

# Rental Owner Statement

Prepared By: Satsuma Property Management  
8117 Oak Street  
Suite 201  
New Orleans, LA 70118

Statement period **1/1/2025 - 12/13/2025**

Statement date **12/13/2025**

Dylan DiBona  
2365 Chippewa Street  
New Orleans, LA 70130

## Summary by property

	4605-07 South Saratoga Street	All properties
<b>Beginning cash balance</b>	<b>\$4,190.00</b>	<b>\$4,190.00</b>
<b>+ Additions to cash</b>		
Income	39,579.42	39,579.42
Owner contributions	0.00	0.00
Other additions	3,700.00	3,700.00
<b>– Subtractions from cash</b>		
Expenses	13,769.90	13,769.90
Owner draws	26,699.52	26,699.52
Other subtractions	2,300.00	2,300.00
<b>Ending cash balance</b>	<b>\$4,700.00</b>	<b>\$4,700.00</b>
<b>– Adjustments</b>		
Tenant security deposits and early payments	3,700.00	3,700.00
Property reserve	1,000.00	1,000.00
<b>Available for payment</b>	<b>\$0.00</b>	<b>\$0.00</b>

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## Income statement

	4605-07 South Saratoga Street	All properties
<b>Income</b>		
Pet Fee	525.00	525.00
Rent Income	37,405.00	37,405.00
Repairs Income	830.00	830.00
Utility Income	819.42	819.42
<b>Total income</b>	<b>\$39,579.42</b>	<b>\$39,579.42</b>
<b>Expense</b>		
Cleaning and Maintenance	150.00	150.00
Commissions	2,250.00	2,250.00
Landscaping	540.00	540.00
Management Fees	3,949.50	3,949.50
Other Expenses	900.00	900.00
Repairs	3,955.00	3,955.00
Utilities	2,025.40	2,025.40
<b>Total expenses</b>	<b>\$13,769.90</b>	<b>\$13,769.90</b>
<b>Net income</b>	<b>\$25,809.52</b>	<b>\$25,809.52</b>

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## Detail transactions

Date	Property	Unit	Account	Name	Memo	Amount	Balance
<b>Beginning cash balance as of 1/1/2025</b>							<b>\$4,190.00</b>
<b>Additions to cash</b>							
1/2/2025	4605-07 South Sa ratoga Street	1	Rent Income	Unit 1 - Luke Farnan	by Luke Farnan	735.00	4,925.00
1/24/2025	4605-07 South Sa ratoga Street	2	Rent Income	Unit 2 - Renee Jordan	by Renee Jordan	1,600.00	6,525.00
1/24/2025	4605-07 South Sa ratoga Street	2	Security Deposit Liability	Unit 2 - Renee Jordan	by Renee Jordan	1,600.00	8,125.00
1/27/2025	4605-07 South Sa ratoga Street	2	Pet Fee	Unit 2 - Renee Jordan	by Renee Jordan	35.00	8,160.00
2/3/2025	4605-07 South Sa ratoga Street	1	Rent Income	Unit 1 - Jackson Guizan	by Jackson Guizan	735.00	8,895.00
2/3/2025	4605-07 South Sa ratoga Street	1	Rent Income	Unit 1 - Luke Farnan	by Luke Farnan	735.00	9,630.00
2/3/2025	4605-07 South Sa ratoga Street	1	Rent Income	Unit 1 - Ned Murphy	by Ned Murphy	830.00	10,460.00
2/26/2025	4605-07 South Sa ratoga Street	2	Rent Income	Unit 2 - Renee Jordan	by Renee Jordan	1,600.00	12,060.00
2/26/2025	4605-07 South Sa ratoga Street	2	Pet Fee	Unit 2 - Renee Jordan	by Renee Jordan	35.00	12,095.00
3/2/2025	4605-07 South Sa ratoga Street	1	Rent Income	Unit 1 - Luke Farnan	by Luke Farnan	735.00	12,830.00
3/5/2025	4605-07 South Sa ratoga Street	1	Rent Income	Unit 1 - Ned Murphy	by Ned Murphy	830.00	13,660.00
3/5/2025	4605-07 South Sa ratoga Street	1	Rent Income	Unit 1 - Jackson Guizan	by Jackson Guizan	735.00	14,395.00
3/29/2025	4605-07 South Sa ratoga Street	2	Rent Income	Unit 2 - Renee Jordan	by Renee Jordan	1,600.00	15,995.00
3/29/2025	4605-07 South Sa ratoga Street	2	Pet Fee	Unit 2 - Renee Jordan	by Renee Jordan	35.00	16,030.00
3/31/2025	4605-07 South Sa ratoga Street	1	Rent Income	Unit 1 - Jackson Guizan	by Jackson Guizan	735.00	16,765.00
4/1/2025	4605-07 South Sa ratoga Street	1	Rent Income	Unit 1 - Luke Farnan	by Luke Farnan	735.00	17,500.00
4/4/2025	4605-07 South Sa ratoga Street	1	Rent Income	Unit 1 - Ned Murphy	by Ned Murphy	830.00	18,330.00

