

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
<b>Beginning cash balance</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>+ Additions to cash</b>		
Income	1,729.03	1,729.03
Owner contributions	3,000.00	3,000.00
Other additions	1,150.00	1,150.00
<b>- Subtractions from cash</b>		
Expenses	4,711.11	4,711.11
Owner draws	17.92	17.92
Other subtractions	0.00	0.00
<b>Ending cash balance</b>	<b>\$1,150.00</b>	<b>\$1,150.00</b>
<b>- Adjustments</b>		
Tenant security deposits and early payments	1,150.00	1,150.00
Property reserve	0.00	0.00
<b>Available for payment</b>	<b>\$0.00</b>	<b>\$0.00</b>

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### Income statement

	206 Hoover Avenue	All properties
<b>Income</b>		
Rent Income	1,729.03	1,729.03
<b>Total income</b>	<b>\$1,729.03</b>	<b>\$1,729.03</b>
<b>Expense</b>		
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
<b>Total expenses</b>	<b>\$4,711.11</b>	<b>\$4,711.11</b>
<b>Net income</b>	<b>(\$2,982.08)</b>	<b>(\$2,982.08)</b>

# Rental Owner Statement

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## Detail transactions

Date	Property	Account	Name	Memo	Amount	Balance
<b>Beginning cash balance as of 12/1/2023</b>						<b>\$0.00</b>
<b>Additions to cash</b>						
<b>Total from additions to cash</b>						
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
<b>Subtractions from cash</b>						<b>\$5,879.03</b>
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
<b>Total from subtractions from cash</b>						<b>\$4,729.03</b>
<b>Ending cash balance as of 2/7/2024</b>						<b>\$1,150.00</b>