

Manage-Ing Property Services LLC

PO BOX 554

WOODBURN, OR 97071



Owner Statement

Ownerships: James St.

Date Range: 01/01/25 - 12/31/25

	<u>Current</u>	<u>YTD</u>
<i>Beginning Bank Balance</i>	5,825.00	5,825.00
Income		
Rental Income	107,697.97	107,697.97
Ending Prepay	-70.00	-70.00
Rental Concession for Repairs	-500.00	-500.00
Water & Sewer	134.03	134.03
	<u>107,262.00</u>	<u>107,262.00</u>
Expense		
Management Fees Expense	8,731.84	8,731.84
Landscaping	4,100.00	4,100.00
Paint, Painting	1,477.50	1,477.50
Fire Extinguishers	73.00	73.00
Supplies Expense	189.55	189.55
Electrical	2,150.00	2,150.00
Subcontractor Labor	250.00	250.00
Roof & Gutter Repair	1,200.00	1,200.00
Utilities Expense (non-posting)	-134.03	-134.03
Water & Sewer	138.36	138.36
Electric	8.49	8.49
Electric--Vacant	32.25	32.25
	<u>18,216.96</u>	<u>18,216.96</u>
Net Income/Loss	89,045.04	89,045.04
Other Transactions		
Received from owner	0.00	0.00
Paid to owner	-89,045.04	-89,045.04
	<u>-89,045.04</u>	<u>-89,045.04</u>
<i>Ending Bank Balance</i>	5,825.00	5,825.00
Cash Requirements		
Total Reserve:	400.00	
Security Deposits Held:	5,425.00	
Total Requirements	<u>5,825.00</u>	

COMMENTS