

Rental Owner Statement

Prepared By: Sheer Value Property Management
7227 Broadway
San Antonio, TX 78209



Statement period **1/1/2025 - 8/7/2025**

Statement date **8/7/2025**

Jason Riddle
1497 15th Avenue
San Francisco, CA 94122

Summary by property

	206 Hoover Avenue	2943 Butterfly Palm	All properties
Beginning cash balance	\$1,150.00	\$2,000.00	\$3,150.00
+ Additions to cash			
Income	6,550.00	12,850.00	19,400.00
Owner contributions	0.00	0.00	0.00
Other additions	0.00	0.00	0.00
- Subtractions from cash			
Expenses	1,055.00	1,152.00	2,207.00
Owner draws	5,878.50	10,242.00	16,120.50
Other subtractions	0.00	0.00	0.00
Ending cash balance	\$766.50	\$3,456.00	\$4,222.50
- Adjustments			
Tenant security deposits and early payments	1,150.00	2,000.00	3,150.00
Property reserve	0.00	0.00	0.00
Available for payment	(\$383.50)	\$1,456.00	\$1,072.50

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Income statement

	206 Hoover Avenue	2943 Butterfly Palm	All properties
Income			
Late Fee Income	0.00	50.00	50.00
Pet Rent	0.00	400.00	400.00
Rent Income	6,550.00	12,400.00	18,950.00
Total income	\$6,550.00	\$12,850.00	\$19,400.00
Expense			
Management Fees	621.00	1,152.00	1,773.00
Repairs	434.00	0.00	434.00
Total expenses	\$1,055.00	\$1,152.00	\$2,207.00
Net income	\$5,495.00	\$11,698.00	\$17,193.00

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Detail transactions

Date	Property	Unit	Account	Name	Memo	Amount	Balance
Beginning cash balance as of 1/1/2025							\$3,150.00
Additions to cash							
1/1/2025	2943 Butterfly Palm	1	Rent Income	Unit 1 - Layla Noble-Davis	by Layla Noble-Davis	1,550.00	4,700.00
1/1/2025	2943 Butterfly Palm	1	Pet Rent	Unit 1 - Layla Noble-Davis	by Layla Noble-Davis	50.00	4,750.00
1/3/2025	206 Hoover Avenue	1	Rent Income	Unit 1 - George Mahara	by George Mahara	1,150.00	5,900.00
2/1/2025	2943 Butterfly Palm	1	Rent Income	Unit 1 - Layla Noble-Davis	by Layla Noble-Davis	1,550.00	7,450.00
2/1/2025	2943 Butterfly Palm	1	Pet Rent	Unit 1 - Layla Noble-Davis	by Layla Noble-Davis	50.00	7,500.00
2/1/2025	206 Hoover Avenue	1	Rent Income	Unit 1 - George Mahara	by George Mahara	1,150.00	8,650.00
2/28/2025	206 Hoover Avenue	1	Rent Income	Unit 1 - George Mahara	by George Mahara	1,150.00	9,800.00
3/1/2025	2943 Butterfly Palm	1	Rent Income	Unit 1 - Layla Noble-Davis	by Layla Noble-Davis	1,550.00	11,350.00
3/1/2025	2943 Butterfly Palm	1	Pet Rent	Unit 1 - Layla Noble-Davis	by Layla Noble-Davis	50.00	11,400.00
4/1/2025	2943 Butterfly Palm	1	Rent Income	Unit 1 - Layla Noble-Davis	by Layla Noble-Davis	1,550.00	12,950.00
4/1/2025	2943 Butterfly Palm	1	Pet Rent	Unit 1 - Layla Noble-Davis	by Layla Noble-Davis	50.00	13,000.00
4/4/2025	2943 Butterfly Palm	1	Late Fee Income	Unit 1 - Layla Noble-Davis	by Layla Noble-Davis	50.00	13,050.00
4/9/2025	206 Hoover Avenue	1	Rent Income	Unit 1 - George Mahara	by George Mahara	1,150.00	14,200.00
4/9/2025	206 Hoover Avenue	1	Late Fee Income	Unit 1 - George Mahara	by George Mahara	138.00	14,338.00
4/14/2025	206 Hoover Avenue	1	Rent Income	Unit 1 - George Mahara	REVERSED - (R01) Balance is not sufficient to cover value of transaction.: by George Mahara	(1,150.00)	13,188.00

