

Juniper Hollis — Owner Statement

DOORVEST

123 Main St • Sep 1, 2026 – Sep 30, 2026 • Generated Oct 1, 2026

September in brief

- You started with \$440.00.
- Income: \$1,850.00 (Rent Income \$1,850.00).
- Expenses: \$848.00 (largest: Repairs & Maintenance \$640.00, Management Fee \$148.00, Landscaping \$60.00).
- Paid to you: \$1,002.00 (Sep 15 \$1,002.00).
- You ended with \$440.00. Your reserve is \$500.00, so \$60.00 is still needed to reach it.

Summary

	This period	Year to date
Opening balance	\$440.00	\$500.00
Income	\$1,850.00	\$16,650.00
Expenses	(\$848.00)	(\$2,332.00)
Transfers between properties and other adjustments	—	—
Paid to you	(\$1,002.00)	(\$14,378.00)
Closing balance	\$440.00	\$440.00
Your reserve	\$500.00	
Below your reserve	(\$60.00)	

By category

Account	This period	Year to date
INCOME		
Rent Income	\$1,850.00	\$16,650.00
Total income	\$1,850.00	\$16,650.00
EXPENSES		
Management Fee	\$148.00	\$1,332.00
Repairs & Maintenance	\$640.00	\$640.00
Landscaping	\$60.00	\$360.00
Total expenses	\$848.00	\$2,332.00
ADJUSTMENTS		
Owner Distribution	(\$1,002.00)	(\$14,378.00)
Total adjustments	(\$1,002.00)	(\$14,378.00)

Transactions

Date	Description	From / to	In	Out	Balance
Sep 1	Opening balance				\$440.00
Sep 3	Rent payment	Riley Tenant	\$1,850.00		\$2,290.00
Sep 3	Management fee	Doorvest		\$148.00	\$2,142.00
Sep 8	Replace water heater element	Bright Plumbing		\$600.00	\$1,542.00
Sep 8	Replace water heater element	Bright Plumbing		\$40.00	\$1,502.00
Sep 15	Owner distribution	Juniper Hollis		\$1,002.00	\$500.00
Sep 22	Lawn care	Green Acre Lawn Co.		\$60.00	\$440.00
Sep 30	Closing balance				\$440.00

Units and leases

Unit	Tenant	Lease	Rent	Deposit held	Balance due
Home	Riley Tenant	Nov 1, 2025 – Oct 31, 2026	\$1,850.00	\$1,850.00	–

From Rentvine: the ledger for this home and the cash flow report for the same dates, which agree to the cent. Vendor markup and discounts are included in the expense they apply to. Your reserve is the amount kept in the account to cover bills before anything is paid to you.

What each line means, with an example to follow: doorvest.com/guides/read-your-reports

Juniper Hollis — Owner Statement

DOORVEST

45 Maple Ave • Sep 1, 2026 – Sep 30, 2026 • Generated Oct 1, 2026

September in brief

- You started with \$500.00.
- Income: \$2,230.00 (Rent Income \$2,230.00).
- Expenses: \$318.40 (largest: Management Fee \$178.40, Property Utilities \$140.00).
- Paid to you: \$1,911.60 (Sep 15 \$1,911.60).
- You ended with \$500.00, exactly your \$500.00 reserve.

Summary

	This period	Year to date
Opening balance	\$500.00	\$500.00
Income	\$2,230.00	\$21,030.00
Expenses	(\$318.40)	(\$3,632.40)
Transfers between properties and other adjustments	—	—
Paid to you	(\$1,911.60)	(\$17,397.60)
Closing balance	\$500.00	\$500.00
Your reserve	\$500.00	
Above your reserve	—	

By category

Account	This period	Year to date
INCOME		
Rent Income	\$2,230.00	\$21,030.00
Total income	\$2,230.00	\$21,030.00
EXPENSES		
Management Fee	\$178.40	\$1,682.40
Insurance	—	\$690.00
Property Utilities	\$140.00	\$1,260.00
Total expenses	\$318.40	\$3,632.40
ADJUSTMENTS		
Owner Distribution	(\$1,911.60)	(\$17,397.60)
Total adjustments	(\$1,911.60)	(\$17,397.60)

Transactions

Date	Description	From / to	Unit	In	Out	Balance
Sep 1	Opening balance					\$500.00
Sep 2	Rent payment	Casey Tenant	unit 1	\$1,080.00		\$1,580.00
Sep 4	Rent payment	Jordan Tenant	unit 2	\$1,150.00		\$2,730.00
Sep 4	Management fee	Doorvest			\$178.40	\$2,551.60
Sep 10	Water and sewer, Sep	Springfield Water			\$140.00	\$2,411.60
Sep 15	Owner distribution	Juniper Hollis			\$1,911.60	\$500.00
Sep 30	Closing balance					\$500.00

Units and leases

Unit	Tenant	Lease	Rent	Deposit held	Balance due
Unit 1	Casey Tenant	Mar 1, 2026 – Feb 28, 2027	\$1,200.00	\$1,200.00	\$120.00
Unit 2	Jordan Tenant	Month-to-month since Jun 1, 2023	\$1,150.00	\$1,150.00	–

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