

# RentVest

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Dustin Markowskii  
1098 Almarida Dr  
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## OWNER STATEMENT

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

### Portfolio Summary

Previous Balance		\$0.00
Income	+	\$4,718.86
Expenses	-	\$3,417.61
Mgmt Fees	-	\$852.00
Assets	-	\$65.00
Total		\$384.25
Contributions	+	\$0.00
Draws	-	-\$172.17
Ending Balance		\$212.08
Portfolio Minimum	-	\$400.00
Unpaid Bills	-	\$1,831.36
Due To Owner		-\$2,019.28

## Kijobi - Turney

### Income

Type	Date	Name	Comments	Paid Amount
<b>Total Income for Kijobi - Turney</b>				<b>\$0.00</b>

### Expenses

Type	Date	Name	Comments	Paid Amount
<b>Total Expenses for Kijobi - Turney</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	04/09/2019	Kijobi - Turney Dustin Markowski	-\$172.17
<b>Total Investor Draw</b>			<b>-\$172.17</b>
<b>Total Equity for Kijobi - Turney</b>			<b>-\$172.17</b>

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## 805 Turney

Unit 3	Current Rent: \$600.00	Outstanding Balance: \$1,061.00	Security Deposit: \$0.00
Unit 1	Current Rent: \$0.00	Outstanding Balance: \$0.00	Security Deposit: \$795.00
Unit 2	Current Rent: \$0.00	Outstanding Balance: \$0.00	Security Deposit: \$0.00

**Income**

Type	Date	Name	Comments	Paid Amount
<b>City Rental Tax</b>				
Charge	01/29/2019	UNIT3:Gastelum, J.	Check date 01.24.19	\$18.00
Charge	02/20/2019	UNIT3:Gastelum, J.	Mailed on 02.15.19	\$18.00
Charge	03/06/2019	UNIT3:Gastelum, J.	Check date 03.05.19	\$18.00
Charge	04/01/2019	UNIT3:Gastelum, J.	Check date 03.30.19	\$18.00
Charge	05/13/2019	UNIT3:Gastelum, J.	Receipt of Funds 05/13/19	\$18.00
Charge	06/24/2019	UNIT3:Gastelum, J.	Mailed on 06.21.19	\$18.00
Charge	07/17/2019	UNIT1:Etsitty, T.	Check date 07.10.19	\$10.36
<b>Total City Rental Tax</b>				<b>\$118.36</b>
<b>Pet Fee</b>				
Charge	07/16/2019	UNIT1:Etsitty, T.	Check date 07.12.19	\$250.00
<b>Total Pet Fee</b>				<b>\$250.00</b>
<b>Rehab &amp; Maintenance Income</b>				
Charge	01/22/2019	UNIT2:Decena, J.	SECDEP applied to charges	\$100.00
Charge	01/22/2019	UNIT1:Carrasco, M.	SECDEP applied to charges	\$200.00
<b>Total Rehab &amp; Maintenance Income</b>				<b>\$300.00</b>
<b>Rent</b>				
Charge	01/29/2019	UNIT3:Gastelum, J.	Check date 01.24.19	\$100.00
Charge	01/29/2019	UNIT3:Gastelum, J.	Check date 01.24.19	\$500.00
Charge	02/20/2019	UNIT3:Gastelum, J.	Mailed on 02.15.19	\$600.00
Charge	03/06/2019	UNIT3:Gastelum, J.	Check date 03.05.19	\$100.00
Charge	03/11/2019	UNIT3:Gastelum, J.	Check date 03.05.19	\$500.00
Charge	04/01/2019	UNIT3:Gastelum, J.	Check date 03.30.19	\$100.00
Charge	04/01/2019	UNIT3:Gastelum, J.	Check date 03.30.19	\$500.00
Charge	05/13/2019	UNIT3:Gastelum, J.	Receipt of Funds 05/13/19	\$600.00
Charge	06/24/2019	UNIT3:Gastelum, J.	Mailed on 06.21.19	\$100.00
Charge	06/24/2019	UNIT3:Gastelum, J.	Mailed on 06.21.19	\$500.00
Charge	07/16/2019	UNIT1:Etsitty, T.	Check date 07.12.19	\$68.00
Charge	07/17/2019	UNIT1:Etsitty, T.	Check date 07.10.19	\$382.50
<b>Total Rent</b>				<b>\$4,050.50</b>
<b>Total Income for 805 Turney</b>				<b>\$4,718.86</b>