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Date	Property	Unit	Account	Name	Memo	Amount	Balance
4/14/2025	206 Hoover Avenue	1	Late Fee Income	Unit 1 - George Mahara	REVERSED - (R01) Balance is not sufficient to cover value of transaction.: by George Mahara	(138.00)	13,050.00
4/26/2025	206 Hoover Avenue	1	Rent Income	Unit 1 - George Mahara	by George Mahara	1,000.00	14,050.00
5/1/2025	2943 Butterfly Palm	1	Rent Income	Unit 1 - Layla Noble-Davis	by Layla Noble-Davis	1,550.00	15,600.00
5/1/2025	2943 Butterfly Palm	1	Pet Rent	Unit 1 - Layla Noble-Davis	by Layla Noble-Davis	50.00	15,650.00
5/17/2025	206 Hoover Avenue	1	Rent Income	Unit 1 - George Mahara	by George Mahara	400.00	16,050.00
6/1/2025	2943 Butterfly Palm	1	Rent Income	Unit 1 - Layla Noble-Davis	by Layla Noble-Davis	1,550.00	17,600.00
6/1/2025	2943 Butterfly Palm	1	Pet Rent	Unit 1 - Layla Noble-Davis	by Layla Noble-Davis	50.00	17,650.00
6/2/2025	206 Hoover Avenue	1	Rent Income	Unit 1 - George Mahara	by George Mahara	1,000.00	18,650.00
6/12/2025	206 Hoover Avenue	1	Rent Income	Unit 1 - George Mahara	by George Mahara	700.00	19,350.00
7/1/2025	2943 Butterfly Palm	1	Rent Income	Unit 1 - Layla Noble-Davis	by Layla Noble-Davis	1,550.00	20,900.00
7/1/2025	2943 Butterfly Palm	1	Pet Rent	Unit 1 - Layla Noble-Davis	by Layla Noble-Davis	50.00	20,950.00
7/16/2025	206 Hoover Avenue	1	Rent Income	Unit 1 - George Mahara	by George Mahara	1,500.00	22,450.00
7/16/2025	206 Hoover Avenue	1	Late Fee Income	Unit 1 - George Mahara	by George Mahara	628.50	23,078.50
7/21/2025	206 Hoover Avenue	1	Rent Income	Unit 1 - George Mahara	REVERSED - (R01) Balance is not sufficient to cover value of transaction.: by George Mahara	(1,500.00)	21,578.50
7/21/2025	206 Hoover Avenue	1	Late Fee Income	Unit 1 - George Mahara	REVERSED - (R01) Balance is not sufficient to cover value of transaction.: by George Mahara	(628.50)	20,950.00
8/1/2025	2943 Butterfly Palm	1	Rent Income	Unit 1 - Layla Noble-Davis	by Layla Noble-Davis	1,550.00	22,500.00
8/1/2025	2943 Butterfly Palm	1	Pet Rent	Unit 1 - Layla Noble-Davis	by Layla Noble-Davis	50.00	22,550.00