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Date	Property	Unit	Account	Name	Memo	Amount	Balance
4/27/2025	4605-07 South Sa ratoga Street	2	Rent Income	Unit 2 - Renee Jordan	by Renee Jordan	1,600.00	19,930.00
4/27/2025	4605-07 South Sa ratoga Street	2	Pet Fee	Unit 2 - Renee Jordan	by Renee Jordan	35.00	19,965.00
4/28/2025	4605-07 South Sa ratoga Street	1	Rent Income	Unit 1 - Ned Murphy	by Ned Murphy	830.00	20,795.00
5/1/2025	4605-07 South Sa ratoga Street	1	Rent Income	Unit 1 - Luke Farnan	by Luke Farnan	735.00	21,530.00
5/2/2025	4605-07 South Sa ratoga Street	1	Rent Income	Unit 1 - Jackson Guizan	by Jackson Guizan	735.00	22,265.00
5/29/2025	4605-07 South Sa ratoga Street	2	Rent Income	Unit 2 - Renee Jordan	by Renee Jordan	1,600.00	23,865.00
5/29/2025	4605-07 South Sa ratoga Street	2	Pet Fee	Unit 2 - Renee Jordan	by Renee Jordan	35.00	23,900.00
6/25/2025	4605-07 South Sa ratoga Street	1	Repairs Income	Unit 1	Tenant damages at move out	830.00	24,730.00
6/25/2025	4605-07 South Sa ratoga Street	1	Rent Income	Unit 1	no notice given, refund forfeited	1,470.00	26,200.00
6/28/2025	4605-07 South Sa ratoga Street	2	Rent Income	Unit 2 - Renee Jordan	by Renee Jordan	1,600.00	27,800.00
6/28/2025	4605-07 South Sa ratoga Street	2	Pet Fee	Unit 2 - Renee Jordan	by Renee Jordan	35.00	27,835.00
7/31/2025	4605-07 South Sa ratoga Street	2	Rent Income	Unit 2 - Renee Jordan	by Renee Jordan	1,600.00	29,435.00
7/31/2025	4605-07 South Sa ratoga Street	2	Pet Fee	Unit 2 - Renee Jordan	by Renee Jordan	35.00	29,470.00
8/28/2025	4605-07 South Sa ratoga Street	2	Rent Income	Unit 2 - Renee Jordan	by Renee Jordan	1,600.00	31,070.00
8/28/2025	4605-07 South Sa ratoga Street	2	Pet Fee	Unit 2 - Renee Jordan	by Renee Jordan	35.00	31,105.00
9/5/2025	4605-07 South Sa ratoga Street	1	Rent Income	Unit 1	Payment	2,100.00	33,205.00
9/5/2025	4605-07 South Sa ratoga Street	1	Security Deposit Liability	Unit 1	Payment	2,100.00	35,305.00
9/5/2025	4605-07 South Sa ratoga Street	1	Pet Fee	Unit 1	Payment	35.00	35,340.00

