

Colossal Management Group

1714 Sulphur Spring Rd
Baltimore, MD 21227
(443) 873-0530
<https://www.baltimoreturnkeyrentals.com/property/>



Central Maryland Home Ventures, LLC

PO Box 1453
Columbia, MD 21044

Owner Statement

Jan 01, 2024 - Nov 22, 2024

Notes

Owner termination notice: 9/12/24

Access Codes as follows:

Main door 1980
1234 bed one
2345 bed two
3456 bed three
4567 bed four
5678 bed five

Net Income: (+) \$0

LINKS:

Pay annual property taxes: <https://pay.baltimorecity.gov/realproperty>

File annual business returns: <https://businessexpress.maryland.gov/manage/maintain-good-standing-status>

FAQs: https://docs.google.com/document/d/1rluemJ9bTWKGpy4k2Nv4NFIFIQRSX_q-UD-KjtU_f6w/edit?usp=sharing

1911 Grinnalds Ave - 1911 Grinnalds Ave, Baltimore, MD 21230

Property Cash Summary

Beginning Balance	0.00
Cash In	6,990.00
Cash Out	-4,710.00
Owner Disbursements	-1,680.00
Ending Cash Balance	600.00
Property Reserve	-600.00
Net Owner Funds	0.00

Transactions

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
				Beginning Cash Balance as of 05/01/2024			0.00

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
05/23/2024	Central Maryland Home Ventures, LLC	eCheck receipt	4013-5610	Owner Contribution - Owner Contribution	500.00		500.00
05/28/2024	Colossal Management Group	Check	1818	Management fees - Management fees for 04/2024		50.00	450.00
05/28/2024	Colossal Management Group	Check	1818	Management fees - Management fees for 05/2024		50.00	400.00
06/01/2024	Colossal Management Group	Receipt		Management fees - Reversal; charges to commence upon occupancy	100.00		500.00
07/22/2024	Colossal Management Group	eCheck	1863-1844	- Landscaping - Work Order #6853-lawn care-6/3/24 - Monthly landscaping.		42.00	458.00
07/22/2024	Colossal Management Group	eCheck	1868-8D92	- General Maintenance Labor - Work Order #6836-rodent & spider service-6/5/24		252.00	206.00
07/22/2024	Colossal Management Group	Check	1863-1844	- Landscaping - Work Order #6975-Monthly landscaping-7/1/24 - 6975-1 - Monthly landscaping.		36.00	170.00
07/22/2024	Colossal Management Group	Check	July recs	- General Maintenance Labor - Work Order #6798-lock change-6/14/24 - 6798-1 - Set up (5) Yamiry smart lock codes. Label rooming doors.		210.00	-40.00
07/25/2024	Central Maryland Home Ventures, LLC	eCheck receipt	8FE0-4750	Owner Contribution - Owner Contribution	3,070.00		3,030.00
08/21/2024	Central Maryland Home Ventures, LLC	eCheck receipt	393E-F480	Owner Contribution - Owner Contribution	300.00		3,330.00
09/12/2024	Colossal Management Group	eCheck	C5D5-08A0	Other - Work Order #7066-MLS-8/6/24 - 7066-1 - MLS photos of rooming house.		225.00	3,105.00
09/19/2024	Central Maryland Home Ventures, LLC	eCheck receipt	090E-7420	Owner Contribution - Owner Contribution	2,570.00		5,675.00
11/02/2024	Colossal Management Group	Check	F1D7-15C0	- Landscaping - Work Order #7123-Monthly landscaping-8/7/24 - 7123-1 - Monthly landscaping.		48.00	5,627.00
11/02/2024	Colossal Management Group	Check	F1D7-15C0	- Landscaping - Work Order #7220-Monthly landscaping-9/11/24 - 7220-1 - Monthly landscaping.		42.00	5,585.00
11/02/2024	Colossal Management Group	Check	1938	General Maintenance Labor - Work order #6859-1 Scope of work and hauling/dispose as per owner's instructions. Total invoice \$780		630.00	4,955.00
11/02/2024	Colossal Management Group	Check	1938	General Maintenance Labor - Work Order #6941-1 Owner Approved Procure and Install		1,800.00	3,155.00
11/02/2024	Colossal Management Group	Check	1938	Other - Floorplan (Escrow Hold)		300.00	2,855.00
11/02/2024	Colossal Management Group	Check	1938	Management fees - Management fees for 09/2024		50.00	2,805.00
11/02/2024	Colossal Management Group	Check	1938	Management fees - Management fees for 10/2024		50.00	2,755.00

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
11/02/2024	Colossal Management Group	Check	1938	Management fees - Management fees for 11/2024		50.00	2,705.00
11/02/2024	Colossal Management Group	Receipt		Management fees - Management Fees: Courtesy Reversal of Charge	150.00		2,855.00
11/22/2024	Colossal Management Group	eCheck	3E28-0BD0	Other - 7294-1 - Verification of work order #6941-1 and #6859-1 as per owner request. - 7294-1 - Verification of work order #6941-1 and #6859-1 as per owner request.		75.00	2,780.00
11/22/2024	Colossal Management Group	Check	1981	General Maintenance Labor - Work order #6859-1 Scope of work and hauling/dispose as per owner's instructions. Total invoice \$780		150.00	2,630.00
11/22/2024	Colossal Management Group	Receipt		Other - Credit Owner \$300 for floor plans as requested.	300.00		2,930.00
11/22/2024	Colossal Management Group	Check	1982	Cleaning and Maintenance -Other - w/o 6861-1 (professional cleaning of property)		350.00	2,580.00
11/22/2024	Colossal Management Group	Check	1982	Cleaning and Maintenance -Other - w/o 6974-1 (July monthly common area cleaning		100.00	2,480.00
11/22/2024	Colossal Management Group	Check	1982	Cleaning and Maintenance -Other - w/o 7122-1 (August monthly common area cleaning		100.00	2,380.00
11/22/2024	Colossal Management Group	Check	1982	Cleaning and Maintenance -Other - w/o 7219-1 (September monthly common area cleaning		100.00	2,280.00
11/22/2024	Central Maryland Home Ventures, LLC	eCheck	2C99-7210	Owner Distribution - Owner payment for 11/2024		1,680.00	600.00
				Ending Cash Balance			600.00
Total					6,990.00	6,390.00	