

Rental Owner Statement

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



Statement period **5/9/2024 - 6/7/2024**
Statement date **6/10/2024**

Jason Riddle
1497 15th Avenue
San Francisco, CA 94122

Summary by property

| | 2943 Butterfly Palm | All properties |
|---|---------------------|-------------------|
| Beginning cash balance | \$2,000.00 | \$2,000.00 |
| + Additions to cash | | |
| Income | 1,600.00 | 1,600.00 |
| Owner contributions | 10,197.75 | 10,197.75 |
| Other additions | 0.00 | 0.00 |
| – Subtractions from cash | | |
| Expenses | 10,341.75 | 10,341.75 |
| Owner draws | 1,456.00 | 1,456.00 |
| Other subtractions | 0.00 | 0.00 |
| Ending cash balance | \$2,000.00 | \$2,000.00 |
| – Adjustments | | |
| Tenant security deposits and early payments | 2,000.00 | 2,000.00 |
| Property reserve | 0.00 | 0.00 |
| Available for payment | \$0.00 | \$0.00 |

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Income statement

| | 2943 Butterfly Palm | All properties |
|-----------------------|---------------------|---------------------|
| Income | | |
| Pet Rent | 50.00 | 50.00 |
| Rent Income | 1,550.00 | 1,550.00 |
| Total income | \$1,600.00 | \$1,600.00 |
| Expense | | |
| Management Fees | 144.00 | 144.00 |
| Repairs | 10,197.75 | 10,197.75 |
| Total expenses | \$10,341.75 | \$10,341.75 |
| Net income | (\$8,741.75) | (\$8,741.75) |

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Detail transactions

| Date | Property | Unit | Account | Name | Memo | Amount | Balance |
|--|---------------------|----------------|--------------------|------------------------------------|--|--------------------|-------------------|
| Beginning cash balance as of 5/9/2024 | | | | | | | \$2,000.00 |
| Additions to cash | | | | | | | |
| 5/23/2024 | 2943 Butterfly Palm | Property level | Owner Contribution | Jason Riddle | Owner contribution: 2943 Butterfly Palm - AC Replacement | 7,397.00 | 9,397.00 |
| 5/29/2024 | 2943 Butterfly Palm | Property level | Owner Contribution | Jason Riddle | Owner contribution: 2943 Butterfly Palm - Water Heater Replacement | 2,800.75 | 12,197.75 |
| 6/2/2024 | 2943 Butterfly Palm | 1 | Rent Income | Unit 1 - Jonathan Robertson | by Jonathan Robertson | 1,550.00 | 13,747.75 |
| 6/2/2024 | 2943 Butterfly Palm | 1 | Pet Rent | Unit 1 - Jonathan Robertson | by Jonathan Robertson | 50.00 | 13,797.75 |
| Total from additions to cash | | | | | | \$11,797.75 | |
| Subtractions from cash | | | | | | | |
| 6/3/2024 | 2943 Butterfly Palm | Property level | Management Fees | Sheer Value Property Management | Management Fee (9.00% of \$1,600.00) | 144.00 | 13,653.75 |
| 6/3/2024 | 2943 Butterfly Palm | 1 | Repairs | Unit 1 - Air & Plumbing Today, LLC | Electric water heater replacement and requited code upgrades | 2,800.75 | 10,853.00 |
| 6/4/2024 | 2943 Butterfly Palm | 1 | Repairs | Unit 1 - Daley Air | AC Replacement | 3,698.50 | 7,154.50 |
| 6/4/2024 | 2943 Butterfly Palm | 1 | Repairs | Unit 1 - Daley Air | AC replacement deposit | 3,698.50 | 3,456.00 |
| 6/6/2024 | 2943 Butterfly Palm | Property level | Owner Draw | Jason Riddle | Owner Draw | 1,456.00 | 2,000.00 |
| Total from subtractions from cash | | | | | | \$11,797.75 | |
| Ending cash balance as of 6/7/2024 | | | | | | | \$2,000.00 |