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Date	Property	Unit	Account	Name	Memo	Amount	Balance
9/30/2025	4605-07 South Sa ratoga Street	2	Rent Income	Unit 2 - Renee Jordan	by Renee Jordan	1,600.00	36,940.00
9/30/2025	4605-07 South Sa ratoga Street	2	Pet Fee	Unit 2 - Renee Jordan	by Renee Jordan	35.00	36,975.00
10/1/2025	4605-07 South Sa ratoga Street	1	Rent Income	Unit 1 - Christian (9.1) Guerrero	by Christian (9.1) Guerrero	1,200.00	38,175.00
10/1/2025	4605-07 South Sa ratoga Street	1	Rent Income	Unit 1 - Christian (9.1) Guerrero	by Christian (9.1) Guerrero	900.00	39,075.00
10/1/2025	4605-07 South Sa ratoga Street	1	Pet Fee	Unit 1 - Christian (9.1) Guerrero	by Christian (9.1) Guerrero	35.00	39,110.00
10/22/2025	4605-07 South Sa ratoga Street	2	Utility Income	Unit 2 - Renee Jordan	by Renee Jordan	559.91	39,669.91
10/31/2025	4605-07 South Sa ratoga Street	2	Rent Income	Unit 2 - Renee Jordan	by Renee Jordan	1,600.00	41,269.91
10/31/2025	4605-07 South Sa ratoga Street	2	Pet Fee	Unit 2 - Renee Jordan	by Renee Jordan	35.00	41,304.91
11/4/2025	4605-07 South Sa ratoga Street	1	Rent Income	Unit 1 - Christian (9.1) Guerrero	by Christian (9.1) Guerrero	1,350.00	42,654.91
11/4/2025	4605-07 South Sa ratoga Street	1	Rent Income	Unit 1 - Christian (9.1) Guerrero	by Christian (9.1) Guerrero	294.51	42,949.42
11/7/2025	4605-07 South Sa ratoga Street	1	Rent Income	Unit 1 - Alexander (MI 9.1) Jochum	Payment	455.49	43,404.91
11/26/2025	4605-07 South Sa ratoga Street	2	Rent Income	Unit 2 - Renee Jordan	by Renee Jordan	1,600.00	45,004.91
11/26/2025	4605-07 South Sa ratoga Street	2	Pet Fee	Unit 2 - Renee Jordan	by Renee Jordan	35.00	45,039.91
12/2/2025	4605-07 South Sa ratoga Street	1	Rent Income	Unit 1 - Christian (9.1) Guerrero	by Christian (9.1) Guerrero	710.00	45,749.91
12/4/2025	4605-07 South Sa ratoga Street	1	Rent Income	Unit 1 - Christian (9.1) Guerrero	by Christian (9.1) Guerrero	675.00	46,424.91
12/7/2025	4605-07 South Sa ratoga Street	1	Rent Income	Unit 1 - Christian (9.1) Guerrero	by Christian (9.1) Guerrero	715.00	47,139.91
12/7/2025	4605-07 South Sa ratoga Street	1	Utility Income	Unit 1 - Christian (9.1) Guerrero	by Christian (9.1) Guerrero	259.51	47,399.42
12/7/2025	4605-07 South Sa ratoga Street	1	Pet Fee	Unit 1 - Christian (9.1) Guerrero	by Christian (9.1) Guerrero	70.00	47,469.42

