

Rental Owner Statement

Universal Management
6919 Southeast Johnson Creek Boulevard
Portland, OR 97206



Statement period **2/1/2023 - 2/28/2023**

Statement date **3/15/2023**

Benjamin Dick
PO Box 1481
Ridgefield, WA 98642

Summary by property

	1311 W Onondaga St	All properties
Beginning cash balance	\$1,494.60	\$1,494.60
+ Additions to cash		
Income	2,491.00	2,491.00
Owner contributions	0.00	0.00
Other additions	0.00	0.00
- Subtractions from cash		
Expenses	95.40	95.40
Owner draws	0.00	0.00
Other subtractions	0.00	0.00
Ending cash balance	\$3,890.20	\$3,890.20
- Adjustments		
Tenant security deposits and early payments	0.00	0.00
Property reserve	0.00	0.00
Available for payment	\$3,890.20	\$3,890.20

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Income statement

	1311 W Onondaga St	All properties
Income		
Rent Income	2,491.00	2,491.00
Total income	\$2,491.00	\$2,491.00
Expense		
Management Fees	90.00	90.00
Repairs - HVAC repairs	5.40	5.40
Total expenses	\$95.40	\$95.40
Net income	\$2,395.60	\$2,395.60

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Detail transactions

Date	Property	Account	Name	Memo	Amount	Balance
Beginning cash balance as of 2/1/2023						\$1,494.60
Additions to cash						
2/7/2023	1311 W Onondaga St	Rent Income	Unit Duplex Unit 1 (UP) - Monee Armfield	Payment	350.00	1,844.60
2/10/2023	1311 W Onondaga St	Rent Income	Unit Duplex Unit 2 (DOWN) - Keith Lewis	Payment	300.00	2,144.60
2/10/2023	1311 W Onondaga St	Rent Income	Unit Duplex Unit 2 (DOWN) - Keith Lewis	Payment	500.00	2,644.60
2/13/2023	1311 W Onondaga St	Rent Income	Unit Duplex Unit 1 (UP) - Monee Armfield	Section 8 payment for months of December 2022, Jan and Feb 2023	1,341.00	3,985.60
Total from additions to cash					\$2,491.00	
Subtractions from cash						
2/6/2023	1311 W Onondaga St	Management Fees	Matt Powell	Management Fee for the month of January 2023	90.00	3,895.60
2/20/2023	1311 W Onondaga St	Repairs - HVAC repairs	Service Experts Heating, Airconditioning & Plumbing	HVAC for the month of February 2023	5.40	3,890.20
Total from subtractions from cash					\$95.40	
Ending cash balance as of 2/28/2023						\$3,890.20