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Date	Property	Unit	Account	Name	Memo	Amount	Balance
Total from additions to cash						\$19,400.00	
Subtractions from cash							
1/7/2025	2943 Butterfly Palm	Property level	Management Fees	Sheer Value Property Management	Management Fee (9% of \$1,600)	144.00	22,406.00
1/7/2025	2943 Butterfly Palm	Property level	Owner Draw	Jason Riddle	Owner Draw	1,456.00	20,950.00
1/7/2025	206 Hoover Avenue	1	Management Fees	Unit 1 - Sheer Value Property Management	Management Fee (9% of \$1150)	103.50	20,846.50
1/7/2025	206 Hoover Avenue	Property level	Owner Draw	Jason Riddle	Owner Draw	1,046.50	19,800.00
1/22/2025	206 Hoover Avenue	1	Repairs	Unit 1 - American Electric	Replaced 3 breaker bc of tripping and burnt.	154.00	19,646.00
2/7/2025	2943 Butterfly Palm	Property level	Management Fees	Sheer Value Property Management	Management Fee (9% of \$1,600)	144.00	19,502.00
2/7/2025	2943 Butterfly Palm	Property level	Owner Draw	Jason Riddle	Owner Draw	1,456.00	18,046.00
2/7/2025	206 Hoover Avenue	1	Management Fees	Unit 1 - Sheer Value Property Management	Management Fee (9% of \$1150)	103.50	17,942.50
2/7/2025	206 Hoover Avenue	Property level	Owner Draw	Jason Riddle	Owner Draw	892.50	17,050.00
3/5/2025	2943 Butterfly Palm	Property level	Management Fees	Sheer Value Property Management	Management Fee (9% of \$1,600)	144.00	16,906.00
3/5/2025	2943 Butterfly Palm	Property level	Owner Draw	Jason Riddle	Owner Draw	1,456.00	15,450.00
3/5/2025	206 Hoover Avenue	1	Management Fees	Unit 1 - Sheer Value Property Management	Management Fee (9% of \$1150)	103.50	15,346.50

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Date	Property	Unit	Account	Name	Memo	Amount	Balance
3/5/2025	206 Hoover Avenue	Property level	Owner Draw	Jason Riddle	Owner Draw	1,046.50	14,300.00
4/7/2025	2943 Butterfly Palm	Property level	Management Fees	Sheer Value Property Management	Management Fee (9% of \$1,600)	144.00	14,156.00
4/7/2025	206 Hoover Avenue	1	Management Fees	Unit 1 - Sheer Value Property Management	Management Fee (9% of \$1150)	103.50	14,052.50
4/8/2025	2943 Butterfly Palm	Property level	Owner Draw	Jason Riddle	Owner Draw	1,506.00	12,546.50
4/11/2025	206 Hoover Avenue	Property level	Owner Draw	Jason Riddle	Owner Draw	1,184.50	11,362.00
5/7/2025	2943 Butterfly Palm	Property level	Management Fees	Sheer Value Property Management	Management Fee (9% of \$1,600)	144.00	11,218.00
5/7/2025	206 Hoover Avenue	1	Management Fees	Unit 1 - Sheer Value Property Management	Management Fee (9% of \$1150)	103.50	11,114.50
5/8/2025	2943 Butterfly Palm	Property level	Owner Draw	Jason Riddle	Owner Draw	1,456.00	9,658.50
6/4/2025	2943 Butterfly Palm	Property level	Management Fees	Sheer Value Property Management	Management Fee (9% of \$1,600)	144.00	9,514.50
6/5/2025	2943 Butterfly Palm	Property level	Owner Draw	Jason Riddle	Owner Draw	1,456.00	8,058.50
6/13/2025	206 Hoover Avenue	Property level	Owner Draw	Jason Riddle	Owner Draw	1,605.00	6,453.50
6/13/2025	206 Hoover Avenue	Property level	Owner Draw	Jason Riddle	Owner Draw	103.50	6,350.00
6/23/2025	206 Hoover Avenue	Property level	Repairs	Richard Wagner	checked out AC window unit. Got new AC and installed	280.00	6,070.00

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Date	Property	Unit	Account	Name	Memo	Amount	Balance
7/7/2025	2943 Butterfly Palm	Property level	Management Fees	Sheer Value Property Management	Management Fee (9% of \$1,600)	144.00	5,926.00
7/7/2025	2943 Butterfly Palm	Property level	Owner Draw	Jason Riddle	Owner Draw	1,456.00	4,470.00
7/7/2025	206 Hoover Avenue	1	Management Fees	Unit 1 - Sheer Value Property Management	Management Fee (9% of \$1150)	103.50	4,366.50
8/6/2025	2943 Butterfly Palm	Property level	Management Fees	Sheer Value Property Management	Management Fee (9% of \$1,600)	144.00	4,222.50
Total from subtractions from cash						\$18,327.50	
Ending cash balance as of 8/7/2025							\$4,222.50