

## RE/MAX Center

1140 Old Peachtree Rd, Suite D  
Duluth, GA 30097  
ph. (678) 804-2468 fax (678) 804-2754  
www.rmsteam.com

## OWNER STATEMENT

Report Period: 03/01/2013 - 03/31/2013

Dates statement covers is listed above

Owner Name  
Street Address  
City, State, Zip

### Portfolio Summary

Previous Balance			\$0.00
Income	Total Income	+	\$5,602.00
Expenses	Expenses not including monthly management	-	\$1,526.83
Mgmt Fees	monthly management fee	-	\$457.46
Total	Total Expenses		\$3,617.71
Contributions	Funds contributed by Owner	+	\$0.00
Draws	Amount paid to Owner	-	-\$3,617.71
Ending Balance			\$0.00
Portfolio Minimum		-	\$0.00
Due To Owner	Amount remaining due to Owner		\$0.00

Portfolio/Owner Name

### Income

Type	Date	Name	Original Amount	Paid Amount
Total Income for Owner Name				\$0.00

**Expenses**

Type	Date	Name	Original Amount	Paid Amount
<b>Total Expenses for</b>				<b>\$0.00</b>
		Owner Name		
<b>Net Operating Income</b>				<b>\$0.00</b>
<b>Total Net Income</b>				<b>\$0.00</b>

**Equity**

<b>Owner Draw</b>				
Check	03/11/2013		\$3,617.71	-\$3,617.71
		Owner Name		
<b>Total Owner Draw</b>				<b>-\$3,617.71</b>
<b>Total Equity for</b>				<b>-\$3,617.71</b>
		Owner Name		

The above area shows each payment made to Owner during statement period.

**200 P**  
 Outstanding Balance: \$0.00

<b>Income</b>				
Type	Date	Name	Original Amount	Paid Amount
<b>Non Refundable Pet Deposit</b>				
Charge	03/18/2013	200P: Tenant Last Name	\$400.00	\$400.00
<b>Total Non Refundable Pet Deposit</b>				<b>\$400.00</b>
<b>Rent</b>				
Charge	03/18/2013	200P: Tenant Last Name	\$420.00	\$420.00
Charge	03/28/2013	200P: Tenant Last Name	\$35.00	\$35.00
<b>Total Rent</b>				<b>\$455.00</b>
<b>Total Income for 200 P</b>				<b>\$855.00</b>

Please note, Original Amount vs Paid Amount. Original Amount is the total amount of the charge. Paid amount is the ACTUAL amount paid at that time. You may see multiple lines of Paid Amounts for the same charge if a bill is not paid in full at one time or a tenant pays at different times for example.

All expenses deducted are listed below. If an expense lists RMS Team, this means that RMS paid for the repair when no funds were available in the Owner's account, therefore the owner is reimbursing RMS for the expense. The type of Expense is listed on the left.

### Expenses

Type	Date	Name	Original Amount	Paid Amount
<b>Coordination Fee</b>				
Bill	03/20/2013	RE/MAX Center	\$23.60	\$23.60
<b>Total Coordination Fee</b>				<b>\$23.60</b>
<b>Management Fees</b>				
Bill	03/20/2013	RE/MAX Center	\$33.60	\$33.60
Bill	03/31/2013	RE/MAX Center	\$2.80	\$2.80
<b>Total Management Fees</b>				<b>\$36.40</b>
<b>Repairs</b>				
Bill	03/20/2013	Mike D and P LLC.	\$295.00	\$295.00
<b>Total Repairs</b>				<b>\$295.00</b>
<b>Utility Expenses</b>				
Bill	03/01/2013	RMS Team	\$24.00	\$24.00
Bill	03/20/2013	Jackson EMC	\$26.00	\$26.00
<b>Total Utility Expenses</b>				<b>\$50.00</b>
<b>Total Expenses for 200 P</b>				<b>\$405.00</b>
<b>Net Operating Income</b>				<b>\$450.00</b>
<b>Total Net Income</b>				<b>\$450.00</b>

### 2681 B

Outstanding  
Balance: \$0.00

### Income

Type	Date	Name	Original Amount	Paid Amount
<b>Rent</b>				
Charge	03/01/2013	2681B: Tenant Last Name	\$1,000.00	\$1,000.00
<b>Total Rent</b>				<b>\$1,000.00</b>
<b>Total Income for 2681 B</b>				<b>\$1,000.00</b>

For each individual property, income is listed first and then expenses and a the total operating income after all expenses are deducted is listed at the end of the summary.

