

Brown Property Group

2557 Ravenhill Drive, Suite 1B
Fayetteville, NC 28303
(910) 223-9960
www.brownrealestatenc.com



Sample Owner, LLC

123 Main Street
Fayetteville, NC 28303

Owner Statement

Sep 01, 2021 - Sep 30, 2021

Consolidated Summary (3 properties)

Beginning Balance	5,852.90
Cash In	3,080.00
Cash Out	-539.03
Management Fees	-334.98
Owner Disbursements	-2,833.89
Ending Cash Balance	5,225.00
Property Reserve	-1,500.00
Net Owner Funds	3,725.00

26 Tradewinds Dr - 26 Tradewinds Dr, Spring Lake, NC 28390

Property Cash Summary

Beginning Balance	500.00
Cash In	890.00
Cash Out	-100.00
Management Fees	-89.00
Owner Disbursements	-701.00
Ending Cash Balance	500.00
Property Reserve	-500.00
Net Owner Funds	0.00

Transactions

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
				Beginning Cash Balance as of 09/01/2021			500.00
09/03/2021	26 Tradewinds Dr	eCheck receipt	12E7-8300	Rent Income - September 2021	890.00		1,390.00
09/09/2021	Brown Property Group	Check	4145	Management fees - Management fees for 09/2021		89.00	1,301.00
09/09/2021	Jeff Johnson	Check	4150	Repairs - Other - TXGT5M1		100.00	1,201.00
09/10/2021	Kenneth and Nicole Shinn	eCheck	20D3-4A41	Owner Distribution - Owner payment for 09/2021		701.00	500.00
				Ending Cash Balance			500.00
Total					890.00	890.00	

55 Surfwind Dr - 55 Surfwind Dr, Spring Lake, NC 28390

Property Cash Summary

Beginning Balance	4,852.90
Cash In	1,195.00
Cash Out	-249.03
Management Fees	-146.48
Owner Disbursements	-1,427.39
Ending Cash Balance	4,225.00
Property Reserve	-500.00
Net Owner Funds	3,725.00

Transactions

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
				Beginning Cash Balance as of 09/01/2021			4,852.90
09/01/2021	55 Surfwind Dr	Receipt		Rent Income	1,195.00		6,047.90
09/09/2021	Brown Property Group	Check	4145	Management fees - Management fees for 08/2021		26.98	6,020.92
09/09/2021	Brown Property Group	Check	4145	Management fees - Management fees for 09/2021		119.50	5,901.42
09/09/2021	Cox and Son's Inc.	eCheck	349A-A816	Plumbing - TMAITAT		249.03	5,652.39
09/09/2021	Kenneth and Nicole Shinn	eCheck	3496-87A4	Owner Distribution - Owner payment for 08/2021		358.06	5,294.33
09/10/2021	Kenneth and Nicole Shinn	eCheck	20D3-4A41	Owner Distribution - Owner payment for 09/2021		1,069.33	4,225.00
				Ending Cash Balance			4,225.00
Total					1,195.00	1,822.90	

687 Overhills Rd - 687 Overhills Rd, Linden, NC 28356

Property Cash Summary

Beginning Balance	500.00
Cash In	995.00
Cash Out	-190.00
Management Fees	-99.50
Owner Disbursements	-705.50
Ending Cash Balance	500.00
Property Reserve	-500.00
Net Owner Funds	0.00

Transactions

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
				Beginning Cash Balance as of 09/01/2021			500.00
09/05/2021	687 Overhills Rd	eCheck receipt	0CDD-F7C0	Rent Income - September 2021	995.00		1,495.00
09/09/2021	Brown Property Group	Check	4145	Management fees - Management fees for 09/2021		99.50	1,395.50
09/09/2021	Christopher McHargue	Check	4152	Plumbing - TPVHEN4		82.00	1,313.50
09/09/2021	Christopher McHargue	Check	4152	Plumbing - TCQQI7Q		108.00	1,205.50
09/10/2021	Kenneth and Nicole Shinn	eCheck	20D3-4A41	Owner Distribution - Owner payment for 09/2021		705.50	500.00
				Ending Cash Balance			500.00
Total					995.00	995.00	