

# Citravest Management LLC

140 Island Way Suite 113  
Clearwater Beach, FL 33767

ph. (407) 495-4744  
citravest.com

2115 Beach Plum LLC  
787 Fox Hunter Dr.  
Farmington, UT 84025 USA

## OWNER STATEMENT

Report Period: 06/01/2023 - 06/30/2023

|                                     |  |
|-------------------------------------|--|
| Managed Properties:<br>NACCARATO,AN | 2115 W Beach Plum Dr, Citrus Springs FL 34434-4916 |
|-------------------------------------|--|

| Date                 | Ref#        | Description       | Details   | Income   | Expense      | Balance    |
|----------------------|-------------|-------------------|---|----------|--------------|------------|
| 06/01/2023           |             | Beginning Balance |   |          |              | (\$733.00) |
| 2115 W Beach Plum Dr |             |                   |   |          |              |            |
| 06/02/2023           |             | Repairs           | 2115 W Beach Plum Dr / Anthony & Melissa Naccarato  | \$0.00   | (\$1,093.75) |            |
| 06/02/2023           |             | Repairs           | 2115 W Beach Plum Dr / Chad Laffin/Ended up pulling all of kitchen floor used all good flooring toward living room and worked my way back down to sliding door. When ran out of old flooring put in new about 150 square feet. Also fixed water line on fridge was leaking. | \$0.00   | \$1,093.75   |            |
| 06/02/2023           |             | Supplies          | 2115 W Beach Plum Dr / Citravest Management LLC/Supplies  | \$0.00   | \$170.00     |            |
| 06/09/2023           | Z07RQLYPLA5 | Prepayments       | 2115 W Beach Plum Dr / Stann Airst, S.  | \$150.00 | \$0.00       |            |
| 06/09/2023           | Z07RQLYPLA5 | Income: Rent      | 2115 W Beach Plum Dr / Stann Airst, S.  | \$616.67 | \$0.00       |            |
| 06/09/2023           |             | Prepayments       | 2115 W Beach Plum Dr / Stann Airst, S.  | \$0.00   | \$150.00     |            |
| 06/20/2023           |             | Electric usage    | 2115 W Beach Plum Dr / Citravest Management LLC/First   | \$0.00   | \$77.29      |            |

|            |             |                                   |  |            |                   |
|------------|-------------|-----------------------------------|--|------------|-------------------|
|            |             | bill while vacant                 |  |            |                   |
| 06/20/2023 |             | <b>Water connect fee</b>          | 2115 W Beach Plum<br>Dr / Citravest<br>Management<br>LLC/Connect fee while<br>vacant | \$0.00     | \$50.00           |
| 06/20/2023 |             | <b>Water Usage</b>                | 2115 W Beach Plum<br>Dr / Citravest<br>Management LLC/First<br>bill while vacant     | \$0.00     | \$9.48            |
| 06/21/2023 |             | <b>Leasing Fee</b>                | 2115 W Beach Plum<br>Dr / Citravest<br>Management<br>LLC/Leasing Fee                 | \$0.00     | \$250.00          |
| 06/26/2023 | WB7L502QA07 | <b>Income: Rent</b>               | 2115 W Beach Plum<br>Dr / Stann Airst, S.  | \$1,850.00 | \$0.00            |
|            |             | <b>2115 W Beach Plum Dr Total</b> |  | \$2,616.67 | \$706.77          |
| 06/30/2023 |             | <b>Ending Balance</b>             |  |            | \$1,176.90        |
| 06/30/2023 |             | <b>Portfolio Minimum</b>          |  |            | (\$0.00)          |
| 06/30/2023 |             | <b>Due to Owner</b>               |  |            | <b>\$1,176.90</b> |

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Anthony & Melissa Naccarato  
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