



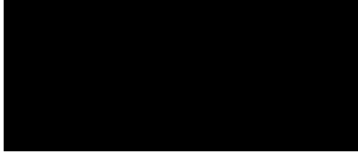
Bryant Real Estate
1001 N. Lumina Ave
PO Box 899

Wrightsville Beach, NC 28480
(855) 760-7005

Statement Period Ending
March 31, 2023

UNDERSTANDING YOUR OWNER STATEMENT

Owner:



Account:



Year: **2023** Period: **3**

<u>Date</u>	<u>Description</u>	<u>Charges</u>	<u>Income</u>
Balance Forward		\$0.00	\$12.45
Unit: [REDACTED]			
Reservation #368059: [REDACTED] 02/18/2023 - 02/25/2023) 7 Nights			
03/27/2023	Owner Cleaning Fee	\$285.00	
03/27/2023	NC State Tax	\$19.95	
Reservation #370111: [REDACTED] 03/10/2023 - 03/12/2023) 2 Nights			
03/12/2023	Room Charge		\$350.00
03/12/2023	Commission Charge	\$63.00	
Reservation #369598: [REDACTED] 3/24/2023 - 03/26/2023) 2 Nights			
03/26/2023	Room Charge		\$744.19
03/26/2023	Commission Charge	\$133.95	
Unit Work Orders			
03/27/2023	Work Order #1683 - Deliver Toilet Brush, Food Storage Containers,	\$45.59	
03/27/2023	Work Order #1788 - Deliver Mop Bucket - Restocking Inventory	\$15.41	
03/27/2023	Work Order #2157	\$115.56	
03/27/2023	Work Order #2269	\$64.20	
03/29/2023	Work Order #2632	\$48.15	
Vendor Bills			
03/15/2023	Lawn Maintenance	\$80.00	
03/15/2023	Pest Control	\$75.00	
03/15/2023	Duke [REDACTED]	\$93.39	
03/27/2023	Lawn Maintenance	\$80.00	
03/27/2023	TOWB [REDACTED]	\$267.85	
03/27/2023	Spectrum [REDACTED]	\$219.75	
03/27/2023	Duke [REDACTED]	\$181.53	
03/30/2023	Spectrum [REDACTED]	\$210.80	
Owner Charges			
03/27/2023	Filter Change	\$23.00	

Starting Balance in Account

Cleaning Fees are taxed separately on reservations, so the tax is a separate line item.

Pet Fees are shown by net income under the income column. Rents are shown as gross income.

Dates on Work Orders/Vendor Bills are processing dates, not dates that work was performed.

Work orders represent work done by Bryant Real Estate.

Work orders include tax in the total.

Reference the "Work Order Summary" for details on what was done on these work orders.

Vendor Bills represent bills from outside vendors.

UNDERSTANDING YOUR OWNER STATEMENT

Owner: [REDACTED] Account: [REDACTED]

Year: 2023 Period: 3

03/27/2023 Filter Change \$49.00

Payments From Owner

03/27/2023 Check Payment on Owner Account #179 - [REDACTED] \$1,500.00

\$2,071.13 \$2,606.64

Statement Balance:

\$535.51

Target: \$2,000.00

Due By Owner: \$1,464.49

Due To Owner: \$0.00

Statement Memo:

ACH Payments will post on 4/4/23

Thank you for the continued opportunity to manage your property!

Any payment made on the account from the owner.

"Payments To Owner" will also be listed here if owner is paid from Bryant Real Estate via check/ACH.

Ending Balance in Account

Working Capital Requirement

Amount due to bring balance up to target

Amount due to owner if payment is owed

Transaction Summary

	Period	YTD
Beginning Balance	\$12.45	\$460.46
Payments From Owner	\$1,500.00	\$1,500.00
Payments To Owner	\$0.00	\$0.00
Room Charge	\$1,094.19	\$1,094.19
NC State Tax	\$-19.95	\$-19.95
Filter Change	\$-72.00	\$-95.00
Commission Charge	\$-196.95	\$-196.95
Owner Cleaning Fee	\$-285.00	\$-285.00
Work Orders	\$-288.91	\$-288.91
Vendor Bills	\$-1,208.32	\$-1,633.33
Net	\$535.51	\$535.51

UNDERSTANDING YOUR OWNER STATEMENT

Unpaid Expenses Report as of April 14, 2023

Owner: [REDACTED]

<u>Date</u>	<u>Description</u>	<u>Charges</u>	<u>Income</u>
04/04/2023	Maintenance work order charge posted for work order #2733	\$96.30	
		\$96.30	\$0
Owner Balance with Unpaid Expenses:			\$439.21

This is a living document. If bills are due and owner sends funds, they drop off this report. If bills are added and funds are not available in the account, they are added to this report.

Statement Balance:	Unpaid Expenses:	Target:	Due By Owner:
\$535.51	\$96.30	\$2,000.00	\$1,560.79

Ending Balance in Account

Total of Unpaid Expenses that requires payment

Working Capital Requirement

This list of unpaid expenses is a snapshot as of today's date. Please retain a copy of this pdf for your records as this list will change when the invoices are paid.

Amount due by owner to bring balance up to target with the unpaid expenses included.