**Expenses**

Type	Date	Name	Comments	Paid Amount
<b>City Rental Tax Expense</b>				
Bill	04/11/2019	AZ Dept of Revenue		\$18.00
Bill	07/16/2019	AZ Dept of Revenue		\$18.00
<b>Total City Rental Tax Expense</b>				<b>\$36.00</b>
<b>Maintenance</b>				
Bill	04/08/2019	First Inspection Termite & Pest Mgmt	Weed control	\$119.00
Bill	05/21/2019	The Green Goat Landscaping, LLC	service- maintenance. performed yard routine	\$200.00
Bill	07/22/2019	Standard Pest Management	General pest and roaches	\$175.00
Bill	07/22/2019	The Green Goat Landscaping, LLC	Performed routine yard maintenance	\$200.00
<b>Total Maintenance</b>				<b>\$694.00</b>
<b>Management Fees</b>				
Bill	01/22/2019	RentVest		\$120.00
Bill	01/31/2019	RentVest		\$120.00
Bill	02/06/2019	RentVest		\$240.00
Bill	03/07/2019	RentVest		\$62.00
Bill	04/05/2019	RentVest		\$62.00
Bill	05/03/2019	RentVest		\$62.00
Bill	05/15/2019	RentVest		\$62.00
Bill	07/03/2019	RentVest		\$124.00
<b>Total Management Fees</b>				<b>\$852.00</b>
<b>Utility Expenses</b>				
Bill	01/30/2019	RentVest	Phoenix: 12/04/18-01/03/19	\$228.65
Bill	02/05/2019	UNIT3:APS, Inc.	APS: 12.06.18-01.08.19	\$101.95
Bill	02/22/2019	RentVest	Phoenix: 01/03/19-01/30/19	\$236.01
Bill	02/28/2019	UNIT3:APS, Inc.	APS: 01/08/19-02/06/19	\$81.17
Bill	03/12/2019	RentVest	Phoenix 01/30/2019 - 03/05/2019	\$255.53
Bill	03/14/2019	RentVest	Phoenix: 02/05/19-03/05/19	\$59.85
Bill	03/25/2019	UNIT1:APS, Inc.	APS 03/01/19-03/06/19	\$12.67
Bill	04/12/2019	RentVest	Phx 03/05/19-	\$242.44

			04/03/19	
Bill	04/17/2019	UNIT2:APS, Inc.	APS 04/04/19-04/05/19	\$9.56
Bill	04/18/2019	UNIT1:APS, Inc.	APS 03/06/19-04/04/19 Final	\$22.50
Bill	04/18/2019	UNIT3:APS, Inc.	APS 02/06/19-02/19/19 Final	\$36.52
Bill	04/29/2019	APS, Inc.	APS 04/19/19-04/22/19 for Laundry	\$41.93
Bill	05/14/2019	UNIT1:APS, Inc.	APS 04/04/19-05/06/19	\$83.46
Bill	05/14/2019	UNIT2:APS, Inc.	APS 04/05/19-05/02/19 Final	\$22.18
Bill	05/15/2019	RentVest	Phoenix 04/03/19-05/02/19	\$177.64
Bill	05/17/2019	UNIT1:Southwest Gas	SW Gas: 04/26/19-05/02/19	\$41.53
Bill	05/17/2019	UNIT2:Southwest Gas	SW Gas: 04/26/19-05.06.19 Final	\$62.00
Check	05/17/2019	City of Phoenix	Phoenix utility refund (Acct#: 0476754635)	-\$115.97
Bill	05/23/2019	APS, Inc.	APS 04/22/19-05/20/19	\$42.93
Bill	06/13/2019	UNIT1:Southwest Gas	SW Gas: 05/02/19-05/22/19 Final	\$11.83
Bill	06/28/2019	APS, Inc.	APS: 05/20/19-06/19/19	\$49.33
Bill	06/28/2019	RentVest	Phoenix: 05/02/19-06/03/19	\$300.65
Bill	06/28/2019	UNIT1:Southwest Gas	SW Gas: 05/22/19-06/01/19	\$45.27
Bill	06/28/2019	UNIT1:APS, Inc.	APS: 05/06/19-06/05/19	\$42.96
Bill	07/11/2019	UNIT1:Southwest Gas	SW Gas: 06/01/19-07/01/19	\$17.60
Bill	07/17/2019	UNIT1:APS, Inc.	APS: 06/05/19-07/08/19	\$112.42
<b>Total Utility Expenses</b>				<b>\$2,222.61</b>
<b>Utility Set Up Charge</b>				
Bill	03/07/2019	UNIT3:RentVest	Electric 02/15/19	\$65.00
<b>Total Utility Set Up Charge</b>				<b>\$65.00</b>
<b>Yard Maintenance/Clean Up</b>				
Bill	04/08/2019	The Green Goat Landscaping, LLC	Feb yard service	\$200.00

