

KMB Management
 625 1st Ave SE Suite B
 Cedar Rapids, IA 52401

McCann Properties LLC
 560 Summer Drive
 Dubuque, IA 52202



Owner Statement

Ownerships: 345 17th , 347 17th , 1635 Grand

Date Range: 09/01/21 - 09/30/21

	<u>Current</u>	<u>YTD</u>
<i>Beginning Bank Balance</i>	2,113.70	1,449.29
Income		
Rental Income	3,875.00	35,255.00
Pet Fees	40.00	360.00
Tenant Reimbursement	0.00	625.00
	<u>3,915.00</u>	<u>36,240.00</u>
Expense		
Permits and Licenses	0.00	108.00
Payment Processing Fees (Paylease)	0.00	9.00
Leasing Expense	0.00	100.00
Legal Fees and Postings	0.00	71.70
Marketing Expenses	0.00	80.08
Management Fees	313.20	2,868.80
Gas and Electric - Common Areas/Vacant	280.80	3,234.01
Gas and Electric - Reimbursable	17.22	96.40
Water and Sewer - Common Areas/Vacant	437.57	2,665.45
Trash Removal	177.34	1,401.15
Parts and Supplies, Maintenance	0.00	1,270.19
Rental Equipment	0.00	130.00
KMB Provided Maintenance and Repairs	645.00	6,030.82
Vendor Provided Maintenance and Repairs	0.00	963.98
Reimbursable Maintenance and Supplies	0.00	3,340.73
KMB Turnover Maintenance and Repairs	0.00	1,185.00
Turnover Parts and Supplies	0.00	298.91
Vendor Provided Cleaning	0.00	246.90
KMB Provided Lawncare & Landscape	781.84	1,701.84
Vendor Provided Lawncare & Landscape	0.00	6,000.00
Vendor Provided Snow Removal	0.00	2,517.25
Sales Tax on KMB Services	99.88	822.21
Capital Expenditures	0.00	619.53
	<u>2,752.85</u>	<u>35,761.95</u>
Net Income/Loss	1,162.15	478.05
Less Undeposited Funds	0.00	-690.00

Other Transactions

Received from owner	0.00	5,800.00
Paid to owner	-1,533.29	-6,147.25
Security Deposits Received	0.00	-625.00
Prepays	<u>595.00</u>	<u>20.00</u>
	-938.29	-952.25
<i>Ending Bank Balance</i>	2,290.09	2,290.09

Cash Requirements

Total Reserve:	300.00
Security Deposits Held:	<u>5,890.00</u>
Total Requirements	6,190.00

COMMENTS

We appreciate your business

Balance Sheet

Properties: 1635 Grande Ave SE,345 17th St SE,347 17th St SE
As of 09/30/21 (cash basis)

ASSETS

Bank		
1031 KMB Trust - Hills Bank 7466 (Management)		2,290.09
1033 KMB Security Deposits - Hills Bank 7474		5,245.00
Total Bank		<u>7,535.09</u>

TOTAL ASSETS 7,535.09

LIABILITIES & EQUITY

Liabilities

Other Current Liability		
2009 Security Deposits		5,245.00
2211 PrePayment Held		2,605.00
Total Other Current Liability		<u>7,850.00</u>

Total Liabilities 7,850.00

Equity

3000 Net Income		478.05
3001 Retained Earnings		41,186.42
3002 Owner Contribution		5,800.00
3003 Owner Distributions		<u>-47,779.38</u>

Total Equity -314.91

TOTAL LIABILITIES & EQUITY 7,535.09

Owner Balance Sheet

Property: 1635 Grande Ave SE

As of 09/30/21 (cash basis)

For McCann Properties LLC at 100% ownership

ASSETS

Bank	
1031 KMB Trust - Hills Bank 7466 (Management)	-217.13
1033 KMB Security Deposits - Hills Bank 7474	3,950.00
Total Bank	<u>3,732.87</u>

TOTAL ASSETS

3,732.87

LIABILITIES & EQUITY

Liabilities

Other Current Liability	
2009 Security Deposits	3,950.00
2211 PrePayment Held	625.00
Total Other Current Liability	<u>4,575.00</u>

Total Liabilities

4,575.00

Equity

3000 Net Income	2,749.69
3001 Retained Earnings	20,706.12
3002 Owner Contribution	2,834.68
3003 Owner Distributions	-27,132.62