**Total from additions to cash**

**\$43,279.42**

**Subtractions from cash**

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Date	Property	Unit	Account	Name	Memo	Amount	Balance
1/14/2025	4605-07 South Sa ratoga Street	Property level	Manageme nt Fees	Satsuma Property Management	Management Fee 12/14/2024 - 1/14/2025 (10.00% of \$2,300.00)	230.00	47,239.42
1/14/2025	4605-07 South Sa ratoga Street	Property level	Owner Draw	Dylan DiBona	Owner Draw	1,395.00	45,844.42
1/30/2025	4605-07 South Sa ratoga Street	2	Other Expenses	Unit 2 - General Contractor	zelle 1.30.25 \$900 security deposit refund	900.00	44,944.42
2/3/2025	4605-07 South Sa ratoga Street	2	Repairs	Unit 2 - Home Improvement J & G Construction LLC	Upper unit work: Adjusted 3 closet doors to secure loose door knobs. Adjusted bathroom door for proper alignment.	200.00	44,744.42
2/11/2025	4605-07 South Sa ratoga Street	2	Commissio ns	Unit 2 - Renae Berthelot	Leasing Commission	480.00	44,264.42
2/12/2025	4605-07 South Sa ratoga Street	Property level	Manageme nt Fees	Satsuma Property Management	Management Fee 1/15/2025 - 2/12/2025 (10.00% of \$3,935.00)	393.50	43,870.92
2/12/2025	4605-07 South Sa ratoga Street	Property level	Owner Draw	Dylan DiBona	Owner Draw	1,961.50	41,909.42
2/24/2025	4605-07 South Sa ratoga Street	Property level	Commissio ns	Real Estate Agent	Leasing Commission- Half to Agent 2	480.00	41,429.42
3/11/2025	4605-07 South Sa ratoga Street	Property level	Manageme nt Fees	Satsuma Property Management	Management Fee 2/13/2025 - 3/11/2025 (10.00% of \$3,935.00)	393.50	41,035.92
3/11/2025	4605-07 South Sa ratoga Street	Property level	Owner Draw	Dylan DiBona	Owner Draw	3,061.50	37,974.42
3/14/2025	4605-07 South Sa ratoga Street	2	Cleaning and Maintenan ce	Unit 2 - Claudia Jefferson	1/28 Vacant unit cleaning	150.00	37,824.42
4/2/2025	4605-07 South Sa ratoga Street	2	Repairs	Unit 2 - Satsuma Property Management	10% Project coordination fee	230.00	37,594.42
4/3/2025	4605-07 South Sa ratoga Street	2	Repairs	Unit 2 - Under Pressure	Owner approved repairs. See invoice.	2,300.00	35,294.42
4/11/2025	4605-07 South Sa ratoga Street	Property level	Manageme nt Fees	Satsuma Property Management	Management Fee 3/12/2025 - 4/11/2025 (10.00% of \$3,935.00)	393.50	34,900.92