The Green Goat Landscaping,

Bill	04/08/2019	LLC	Mar yard service	\$200.00
<b>Total Yard Maintenance/Clean Up</b>				<b>\$400.00</b>
<b>Total Expenses for 805 Turney</b>				<b>\$4,269.61</b>
<b>Net Operating Income</b>				<b>\$449.25</b>
<b>Total Net Income</b>				<b>\$449.25</b>
<b>Asset</b>				
<b>Utility Deposit</b>				
Bill	06/28/2019	UNIT1:Southwest Gas	SW Gas: deposit	\$65.00
<b>Total Utility Deposit</b>				<b>\$65.00</b>
<b>Total Assets for 805 Turney</b>				<b>\$65.00</b>

## Unpaid Bills

Vendor	Bill Date	Location	Comments	Amount	Paid Amount	Due
AZ Dept of Revenue	03/13/2019	KIJOBI-TURNE:805TURNEY		\$18.00	\$0.00	\$18.00
RentVest	04/12/2019	KIJOBI-TURNE:805TURNEY:UNIT1	Electric 04/03/19	\$65.00	\$0.00	\$65.00
RentVest	04/12/2019	KIJOBI-TURNE:805TURNEY:UNIT2	Electric 04/03/19	\$65.00	\$0.00	\$65.00
RentVest	04/12/2019	KIJOBI-TURNE:805TURNEY:UNIT4	Electric 04/03/19	\$65.00	\$0.00	\$65.00
RentVest	05/01/2019	KIJOBI-TURNE:805TURNEY:UNIT2	Leasing Fee	\$500.00	\$0.00	\$500.00
RentVest	06/04/2019	KIJOBI-TURNE:805TURNEY		\$124.00	\$0.00	\$124.00
AZ Dept of Revenue	06/20/2019	KIJOBI-TURNE:805TURNEY		\$18.00	\$0.00	\$18.00
RentVest	06/24/2019	KIJOBI-TURNE:805TURNEY:UNIT2	Eviction fee	\$185.00	\$0.00	\$185.00
RentVest	06/24/2019	KIJOBI-TURNE:805TURNEY:UNIT2	Summons	\$55.00	\$0.00	\$55.00
RentVest	06/24/2019	KIJOBI-TURNE:805TURNEY:UNIT1	Gas 05/22/19	\$65.00	\$0.00	\$65.00
AZ Dept of Revenue	02/05/2019	KIJOBI-TURNE:805TURNEY		\$18.00	\$0.00	\$18.00
AZ Dept of Revenue	05/16/2019	KIJOBI-TURNE:805TURNEY		\$18.00	\$0.00	\$18.00
RentVest	07/15/2019	KIJOBI-TURNE:805TURNEY:UNIT1	Leasing Fee	\$500.00	\$0.00	\$500.00
City of Phoenix	07/12/2019	KIJOBI-TURNE:805TURNEY	Phoenix: 06/03/19-07/03/19	\$95.36	\$0.00	\$95.36
Arizona Attorney Services, Inc.	07/24/2019	KIJOBI-TURNE:805TURNEY:UNIT3	Summons	\$40.00	\$0.00	\$40.00
<b>Total Amount Due (Not including Credits)</b>						<b>\$1,831.36</b>