Work Order Summary Report

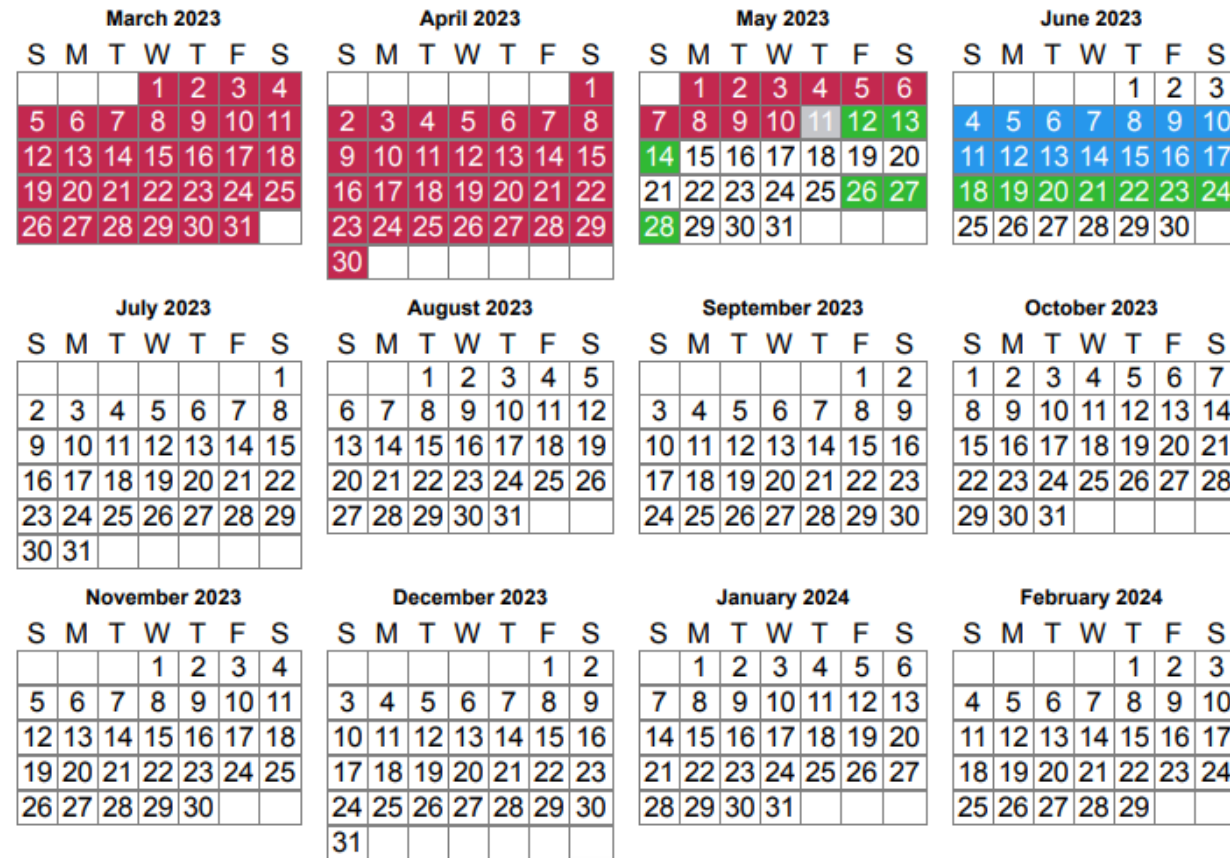
Owner: [REDACTED] Mar 31, 2023

WO #	Unit	Vendor	Date	Summary	Total
1683	[REDACTED]	Bryant Real Estate		Deliver Toilet Brush, Food Storage Containers, Toilet Brush - Annual Inventory	
			Mar 27, 2023	Deliver Toilet Brush, Food Storage Containers, Toilet Brush - Annual Inventory	\$45.59
				Subtotal:	\$45.59
1780	[REDACTED]	Bryant Real Estate		Deliver Mop Bucket - Restocking Inventory	
			Mar 27, 2023	Deliver Mop Bucket - Restocking Inventory	\$15.41
				Subtotal:	\$15.41
2157	[REDACTED]	Bryant Real Estate		Install New Dining Room Light Fixture	
			Mar 27, 2023	Light Assembly and Install	\$115.56
				Subtotal:	\$115.56
2269	[REDACTED]	Bryant Real Estate		Light Fixture Touchup -* Replace Bad Deck Board	
			Mar 27, 2023	Ceiling paint touch-up, deck repair	\$64.20
				Subtotal:	\$64.20
2632	[REDACTED]	Bryant Real Estate		Un- Winterize Property	
			Mar 29, 2023	Winterizing	\$48.15
				Subtotal:	\$48.15
				Total Charges:	\$288.91

Work Order Summary shows a brief description of what was completed on the work order.

The date is the processing date, not the date it was completed.

Unit Availability Report



UNDERSTANDING YOUR OWNER STATEMENT

This calendar shows availability for the property with reservations listed below.

Red: Monthly tenant

Green: Renter Reservation

Blue: Owner Reservation

Gray: Block

Res #	Check-In	Check-Out	Name	Type	Gross Income
369648	Feb 10, 2023	May 11, 2023		Monthly Tenant	\$7,907.88
371886	May 12, 2023	May 15, 2023		Renter	\$736.00
371462	May 26, 2023	May 29, 2023		Renter	\$737.00
368778	Jun 4, 2023	Jun 18, 2023		Owner - Owner Clean	\$0.00
370430	Jun 18, 2023	Jun 25, 2023		Renter	\$2,310.00
TOTAL					\$11,690.88