Feb 2014	Mar 2014	Apr 2014	May 2014	Jun 2014	Jul 2014	Aug 2014	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Total
Operating Income & Expense													
Income													
Rent Income	9,200.00	8,465.00	8,515.00	8,465.00	8,475.00	8,390.00	8,385.17	6,937.48	8,005.00	9,300.00	8,525.00	8,520.00	101,182.65
Application Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00	0.00	0.00	-120.00	0.00
Deposit Forfeit	27.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27.35
Late Fee	141.75	85.50	83.25	83.25	160.75	-7.75	140.85	140.85	419.40	0.00	180.00	159.75	1,587.60
Total Operating Income	9,369.10	8,550.50	8,598.25	8,548.25	8,635.75	8,382.25	8,526.02	7,078.33	8,544.40	9,300.00	8,705.00	8,559.75	102,797.60
Expense													
Cleaning	36.76	0.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	440.00	676.76
Repair	35.00	0.00	388.81	50.00	98.00	264.31	266.17	0.00	0.00	632.00	60.91	35.00	1,830.20
Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00	75.00
HVAC (Heat, Ventilation, Air)	0.00	0.00	0.00	0.00	0.00	345.00	0.00	655.00	350.00	0.00	0.00	0.00	1,350.00
Turnkey	-200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	711.00	0.00	511.00
Landscaping	1,050.90	350.30	350.30	350.30	350.30	350.30	350.30	350.30	350.30	350.30	350.30	350.30	4,904.20
Pest Control	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
Management Fee	840.00	846.50	851.50	846.50	847.50	839.00	838.52	693.75	800.50	930.00	852.50	852.00	10,038.27
Maintenance Upcharge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-29.00	0.00	0.00	0.00	-29.00
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.38	53.36	24.74	0.00	0.00	106.48
Gas	28.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.76
Water	3.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.61	0.00	11.02	0.00	48.14
Sewer	16.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.72	25.33	0.00	57.91
Garbage and Recycling	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
Plumbing	70.00	0.00	0.00	0.00	0.00	332.25	0.00	0.00	0.00	0.00	0.00	0.00	402.25
Appliances	691.19	0.00	0.00	0.00	0.00	0.00	52.50	0.00	-75.00	675.17	0.00	0.00	1,343.86
Roof Repairs and Maintenance	0.00	0.00	0.00	0.00	248.00	0.00	135.00	0.00	0.00	0.00	0.00	0.00	383.00
Legal Expenses	-0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-437.25	287.25	0.00	0.00	-150.25

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Account Name	Jan 2014	Feb 2014	Mar 2014	Apr 2014	May 2014	Jun 2014	Jul 2014	Aug 2014	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Total
Total Operating Expense	2,597.73	1,296.80	1,615.61	1,396.80	1,568.80	2,155.86	1,667.49	1,752.43	1,071.52	3,090.18	2,036.06	1,702.30	21,951.58
NOI - Net Operating Income	6,771.37	7,253.70	6,982.64	7,151.45	7,066.95	6,226.39	6,858.53	5,325.90	7,472.88	6,209.82	6,668.94	6,857.45	80,846.02
Total Income	9,369.10	8,550.50	8,598.25	8,548.25	8,635.75	8,382.25	8,526.02	7,078.33	8,544.40	9,300.00	8,705.00	8,559.75	102,797.60
Total Expense	2,597.73	1,296.80	1,615.61	1,396.80	1,568.80	2,155.86	1,667.49	1,752.43	1,071.52	3,090.18	2,036.06	1,702.30	21,951.58
Net Income	6,771.37	7,253.70	6,982.64	7,151.45	7,066.95	6,226.39	6,858.53	5,325.90	7,472.88	6,209.82	6,668.94	6,857.45	80,846.02
Other Items													
Owner Distribution	-6,816.32	-7,123.07	-6,982.64	-7,151.45	-6,989.45	-6,303.89	-6,858.53	-5,332.52	-7,425.85	-6,104.01	-6,671.03	-6,972.58	-80,731.34
Net Other Items	-6,816.32	-7,123.07	-6,982.64	-7,151.45	-6,989.45	-6,303.89	-6,858.53	-5,332.52	-7,425.85	-6,104.01	-6,671.03	-6,972.58	-80,731.34
Cash Flow	-44.95	130.63	0.00	0.00	77.50	-77.50	0.00	-6.62	47.03	105.81	-2.09	-115.13	114.68
Beginning Cash	5,699.32	3,394.37	3,510.00	4,300.00	3,525.00	3,810.00	3,525.00	3,525.00	3,518.38	3,447.41	3,553.22	3,551.13	5,699.32
Beginning Cash + Cash Flow	5,654.37	3,525.00	3,510.00	4,300.00	3,602.50	3,732.50	3,525.00	3,518.38	3,565.41	3,553.22	3,551.13	3,436.00	5,814.00
Actual Ending Cash	3,394.37	3,510.00	4,300.00	3,525.00	3,810.00	3,525.00	3,525.00	3,518.38	3,447.41	3,553.22	3,551.13	2,779.00	2,779.00