

First Rate Property Management

1251 N. Cole Rd
Boise, ID 83704



Owner Statement

Owners Portfolio
Address

Statement Period	Statement Date
07-13-2021 to 08-12-2021	08-13-2021

Reserve amounts are based on number of units, as well as what expenses we pay on your behalf, such as insurance, HOA fees, mortgage, etc.

SUMMARY

Beginning Balance	\$2,276.69
Total Income (+)	\$5,120.00
Total Expenses (-)	\$2,531.10
Total Adjustments (+)	\$-2,588.90
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Ending Balance	\$2,276.69

Total Distribution: \$2,588.90

RESERVES

Reserve	\$2,276.69
Unpaid Bills	\$0.00
Work Order Estimates	\$0.00
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Total Funds Held	\$2,276.69



TRANSACTION SUMMARY

Account	Amount	Year to Date
Beginning Balance	\$2,276.69	\$0.00
Income		
Rent	\$5,120.00	\$16,320.00
Total Income	\$5,120.00	\$16,320.00
Expenses		
Advertising	\$0.00	\$74.23
Appliance Repair	\$0.00	\$53.00
Carpet Cleaning	\$0.00	\$0.00
Cleaning	\$0.00	\$30.00
Door/Window-Repair	\$0.00	\$86.50
Gas Bill	\$10.43	\$10.43
General Maintenance	\$36.00	\$198.00
HVAC Tune-Up/Inspection	\$0.00	\$1,018.00
Keys Made	\$0.00	\$10.00
Lease Expense	\$0.00	\$50.00
Lease Renewal Fee Expense	\$50.00	\$50.00
Lease Up Fee	\$50.00	\$50.00
Maintenance Supplies	\$9.00	\$94.38
Management Fee		
Parts Acquisition Fee		\$18.00
Power Wash	\$88.00	\$88.00
Purchased Paint	\$0.00	\$23.98
Roof Repairs	\$0.00	\$275.00
Sewer	\$107.90	\$431.60
Undersink Drip Mats	\$0.00	\$50.00
Water Bill	\$47.08	\$171.22
Total Expenses	\$654.41	\$3,598.34
Other Expenses		
Door Replacement	\$0.00	\$830.35
HOA Fees	\$175.00	\$700.00
Mortgage Payment	\$1,701.69	\$6,806.76
Total Other Expense	\$1,876.69	\$8,337.11
Adjustments		
Cash Distribution	\$-2,588.90	\$-4,128.86

FRPM charges \$50 for each new lease signed, as well as each renewed lease

Account	Amount	Year to Date
Retained Earnings	\$0.00	\$2,021.00
Total Adjustments	\$-2,588.90	\$-2,107.86
Ending Balance	\$2,276.69	\$2,276.69

TRANSACTION DETAILS

Description	Date	Increase	Decrease	Balance
Beginning Balance	07-13-2021			\$2,276.69
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Lease Up Fee - Lease Up	07-16-2021	\$0.00	\$50.00	
Cash Distribution - Owner Distribution	08-12-2021	\$0.00	\$2,588.90	
		Net	\$-2,638.90	
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Totals for all 4 units	(Reserve: \$2,276.69)			
Water Bill	07-15-2021	\$0.00	\$30.19	
Sewer	07-15-2021	\$0.00	\$62.26	
Water Bill	07-15-2021	\$0.00	\$16.89	
Sewer	07-15-2021	\$0.00	\$45.64	
HOA Fees	08-02-2021	\$0.00	\$175.00	
Mortgage Payment	08-02-2021	\$0.00	\$1,701.69	
		Net	\$-2,031.67	
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Unit #1				
Rent		\$1,025.00	\$0.00	
Management Fee		\$0.00		
Power Wash	07-14-2021	\$0.00	\$88.00	
		Net	\$885.75	
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Unit #2				
Rent		\$1,150.00	\$0.00	
Management Fee		\$0.00		
Lease Renewal Fee Expense - Renewal- 8/1/2021-7/31/2022	08-01-2021	\$0.00	\$50.00	
		Net	\$1,042.50	
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Unit #3				
Rent		\$1,970.00	\$0.00	
Management Fee		\$0.00		
General Maintenance	07-30-2021	\$0.00	\$36.00	
Maintenance Supplies	07-30-2021	\$0.00	\$9.00	
Gas Bill - 7/2-7/15/2021	07-30-2021	\$0.00	\$10.43	
		Net	\$1,816.07	
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Unit #4				
Rent		\$975.00	\$0.00	
Management Fee		\$0.00		
		Net	\$926.25	

Description	Date	Increase	Decrease	Balance
Statement Net	\$0.00	\$5,120.00	\$5,120.00	
Ending Balance				\$2,276.69

OPEN WORK ORDERS

Work Order #	Date	Location	Description	Estimate
102060	07-07-2021		window does not shut easily. Inspect and advise. Unit will be vacant until 7/13	\$0.00
102659	08-01-2021		Mold in bathroom. We have tried cleaning it and using Mold Control but nothing has worked to get it to go away.	\$0.00
Total Estimated Amount				\$0.00

MANAGED UNITS

Unit	Lease Info	Tenant names and current lease periods	Current Rent	Deposit Held
Unit #1		Tenant Names 06-01-2021 to 05-31-2022	\$1,025.00	\$700.00
Unit #2		Tenant Names 08-01-2021 to 07-31-2022	\$1,150.00	\$700.00
Unit #3		Tenant Names 07-15-2021 to 07-31-2022	\$1,275.00	\$700.00
Unit #4		Tenant Names 09-01-2020 to 08-31-2021	\$975.00	\$500.00
Totals			\$4,425.00	\$2,600.00