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Date	Property	Unit	Account	Name	Memo	Amount	Balance
4/11/2025	4605-07 South Sa ratoga Street	Property level	Owner Draw	Dylan DiBona	Owner Draw	861.50	34,039.42
5/15/2025	4605-07 South Sa ratoga Street	Property level	Manageme nt Fees	Satsuma Property Management	Management Fee 4/12/2025 - 5/15/2025 (10.00% of \$3,935.00)	393.50	33,645.92
5/15/2025	4605-07 South Sa ratoga Street	Property level	Owner Draw	Dylan DiBona	Owner Draw	3,541.50	30,104.42
6/13/2025	4605-07 South Sa ratoga Street	1	Repairs	Unit 1 - Home Improvement J & G Construction LLC	Reattached peeling corners on the left side using glue, sealant, and nails Replaced 6 Spot Light Bulbs Replaced AC Filter (20x20x1) Replaced Special Ceiling Fan Light Fixture (broken) Labor & Materials: \$250 Installed 3 Smoke Detectors & 1	750.00	29,354.42
6/14/2025	4605-07 South Sa ratoga Street	Property level	Manageme nt Fees	Satsuma Property Management	Management Fee 5/16/2025 - 6/14/2025 (10.00% of \$1,635.00)	163.50	29,190.92
6/14/2025	4605-07 South Sa ratoga Street	Property level	Owner Draw	Dylan DiBona	Owner Draw	721.50	28,469.42
6/25/2025	4605-07 South Sa ratoga Street	1	Security Deposit Liability	Unit 1	Tenant damages at move out	830.00	27,639.42
6/25/2025	4605-07 South Sa ratoga Street	1	Security Deposit Liability	Unit 1	no notice given, refund forfeited	1,470.00	26,169.42
7/2/2025	4605-07 South Sa ratoga Street	Property level	Landscapin g	Peyton Murphy - Lawncare	6.30.25 bill: 6.3.25 lawn care	45.00	26,124.42
7/2/2025	4605-07 South Sa ratoga Street	Property level	Landscapin g	Peyton Murphy - Lawncare	6.30.25 bill: 6.17.25 lawn care	45.00	26,079.42
7/3/2025	4605-07 South Sa ratoga Street	Property level	Utilities	General Utilities	entergy 6.27.25	90.39	25,989.03
7/14/2025	4605-07 South Sa ratoga Street	Property level	Manageme nt Fees	Satsuma Property Management	Management Fee 6/15/2025 - 7/14/2025 (10.00% of \$3,105.00)	310.50	25,678.53
7/14/2025	4605-07 South Sa ratoga Street	Property level	Owner Draw	Dylan DiBona	Owner Draw	3,444.11	22,234.42
8/6/2025	4605-07 South Sa ratoga Street	Property level	Landscapin g	Peyton Murphy - Lawncare	8.1.25 bill: 7.1.25 lawn care	45.00	22,189.42

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8/6/2025	4605-07 South Sa ratoga Street	Property level	Landscapin g	Peyton Murphy - Lawncare	8.1.25 bill: 7.15.25 lawn care	45.00	22,144.42
8/7/2025	4605-07 South Sa ratoga Street	Property level	Landscapin g	Peyton Murphy - Lawncare	8.1.25 bill: 7.29.25 lawn care	45.00	22,099.42
8/10/2025	4605-07 South Sa ratoga Street	Property level	Utilities	General Utilities	delta 7.25.25	28.00	22,071.42
8/14/2025	4605-07 South Sa ratoga Street	Property level	Manageme nt Fees	Satsuma Property Management	Management Fee 7/15/2025 - 8/14/2025 (10.00% of \$1,635.00)	163.50	21,907.92
8/14/2025	4605-07 South Sa ratoga Street	Property level	Owner Draw	Dylan DiBona	Owner Draw	1,308.50	20,599.42
8/17/2025	4605-07 South Sa ratoga Street	1	Utilities	Unit 1 - General Utilities	Entergy Bill	141.90	20,457.52
9/3/2025	4605-07 South Sa ratoga Street	1	Utilities	Unit 1 - General Utilities	Delta Gas Bill	28.87	20,428.65
9/5/2025	4605-07 South Sa ratoga Street	1	Utilities	Unit 1 - General Utilities	Entergy Bill	132.12	20,296.53
9/8/2025	4605-07 South Sa ratoga Street	Property level	Landscapin g	Peyton Murphy - Lawncare	8.27.25 bill: 8.12.25 lawn care	45.00	20,251.53
9/8/2025	4605-07 South Sa ratoga Street	2	Repairs	Unit 2 - Cavalry Works	Investigated water leak reported from second floor. Found bathtub leaking water outside due to issue at shower head. Replaced defective pump in toilet tank, which was causing continuous water flow and excessive water usage. Inspected f	300.00	19,951.53
9/8/2025	4605-07 South Sa ratoga Street	Property level	Landscapin g	Peyton Murphy - Lawncare	billed to 601-03 Washington	45.00	19,906.53
9/13/2025	4605-07 South Sa ratoga Street	Property level	Manageme nt Fees	Satsuma Property Management	Management Fee 8/15/2025 - 9/13/2025 (10.00% of \$3,770.00)	377.00	19,529.53
9/13/2025	4605-07 South Sa ratoga Street	Property level	Owner Draw	Dylan DiBona	Owner Draw	2,700.11	16,829.42
10/6/2025	4605-07 South Sa ratoga Street	1	Utilities	Unit 1 - General Utilities	Entergy Bill- Final	105.53	16,723.89