### Expenses

Type	Date	Name	Original Amount	Paid Amount
<b>Management Fees</b>				
Bill	03/04/2013	RE/MAX Center	\$80.00	\$80.00
<b>Total Management Fees</b>				<b>\$80.00</b>
<b>Repairs</b>				
Bill	03/20/2013	RMS Team	\$140.00	\$140.00
Bill	03/20/2013	RE/MAX Center	\$11.20	\$11.20
<b>Total Repairs</b>				<b>\$151.20</b>
<b>Total Expenses for 2681 B</b>				<b>\$231.20</b>
<b>Net Operating Income</b>				<b>\$768.80</b>
<b>Total Net Income</b>				<b>\$768.80</b>

### 302 L

Outstanding  
Balance: \$0.00

### Income

Type	Date	Name	Original Amount	Paid Amount
<b>Rent</b>				
Charge	03/01/2013	302L: Tenant Last Name	\$700.00	\$700.00
<b>Total Rent</b>				<b>\$700.00</b>
<b>Total Income for 302 L</b>				<b>\$700.00</b>

### Expenses

Type	Date	Name	Original Amount	Paid Amount
<b>Management Fees</b>				
Bill	03/01/2013	RE/MAX Center	\$49.00	\$49.00
<b>Total Management Fees</b>				<b>\$49.00</b>
<b>Total Expenses for 302 L</b>				<b>\$49.00</b>
<b>Net Operating Income</b>				<b>\$651.00</b>

The type of income is listed to the left followed by the tenant's information, total charge due and actual amount paid at that time.

**Total Net Income** **\$651.00**

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**304 L**

Outstanding  
Balance: \$0.00

**Income**

Type	Date	Name	Original Amount	Paid Amount
<b>Application Fee</b>				
Check	03/15/2013	RE/MAX APPLICATION	\$100.00	\$100.00
<b>Total Application Fee</b>				<b>\$100.00</b>
<b>Non Refundable Pet Deposit</b>				
Charge	03/25/2013	304L: Tenant Last Name	\$400.00	\$400.00
<b>Total Non Refundable Pet Deposit</b>				<b>\$400.00</b>
<b>Rent</b>				
Charge	03/25/2013	304L: Tenant Last Name	\$187.00	\$187.00
<b>Total Rent</b>				<b>\$187.00</b>
<b>Total Income for 304 L</b>				<b>\$687.00</b>

**Expenses**

Type	Date	Name	Original Amount	Paid Amount
<b>Management Fees</b>				
Bill	03/15/2013	RE/MAX Center	\$100.00	\$100.00
Bill	03/25/2013	RE/MAX Center	\$14.96	\$14.96
<b>Total Management Fees</b>				<b>\$114.96</b>
<b>Utility Expenses</b>				
Bill	03/01/2013	City of Lawrenceville	\$19.69	\$19.69
Bill	03/01/2013	Gwinnett County Water Resources	\$12.50	\$12.50
Bill	03/20/2013	Gwinnett County Water Resources	\$12.50	\$12.50
<b>Total Utility Expenses</b>				<b>\$44.69</b>
<b>Total Expenses for 304 L</b>				<b>\$159.65</b>

**Net Operating Income** **\$527.35**

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**Total Net Income** **\$527.35**

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**476 E**

Outstanding  
Balance: \$0.00

**Income**

Type	Date	Name	Original Amount	Paid Amount
<b>Rent</b>				
Charge	03/01/2013	476A: Tenant Last Name	\$595.00	\$595.00
<b>Total Rent</b>				<b>\$595.00</b>
<b>Total Income for 476 E.</b>				<b>\$595.00</b>

**Expenses**

Type	Date	Name	Original Amount	Paid Amount
<b>Management Fees</b>				
Bill	03/01/2013	RE/MAX Center	\$47.60	\$47.60
<b>Total Management Fees</b>				<b>\$47.60</b>
<b>Total Expenses for 476 E.</b>				<b>\$47.60</b>

**Net Operating Income** **\$547.40**

**Total Net Income** **\$547.40**

**476 E.**

Outstanding  
Balance: \$0.00

**Income**

Type	Date	Name	Original Amount	Paid Amount
<b>Rent</b>				
Charge	03/01/2013	476B: Tenant Last Name	\$595.00	\$595.00
<b>Total Rent</b>				<b>\$595.00</b>
<b>Total Income for 476 E.</b>				<b>\$595.00</b>

**Expenses**

Type	Date	Name	Original Amount	Paid Amount
<b>Management Fees</b>				
Bill	03/01/2013	RE/MAX Center	\$47.60	\$47.60
<b>Total Management Fees</b>				<b>\$47.60</b>
<b>Total Expenses for 476 E.</b>				<b>\$47.60</b>

**Net Operating Income** **\$547.40**

**Total Net Income** **\$547.40**

**476 E.** If you see a negative amount listed under expenses, it is a refund to the owner for an expense incurred. Most common are utility deposit reimbursements or tenants paying for a repair or HOA fee that was charged to them.

