

Newkirk Realty
 817 Broad Ripple Ave
 Indianapolis, IN 46220
 317.578.1141 | mgmt@newkirkindy.com

Rental Owner Statement

Statement Period	Statement Date
1/1/2021 - 1/31/2021	2/1/2021

Sam Smart
 100 South Street
 Indianapolis, IN 46201

Summary by property

	72 Church St	74 Church St	76 Church St	All properties
Beginning cash balance	\$0.00	\$0.00	\$0.00	\$0.00
+ Additions to cash				
Income	\$1,500.00	\$1,000.00	\$750.00	\$3,250.00
Owner contributions	\$600.00	\$350.00	\$150.00	\$1,100.00
Other additions	\$2,000.00	\$0.00	\$0.00	\$2,000.00
- Subtractions from cash				
Expenses	\$513.15	\$350.00	\$192.00	\$1,055.15
Owner draws	\$1,200.00	\$0.00	\$0.00	\$1,200.00
Other subtractions	\$1,286.85	\$900.00	\$608.00	\$2,794.85
Ending cash balance	\$1,100.00	\$100.00	\$100.00	\$1,300.00
- Adjustments				
Tenant security deposits and early payments	\$1,000.00	\$0.00	\$0.00	\$1,000.00
Property reserve	\$100.00	\$100.00	\$100.00	\$300.00
Available for payment	\$0.00	\$0.00	\$0.00	\$0.00

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Detail transactions

Date	Property	Account	Name	Memo	Amount	Balance
Beginning cash balance as of 1/1/2021						\$0.00
Additions to cash						
1/15/2021	72 Church St	Owner Contribution	Sam Smart		\$500.00	\$500.00
1/16/2021	72 Church St	Opening Balance Equity		Opening balance - 72 Church	\$1,000.00	\$1,500.00
1/16/2021	72 Church St	Opening Balance Equity		Opening security deposit transaction	\$1,000.00	\$2,500.00
1/20/2021	72 Church St	Owner Contribution	Sam Smart	To cover property reserve	\$100.00	\$2,600.00
1/30/2021	72 Church St	Rent Income - Other			\$1,500.00	\$4,100.00
1/30/2021	74 Church St	Rent Income - Other			\$1,000.00	\$5,100.00
1/30/2021	76 Church St	Rent Income - Other			\$750.00	\$5,850.00
1/31/2021	74 Church St	Owner Contribution	Sam Smart	Owner Contribution	\$350.00	\$6,200.00
1/31/2021	76 Church St	Owner Contribution	Sam Smart	Owner Contribution	\$150.00	\$6,350.00
Total for additions to cash					\$6,350.00	
Subtractions from cash						
1/1/2021	72 Church St	Repairs - Other	Hank the Handyman	Fix front steps	\$300.00	\$6,050.00
1/1/2021	74 Church St	Repairs - Other	Hank the Handyman	Repair siding	\$250.00	\$5,800.00
1/1/2021	76 Church St	Repairs - Other	Hank the Handyman	Lawnmower tune up	\$50.00	\$5,750.00
1/30/2021	72 Church St	Management Fees			\$150.00	\$5,600.00
1/30/2021	72 Church St	Utilities			\$63.15	\$5,536.85
1/30/2021	72 Church St	Opening Balance Equity			\$1,286.85	\$4,250.00
1/30/2021	74 Church St	Management Fees			\$100.00	\$4,150.00
1/30/2021	74 Church St	Opening Balance Equity			\$900.00	\$3,250.00
1/30/2021	76 Church St	Management Fees			\$75.00	\$3,175.00
1/30/2021	76 Church St	Utilities			\$67.00	\$3,108.00
1/30/2021	76 Church St	Opening Balance Equity			\$608.00	\$2,500.00
1/31/2021	72 Church St	Owner Draw	Sam Smart	Owner Draw	\$1,200.00	\$1,300.00
Total for subtractions from cash					\$5,050.00	
Ending cash balance as of 1/31/2021						\$1,300.00