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10/6/2025	4605-07 South Sa ratoga Street	Property level	Landscapin g	Peyton Murphy - Lawncare	10.5.25 bill: 9.23.25 lawn care	45.00	16,678.89
10/7/2025	4605-07 South Sa ratoga Street	1	Utilities	Unit 1 - General Utilities	SWBNO Bill	1,119.83	15,559.06
10/7/2025	4605-07 South Sa ratoga Street	Property level	Landscapin g	Peyton Murphy - Lawncare	10.5.25 bill: 9.9.25 lawn care	45.00	15,514.06
10/7/2025	4605-07 South Sa ratoga Street	Property level	Commissio ns	Renae Berthelot	Leasing Commission	1,290.00	14,224.06
10/14/2025	4605-07 South Sa ratoga Street	Property level	Manageme nt Fees	Satsuma Property Management	Management Fee 9/14/2025 - 10/14/2025 (10.00% of \$3,770.00)	377.00	13,847.06
10/14/2025	4605-07 South Sa ratoga Street	Property level	Owner Draw	Dylan DiBona	Owner Draw	787.64	13,059.42
10/20/2025	4605-07 South Sa ratoga Street	1	Utilities	Unit 1 - General Utilities	Delta Gas Bill	39.01	13,020.41
10/23/2025	4605-07 South Sa ratoga Street	1	Utilities	Unit 1 - General Utilities	SWBNO Bill	121.41	12,899.00
10/31/2025	4605-07 South Sa ratoga Street	1	Utilities	Unit 1 - General Utilities	Delta Gas Bill	39.77	12,859.23
11/5/2025	4605-07 South Sa ratoga Street	1	Landscapin g	Unit 1 - Peyton Murphy - Lawncare	11.3.25 bill: 10.7.25 lawn care	45.00	12,814.23
11/5/2025	4605-07 South Sa ratoga Street	1	Landscapin g	Unit 1 - Peyton Murphy - Lawncare	11.3.25 bill: 10.21.25 lawn care	45.00	12,769.23
11/12/2025	4605-07 South Sa ratoga Street	Property level	Manageme nt Fees	Satsuma Property Management	Management Fee 10/15/2025 - 11/12/2025 (10.00% of \$3,735.00)	373.50	12,395.73
11/12/2025	4605-07 South Sa ratoga Street	Property level	Owner Draw	Dylan DiBona	Owner Draw	3,631.22	8,764.51
11/25/2025	4605-07 South Sa ratoga Street	Property level	Utilities	General Utilities	SWBNO Bill	137.15	8,627.36
11/26/2025	4605-07 South Sa ratoga Street	2	Repairs	Unit 2 - Dependable Refrigeration	Adjusted A/C controls	175.00	8,452.36
12/4/2025	4605-07 South Sa ratoga Street	Property level	Landscapin g	Peyton Murphy - Lawncare	lawncare	45.00	8,407.36
12/5/2025	4605-07 South Sa ratoga Street	1	Utilities	Unit 1 - General Utilities	Delta Gas Bill	41.42	8,365.94

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12/11/2025	4605-07 South Sa ratoga Street	Property level	Manageme nt Fees	Satsuma Property Management	Management Fee 11/13/2025 - 12/11/2025 (10.00% of \$3,805.00)	380.50	7,985.44
12/11/2025	4605-07 South Sa ratoga Street	Property level	Owner Draw	Dylan DiBona	Owner Draw	3,285.44	4,700.00
<b>Total from subtractions from cash</b>						<b>\$42,769.42</b>	
<b>Ending cash balance as of 12/13/2025</b>							<b>\$4,700.00</b>