Outstanding Balance: \$25.00

**Income**

Type	Date	Name	Original Amount	Paid Amount
<b>Rent</b>				
Charge	03/04/2013	476C: Tenant Last Name	\$575.00	\$575.00
<b>Total Rent</b>				<b>\$575.00</b>
<b>Total Income for 476 E.</b>				<b>\$575.00</b>

**Expenses**

Type	Date	Name	Original Amount	Paid Amount
<b>Repairs</b>				
Charge	03/04/2013	476C: Tenant Last Name	\$475.00	-\$10.00
<b>Total Repairs</b>				<b>-\$10.00</b>
<b>Management Fees</b>				
Bill	03/04/2013	RE/MAX Center	\$40.25	\$40.25
<b>Total Management Fees</b>				<b>\$40.25</b>
<b>Total Expenses for 476 E.</b>				<b>\$30.25</b>

**Net Operating Income** **\$544.75**

**Total Net Income** **\$544.75**

If a tenant has a balance due to the owner, this will be listed under the property address.

**476 E.**

Outstanding  
Balance: \$90.00

<b>Income</b>				
Type	Date	Name	Original Amount	Paid Amount
<b>Rent</b>				
Charge	03/04/2013	476D: _____	\$595.00	\$595.00
			Tenant Last Name	
<b>Total Rent</b>				<b>\$595.00</b>
<b>Total Income for 476 E.</b>				<b>\$595.00</b>
<b>Expenses</b>				
Type	Date	Name	Original Amount	Paid Amount
<b>Attorney Fees</b>				
Bill	03/01/2013	RMS Team	\$90.00	\$90.00
<b>Total Attorney Fees</b>				<b>\$90.00</b>
<b>Management Fees</b>				
Bill	03/04/2013	RE/MAX Center	\$41.65	\$41.65
<b>Total Management Fees</b>				<b>\$41.65</b>
<b>Repairs</b>				
Bill	03/21/2013	RMS Team	\$3,500.00	\$278.10
Bill	03/25/2013	RMS Team	\$3,500.00	\$572.04
Bill	03/31/2013	RMS Team	\$3,500.00	\$32.20
<b>Total Repairs</b>				<b>\$882.34</b>
<b>Total Expenses for 476 E.</b>				<b>\$1,013.99</b>
<b>Net Operating Income</b>				<b>-\$418.99</b>
<b>Total Net Income</b>				<b>-\$418.99</b>

All the repair payments you see above are for the same bill of \$3,500.00. As income came in for this owner, portions of this bill were reimbursed to RMS.

## Unpaid Bills

Vendor	Bill Date	Location	Amount	Paid Amount	Due
RMS Team	03/20/2013	:476D	\$3,500.00	\$882.34	\$2,617.66
RMS Team	03/21/2013	476D	\$190.00	\$0.00	\$190.00
RMS Team	03/21/2013	:476C	\$185.00	\$0.00	\$185.00
RMS Team	03/21/2013	:476D	\$225.00	\$0.00	\$225.00
RMS Team	03/21/2013	:476C	\$225.00	\$0.00	\$225.00
Jackson EMC	03/22/2013	:200P	\$5.00	\$0.00	\$5.00
Patriot Carpet Care	03/22/2013	:200P	\$245.00	\$0.00	\$245.00
RE/MAX Center	03/22/2013	:200P	\$19.60	\$0.00	\$19.60
RMS Team	03/22/2013	:304L	\$150.00	\$0.00	\$150.00
RMS Team	03/22/2013	:304L	\$385.00	\$0.00	\$385.00
<b>Total Amount Due</b>					<b>\$4,247.26</b>

Any bills unpaid will be listed at the end of the statement. Bills must be paid within 30 days to avoid interest charges.

## Management Fee Calculations

Calculated Date Description

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The majority of information on this page has been deleted. This page will show the calculation for management fees. An example is shown below.

Owner Name / 304 L  
Flat Fee = \$0.00  
% of \$187.00 RENT = \$  
100.0% of \$100.00 APPFEE = \$100.00  
\$555

03/25/2013