

# RentVest

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Matthew McGill  
10 Brodie Court  
Martinez CA 94553

## OWNER STATEMENT

Report Period: 01/01/2019 - 12/31/2019

### Portfolio Summary

Previous Balance		\$0.00
Income	+	\$4,073.94
Expenses	-	\$123.46
Mgmt Fees	-	\$300.00
Total		\$3,650.48
Contributions	+	\$0.00
Draws	-	-\$3,207.13
Ending Balance		\$443.35
Portfolio Minimum	-	\$400.00
Unpaid Bills	-	\$834.97
Due To Owner		-\$791.62

## Oceanside LLC

### Income

Type	Date	Name	Comments	Paid Amount
<b>Total Income for Oceanside LLC</b>				<b>\$0.00</b>

### Expenses

Type	Date	Name	Comments	Paid Amount
<b>Total Expenses for Oceanside LLC</b>				<b>\$0.00</b>

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<b>Net Operating Income</b>	<b>\$0.00</b>
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<b>Total Net Income</b>	<b>\$0.00</b>
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### Equity

#### Investor Draw

Check	01/23/2019	Matthew McGill		-\$1,367.40
Check	02/08/2019	Matthew McGill		-\$823.03
Check	02/13/2019	Matthew McGill		-\$1,016.70
<b>Total Investor Draw</b>				<b>-\$3,207.13</b>
<b>Total Equity for Oceanside LLC</b>				<b>-\$3,207.13</b>

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## 1401 Desert Cove

1401 Desert Cove #B	Current Rent: \$995.00	Outstanding Balance: \$1,828.43	Security Deposit: \$300.00
1401 Desert Cove #A	Current Rent: \$995.00	Outstanding Balance: \$1,141.43	Security Deposit: \$995.00

<b>Income</b>				
Type	Date	Name	Comments	Paid Amount
<b>City Rental Tax</b>				
Charge	01/10/2019	1401DESERT#A:Gomez, J.	Check date on 01.02.19	\$22.89
Charge	01/22/2019	1401DESERT#B:Carrillo, E.	PREPAY Applied to Charges	\$18.08
Charge	02/04/2019	1401DESERT#B:Carrillo, E.	In House 01.26.2019	\$22.89
Charge	02/04/2019	1401DESERT#B:Carrillo, E.	In House 01.26.2019	\$4.81
Charge	02/12/2019	1401DESERT#A:Gomez, J.	Check date 02.01.19	\$22.89
<b>Total City Rental Tax</b>				<b>\$91.56</b>
<b>Rent</b>				
Charge	01/10/2019	1401DESERT#A:Gomez, J.	Check date on 01.02.19	\$500.00
Charge	01/10/2019	1401DESERT#A:Gomez, J.	Check date on 01.02.19	\$495.00
Charge	01/22/2019	1401DESERT#B:Carrillo, E.	PREPAY Applied to Charges	\$181.92
Charge	01/22/2019	1401DESERT#B:Carrillo, E.	PREPAY Applied to Charges	\$300.00
Charge	01/22/2019	1401DESERT#B:Carrillo, E.	PREPAY Applied to Charges	\$135.00
Charge	01/22/2019	1401DESERT#B:Carrillo, E.	PREPAY Applied to Charges	\$200.00
Charge	01/22/2019	1401DESERT#B:Carrillo, E.	PREPAY Applied to Charges	\$178.08
Charge	02/01/2019	1401DESERT#A:Gomez, J.	PREPAY Applied to Charges	\$1.19
Charge	02/04/2019	1401DESERT#B:Carrillo, E.	In House - 02.01.2019	\$234.00
Charge	02/04/2019	1401DESERT#B:Carrillo, E.	In House 01.26.2019	\$211.00
Charge	02/04/2019	1401DESERT#B:Carrillo, E.	In House - 01.25.2019	\$400.00
Charge	02/04/2019	1401DESERT#B:Carrillo, E.	In House - 01.25.2019	\$150.00
Charge	02/12/2019	1401DESERT#A:Gomez, J.	Check date 02.01.19	\$950.00
Charge	02/12/2019	1401DESERT#A:Gomez, J.	Check date 02.01.19	\$43.81
Charge	03/01/2019	1401DESERT#A:Gomez, J.	PREPAY Applied to Charges	\$2.38
<b>Total Rent</b>				<b>\$3,982.38</b>
<b>Total Income for 1401 Desert Cove</b>				<b>\$4,073.94</b>

## Expenses

Type	Date	Name	Comments	Paid Amount
<b>Management Fees</b>				
Bill	01/16/2019	RentVest		\$20.00
Bill	01/22/2019	RentVest		\$130.00
Bill	02/06/2019	RentVest		\$150.00
<b>Total Management Fees</b>				<b>\$300.00</b>
<b>Utility Expenses</b>				
Bill	01/17/2019	RentVest	Phoenix: 12/04/18-01/03/19	\$113.57
Bill	02/07/2019	RentVest	City of Phoenix 01/03/19-01/30/19 Final	\$9.89
<b>Total Utility Expenses</b>				<b>\$123.46</b>
<b>Total Expenses for 1401 Desert Cove</b>				<b>\$423.46</b>
<b>Net Operating Income</b>				<b>\$3,650.48</b>
<b>Total Net Income</b>				<b>\$3,650.48</b>

## Unpaid Bills

Vendor	Bill Date	Location	Comments	Amount	Paid Amount	Due
AZ Dept of Revenue	02/05/2019	OCEANSIDELLC:1401DESERTCO		\$40.97	\$0.00	\$40.97
Advantage Plumbing, LLC	03/06/2019	OCEANSIDELLC:1401DESERTCO:1401DESERT#A	Install new part that came from 1T company. Upon lighting water tank after installation of part explosion occurred in tank. Had to replace tank. Warranty credit from water tank was \$377. Paid the difference and new parts and new tank was extra 150.00. Have been to property 6 time at no cost.	\$400.00	\$0.00	\$400.00
Advantage Plumbing, LLC	03/06/2019	OCEANSIDELLC:1401DESERTCO:1401DESERT#B	Relit water heater, gas turned off upon arrival	\$69.00	\$0.00	\$69.00
Advantage Plumbing, LLC	03/06/2019	OCEANSIDELLC:1401DESERTCO:1401DESERT#B	Snaked out and cleared toilet and tub	\$125.00	\$0.00	\$125.00
TS Hauling & Landscape Service	03/07/2019	OCEANSIDELLC:1401DESERTCO	Trash pick up in alley; clean up	\$200.00	\$0.00	\$200.00
<b>Total Amount Due (Not including Credits)</b>						<b>\$834.97</b>