

Our Company Name

PropM, Inc

Period: 10 Dec 2014-09 Jan 2015

Inclusive dates of statement activity

Our Company Address

Five Centerpointe Drive  
Suite 220  
Lake Oswego, OR 97035

### Owner Statement



#### Mr. & Mrs Homeowner

123 Homeowner Lane  
Cityvill, GA 30006



#### Properties

9388 SE Wyndham Way  
Happy Valley, OR 97086

Rental property address

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 12/10/2014			362.20
12/12/2014	Water Environment Services (Clackamas County)	Check	916201564	Tenant Paid Utilities - Inv 9388 Wyndham Way Sewer Charge 11.01-12.04.2014		51.35	310.85
12/18/2014	Yeni Soriano and Felipe Soriano	ACH payment		Owner Distribution - Owner payment for 12/2014		51.35	259.50
12/18/2014	PropM, Inc	Check	916201595	Management - December 2014		259.50	0.00
12/29/2014	Teresa Crutchley	ACH receipt	P7V5-SHNT	Prepaid Rent - Online Payment	2,595.00		2,595.00
12/30/2014	On Demand Comfort	Check	916201580	HVAC (Heat, Ventilation, Air) - Inv 574 Repair to furnace		322.50	2,272.50
01/09/2015	Yeni Soriano and Felipe Soriano	ACH payment		Owner Distribution - Owner payment for 01/2015	1,961.65		310.85
				Ending Cash Balance			310.85
<b>Total</b>					<b>2,595.00</b>	<b>2,646.35</b>	

Opening Cash Balance represents any owner reserve held plus any bills recorded but unpaid on previous statement

Prepaid rent are payments received before the due date or any tenant overpayments

Net amount paid to owner

Cash Ending Balance is the amount held back to cover bills processed but unpaid, owner reserve, and any overpayment held as prepaid rent

If the expense description is classed as a tenant paid item it means the expense has been passed on to the tenant

#### Bills Due

Due Date	Payee	Description	Unpaid
01/08/2015	PropM, Inc	Management for 01/2015	259.50
01/09/2015	Water Environment Services (Clackamas County)	Inv 9388 Wyndham Way Sewer Charge 12.01-01.04.2015	51.35
<b>Total</b>			<b>310.85</b>

Monthly management fee calculated per Management Agreement

#### Property Cash Summary

Required Reserves	250.00
Prepaid Rent for Future Rent	0.00
<b>Please Remit Balance Due</b>	<b>250.00</b>

Reserve amount to expedite approved repairs

## Other Transactions That Affect an Owner's Statement

Security Deposit transfers, charges and credits flow through the owner statement

### If tenant receives no move out charges

Date	Payee	Type	Description	Income	Expense	Balance
01.02.15	PropM	Receipt	Security Deposit Clearing – John Smith Security Deposit Transfer	2,000.00		2,000.00
01.02.15	John Smith	Check	Security Deposit Clearing – John Smith Move out Refund		2,000.00	0.00

Shows on the Owner Statement but has no overall affect.

### If tenant is charged with any move out costs

Date	Payee	Type	Description	Income	Expense	Balance
01.02.15	PropM	Receipt	Security Deposit Clearing – John Smith Security Deposit Transfer	2,000.00		2,000.00
01.02.15	John Smith	Check	Security Deposit Clearing – John Smith Move out Refund		1,500.00	500.00

The \$500.00 is not payable to the owner but held to cover the vendor bills already charged to the tenant.