

Cash Flow - 12 Month

Greyhaven Realty Management Co

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

Period Beginning: Jan 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	495.00	495.00	681.29	1,020.00	1,172.46	1,568.51	1,591.66	1,558.31	1,628.08	1,011.95	1,587.65	1,319.00	14,128.91
CHA rent income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	367.00	367.00	367.00	1,101.00
Application Fee Income	90.00	-30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00
Late Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47.25	0.00	47.25
Total Operating Income	585.00	465.00	681.29	1,020.00	1,172.46	1,568.51	1,591.66	1,558.31	1,628.08	1,378.95	2,001.90	1,686.00	15,337.16
Expense													
Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	75.00
Locks	0.00	0.00	0.00	39.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.35
Repair	41.00	205.00	248.00	370.21	226.63	0.00	0.00	0.00	1,052.50	0.00	0.00	0.00	2,143.34
HVAC (Heat, Ventilation, Air)	55.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00
Trash Removal	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
Turnkey	0.00	0.00	0.00	0.00	0.00	135.00	0.00	0.00	0.00	0.00	0.00	0.00	135.00
Landscaping	95.55	31.85	31.85	31.85	31.85	31.85	31.85	31.85	31.85	31.85	31.85	31.85	445.90
Pest Control	25.00	25.00	25.00	325.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	600.00
Management Fee	49.50	49.50	68.13	102.00	117.25	156.85	159.17	155.83	162.81	137.90	195.47	168.60	1,523.01
Maintenance Upcharge	0.00	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00
Electricity	58.91	69.19	48.67	59.23	54.48	24.52	0.00	0.00	0.00	0.00	0.00	0.00	315.00
Water	0.00	30.80	31.08	42.54	32.24	12.61	0.00	0.00	0.00	0.00	0.00	0.00	149.27
Sewer	28.82	27.51	26.20	37.99	14.41	29.52	0.00	0.00	0.00	0.00	0.00	0.00	164.45
Plumbing	0.00	0.00	0.00	0.00	0.00	441.00	295.00	0.00	0.00	0.00	199.00	0.00	935.00
Total Operating Expense	353.78	438.85	508.93	1,083.17	501.86	856.35	511.02	212.68	1,272.16	194.75	451.32	300.45	6,685.32
NOI - Net Operating Income	231.22	26.15	172.36	-63.17	670.60	712.16	1,080.64	1,345.63	355.92	1,184.20	1,550.58	1,385.55	8,651.84
Total Income	585.00	465.00	681.29	1,020.00	1,172.46	1,568.51	1,591.66	1,558.31	1,628.08	1,378.95	2,001.90	1,686.00	15,337.16
Total Expense	353.78	438.85	508.93	1,083.17	501.86	856.35	511.02	212.68	1,272.16	194.75	451.32	300.45	6,685.32
Net Income	231.22	26.15	172.36	-63.17	670.60	712.16	1,080.64	1,345.63	355.92	1,184.20	1,550.58	1,385.55	8,651.84

Cash Flow - 12 Month

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
Other Items													
Owner Distribution	-40.74	0.00	-228.51	0.00	-607.43	-712.16	-1,080.64	-1,345.63	-355.92	-1,184.20	-1,550.58	-1,385.55	-8,491.36
Net Other Items	-40.74	0.00	-228.51	0.00	-607.43	-712.16	-1,080.64	-1,345.63	-355.92	-1,184.20	-1,550.58	-1,385.55	-8,491.36
Cash Flow	190.48	26.15	-56.15	-63.17	63.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	160.48
Beginning Cash	149.52	250.00	306.15	250.00	186.83	250.00	250.00	250.00	250.00	260.00	260.00	299.70	149.52
Beginning Cash + Cash Flow	340.00	276.15	250.00	186.83	250.00	250.00	250.00	250.00	250.00	260.00	260.00	299.70	310.00
Actual Ending Cash	250.00	306.15	250.00	186.83	250.00	250.00	250.00	250.00	260.00	260.00	299.70	280.00	280.00