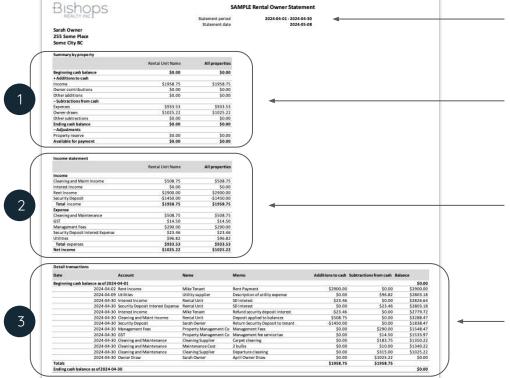
Your Rental Owner Statement

At-a-glance



Your statement covers this date range (usually one month at a time)

Most Simple

Summary of Income and Expenses (including your Owner Draw)

Medium Detail

Income Statement reveals the categories of Income and Expenses during your Statement Period

Most Detail

Detail transactions are all of the transactions during the Statement Period. The 'Account' for each transaction aligns with the categories in the Income Statement

Quick View In 3-Steps

For an average month, this may be all you need to review to Summary by property understand how your property is doing. Rental Unit Name All properties \$0.00 \$0.00 Beginning cash balance + Additions to cash \$1958.75 \$1958.75 \$0.00 Owner contributions \$0.00 \$0.00 \$0.00 Other additions - Subtractions from cash Step 1: Your Owner Draw \$933.53 \$933.53 Expenses Owner draws \$1025.22 \$1025.22 These are the profits of the property disbursed to you each month. \$0.00 \$0.00 Other subtractions Ending cash balance \$0.00 \$0.00 Adjustments \$0.00 \$0.00 Property reserve If all of the profits were distributed (as they should be unless there Available for payment \$0.00 \$0.00 was an extenuating circumstance), "Available for Payment" will be \$0 as all the profits were sent to you. Income statement Rental Unit Name All properties Cleaning and Maint Income \$508.75 \$508.75 Step 2: The property income \$0.00 \$0.00 Interest Income \$2900.00 \$2900.00 Rent Income Income is categorised and appears in more detail under 'Account' in Security Deposit \$1450.00 \$1450.00 Total income \$1958.75 \$1958.75 the 'Detail transactions' section (see page 5 for more information). Expense Cleaning and Maintenance \$508.75 \$508.75 \$14.50 \$14.50 Step 3: The property expenses Management Fees \$290.00 \$290.00 Security Deposit Interest Expense \$23,46 \$23.46 Like income, expenses are categorised and appear in more detail in

the 'Detail transactions' section (see page 5).



Total expenses

Net income

\$96.82

\$933.53

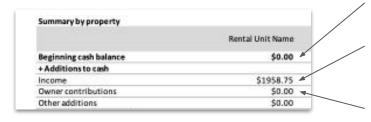
\$1025.22

\$96.82

\$933.53

\$1025.22

More Detail The 'Summary by property'



Beginning cash balance are any amounts not paid to the owner the previous month. Typically this is \$0.

Income includes all income collected from the tenant, including rent, strata move-in fees, utility income, etc.

Owner contributions are either funds sent to the property by the owner, or transferred from one property to another (if one of the properties has an expense but no income, for example) if both share the same owner. Owner contributions can include funds to cover an expense that exceeds the amount available for payment.

Subtractions from cash spenses	\$933.53 4
wner draws	\$1025.22
ther subtractions	\$0.00
nding cash balance	\$0.00
Adjustments	Haras
roperty reserve	\$0.00 -
vailable for payment	\$0.00

Expenses include repairs, maintenance, interest owed to a tenant if you have been holding their security deposit, management fees, etc.

Owner draws are funds sent to the property owner. They are the profits from the property during the statement period

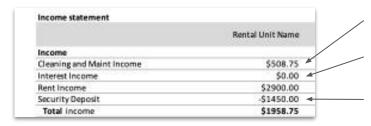
A **Property reserve** is an amount held back from the Owner draw to fund a future expense, if it expected to be significant.

If all profits of the property have been sent to the owner in their Owner draw, 'Available for payment' will be \$0.



More Detail The 'Income Statement'

All income and expense transactions during the statement period are categorized, and every category is included in the Income statement.



Cleaning and Maintenance Income includes cleaning fees charged to - and paid for by - a departing tenant, or paid for by an owner through an Owner Contribution.

Interest is earned on a security deposit. It is calculated at the end of a tenancy according to provincial guidelines and is 'held back' from the Owner draw if the owner is holding the deposit.

At the end of a tenancy, a tenant's Security Deposit - less charges for damages - is returned to them. The full amount of the Security Deposit is withheld from the owner's income - if the owner is holding the deposit - and returned to the tenant, less damage charges, for example.

Expense	
Cleaning and Maintenance	\$508.75
GST	\$14.50
Management Fees	\$290.00
Security Deposit Interest Expense	\$23.46
Utilities	\$96.82
Total expenses	\$933.53
Net income	\$1025.22

If the Cleaning and Maintenance expense is the same as in the income, the owner has not been charged for this expense. Instead, the tenant - often by withholding their Security Deposit - has paid for this.

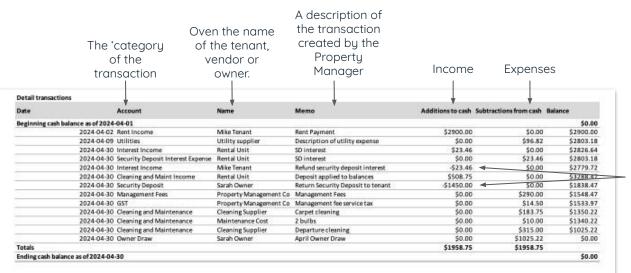
GST is charged on Management Fees

Security Deposit Interest is calculated here.



More Detail The 'Detail transactions'

This section includes all financial transactions associated with the property during the statement period.



A negative in the income means the amount was withheld from the Owner draw (owner's income)



More tips and resources

RENTAL OWNER PORTAL

From your portal you can create, view and download financial reports like previous monthly statements, income statements, annual statements (for tax purposes), tasks (complete or pending), or submit a request such a maintenance request.

Rental Owner Portal Login

RENTAL OWNER STATEMENT MATH

Summary by Property section

Beginning cash balance + Additions to cash - Subtractions from cash - Adjustments = Available for Payment

Income Statement section

Income - Expenses = Net Income

Note: Net Income does not equal Available for Payment if there is a Beginning Cash Balance or if a Property Reserve is 'released' to cover an expense.

