

Cash Flow - Property Comparison

Garrett Management

Active Properties Owned By: Reba Wolfe

Display by Ownership %: No

Date Range: 01/01/2020 to 04/22/2026

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	372 CR 4450	382 CR 4450	Total
Operating Income & Expense			
Income			
Rent Income	79,713.18	76,824.79	156,537.97
Utility Reimbursement Fee	240.00	0.00	240.00
Total Operating Income	79,953.18	76,824.79	156,777.97
Expense			
CLEANING AND MAINTENANCE			
Janitorial Expense	1,505.20	475.00	1,980.20
General Maintenance Labor	0.00	70.00	70.00
Total CLEANING AND MAINTENANCE	1,505.20	545.00	2,050.20
Kept Deposit	0.00	-950.00	-950.00
Pest Control Services	143.43	122.18	265.61
Management Fees	8,071.32	7,873.22	15,944.54
Leasing Fee	0.00	100.00	100.00
REPAIRS			
HVAC (Heat, Ventilation, Air)	183.25	2,157.25	2,340.50
Key/Lock Replacement	121.70	272.18	393.88
Repairs - Other	737.38	307.50	1,044.88
Builders Mart/Ace Hardware	83.47	-8.22	75.25
Total REPAIRS	1,125.80	2,728.71	3,854.51
Supplies	311.37	4.62	315.99
CAPITAL EXPENSES			
Appliances	0.00	145.00	145.00
Total CAPITAL EXPENSES	0.00	145.00	145.00
Write Offs/Adj/Bad Debt	0.00	-70.00	-70.00
Total Operating Expense	11,157.12	10,498.73	21,655.85

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Account Name	372 CR 4450	382 CR 4450	Total
NOI - Net Operating Income			
Total Income	68,796.06	66,326.06	135,122.12
Total Expense	79,953.18	76,824.79	156,777.97
	11,157.12	10,498.73	21,655.85
Net Income	<u>68,796.06</u>	<u>66,326.06</u>	<u>135,122.12</u>
Other Items			
Short-Term Loan			
Owner Distribution	1,000.00	0.00	1,000.00
Net Other Items	<u>-70,476.06</u>	<u>-66,801.06</u>	<u>-137,277.12</u>
	-69,476.06	-66,801.06	-136,277.12
Cash Flow	<u>-680.00</u>	<u>-475.00</u>	<u>-1,155.00</u>
Beginning Cash			
Beginning Cash + Cash Flow	0.00	0.00	0.00
Actual Ending Cash	<u>-680.00</u>	<u>-475.00</u>	<u>-1,155.00</u>