

Rental Owner Statement

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



Statement period **12/1/2023 - 2/7/2024**
Statement date **2/7/2024**

Jason Riddle
1497 15th Avenue
San Francisco, CA 94122

Summary by property

	206 Hoover Avenue	All properties
Beginning cash balance	\$0.00	\$0.00
+ Additions to cash		
Income	1,729.03	1,729.03
Owner contributions	3,000.00	3,000.00
Other additions	1,150.00	1,150.00
– Subtractions from cash		
Expenses	4,711.11	4,711.11
Owner draws	17.92	17.92
Other subtractions	0.00	0.00
Ending cash balance	\$1,150.00	\$1,150.00
– Adjustments		
Tenant security deposits and early payments	1,150.00	1,150.00
Property reserve	0.00	0.00
Available for payment	\$0.00	\$0.00

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Income statement

	206 Hoover Avenue	All properties
Income		
Rent Income	1,729.03	1,729.03
Total income	\$1,729.03	\$1,729.03
Expense		
Cleaning and Maintenance	142.61	142.61
Landscaping	120.00	120.00
Management Fees	678.50	678.50
Repairs	3,770.00	3,770.00
Total expenses	\$4,711.11	\$4,711.11
Net income	(\$2,982.08)	(\$2,982.08)

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Detail transactions

Date	Property	Account	Name	Memo	Amount	Balance
Beginning cash balance as of 12/1/2023						\$0.00
Additions to cash						
1/9/2024	206 Hoover Avenue	Security Deposit Liability	Unit 1 - George Mahara	by George Mahara	1,150.00	1,150.00
1/9/2024	206 Hoover Avenue	Rent Income	Unit 1 - George Mahara	by George Mahara	679.03	1,829.03
2/2/2024	206 Hoover Avenue	Rent Income	Unit 1 - George Mahara	by George Mahara	1,050.00	2,879.03
2/2/2024	206 Hoover Avenue	Owner Contribution	Jason Riddle	Owner contribution: 206 Hoover Ave - Roof Replacement Down Payment	3,000.00	5,879.03
Total from additions to cash					\$5,879.03	
Subtractions from cash						
12/8/2023	206 Hoover Avenue	Landscaping	Richard Gutierrez	12/7/23 lawn service	40.00	5,839.03
12/30/2023	206 Hoover Avenue	Landscaping	Richard Gutierrez	Lawn Service-12/28/23	40.00	5,799.03
1/17/2024	206 Hoover Avenue	Landscaping	Richard Gutierrez	Lawn Service 1/13/23	40.00	5,759.03
1/18/2024	206 Hoover Avenue	Repairs	David Rayos	1. Fix the ceiling seam in bedroom. 2. Installed 3 smoke detectors. 3. Fix the divider 4. Bought an extension cord for stove. 5. Fix leak under sink	250.00	5,509.03
2/1/2024	206 Hoover Avenue	Cleaning and Maintenance	Mr. Rekey Locksmith	Residential Rekey Package PM	142.61	5,366.42
2/1/2024	206 Hoover Avenue	Repairs	Valuable Plumbing CO	shower and kitchen sink water temperature	520.00	4,846.42
2/5/2024	206 Hoover Avenue	Repairs	Victor Sanchez	50% downpayment - roof replacement	3,000.00	1,846.42

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Date	Property	Account	Name	Memo	Amount	Balance
2/7/2024	206 Hoover Avenue	Management Fees	Sheer Value Property Management	Tenant Placement Fee (50% of \$1150) - Jan 24	575.00	1,271.42
2/7/2024	206 Hoover Avenue	Management Fees	Sheer Value Property Management	Management Fee (9% of \$1150) - Feb 24	103.50	1,167.92
2/7/2024	206 Hoover Avenue	Owner Draw	Jason Riddle	Owner Draw	17.92	1,150.00
Total from subtractions from cash					\$4,729.03	
Ending cash balance as of 2/7/2024						\$1,150.00