Total Equity

-842.13

TOTAL LIABILITIES & EQUITY

3,732.87

Owner Balance Sheet

Property: 345 17th St SE

As of 09/30/21 (cash basis)

For McCann Properties LLC at 100% ownership

ASSETS

Bank	
1031 KMB Trust - Hills Bank 7466 (Management)	1,212.66
1033 KMB Security Deposits - Hills Bank 7474	645.00
Total Bank	<u>1,857.66</u>

TOTAL ASSETS 1,857.66

LIABILITIES & EQUITY

Liabilities

Other Current Liability	
2009 Security Deposits	645.00
2211 PrePayment Held	1,290.00
Total Other Current Liability	<u>1,935.00</u>

Total Liabilities 1,935.00

Equity

3000 Net Income	-5,446.19
3001 Retained Earnings	6,422.68
3002 Owner Contribution	6,514.05
3003 Owner Distributions	<u>-7,567.88</u>

Total Equity -77.34

TOTAL LIABILITIES & EQUITY 1,857.66

Owner Balance Sheet

Property: 347 17th St SE

As of 09/30/21 (cash basis)

For McCann Properties LLC at 100% ownership

ASSETS

Bank	
1031 KMB Trust - Hills Bank 7466 (Management)	1,294.56
1033 KMB Security Deposits - Hills Bank 7474	650.00
Total Bank	1,944.56

TOTAL ASSETS

1,944.56

LIABILITIES & EQUITY

Liabilities

Other Current Liability	
2009 Security Deposits	650.00
2211 PrePayment Held	690.00
Total Other Current Liability	1,340.00

Total Liabilities

1,340.00

Equity

3000 Net Income	3,174.55
3001 Retained Earnings	14,057.62
3002 Owner Contribution	-3,548.73
3003 Owner Distributions	-13,078.88

Total Equity

604.56

TOTAL LIABILITIES & EQUITY

1,944.56

Checks By Account

Property: 1635 Grande Ave SE

Date Range: 09/01/21 - 09/30/21

Payee	Unit	Memo	Bill Reference	Bill Date	Amount
2010.9004 HB - 9004					
Materials & Supplies - t				8/29/21	47.47
					<u>47.47</u>
3003 Owner Distributions					
McCann Properties LLC					1,533.29
					<u>1,533.29</u>
5201 Management Fees					
KMB Cedar Rapids					206.40
					<u>206.40</u>
5501 Gas and Electric - Common Areas/Vacant					
Alliant		1635 Grand - Electric 07/22-08/23	2107760386-0921	8/24/21	50.98
MidAmerican Energy		1635 Grande - Gas 08/06-09/03	3736080070-0921	9/3/21	190.00
					<u>240.98</u>
5502 Gas and Electric - Reimbursable					
MidAmerican Energy	1635 Grande SE #C	1635 Grande C - TC Gas 08/06-09/03	3757080181-0921	9/3/21	17.22
					<u>17.22</u>
5510 Water and Sewer - Common Areas/Vacant					
Cedar Rapids Municipa		1635 Grande - Water/Sewer 07/13-09/09	7764962212-0921	9/9/21	252.13
					<u>252.13</u>
6100 KMB Provided Maintenance and Repairs					
KMB - CR Maintenance	1635 Grande SE #C	1635 Grande C - Inspected and secured basement	WO# 16101	8/30/21	105.00
					<u>105.00</u>
6305 KMB Provided Lawncare & Landscape					
KMB - CR Maintenance		1635 Grande - Mow & Trim	WO# 15977	8/18/21	45.00
					<u>45.00</u>
6500 Sales Tax on KMB Services					
KMB - CR Maintenance		7% Sales Tax on Work Orders	WO# 15977	8/18/21	3.15
KMB - CR Maintenance	1635 Grande SE #C	7% Sales Tax on Work Orders	WO# 16101	8/30/21	7.35
					<u>10.50</u>

Total Amount: 2,457.99

Checks By Account

Property: 345 17th St SE

Date Range: 09/01/21 - 09/30/21

Payee	Unit	Memo	Bill Reference	Bill Date	Amount
5201 Management Fees					
KMB Cedar Rapids					51.60
					<u>51.60</u>
5501 Gas and Electric - Common Areas/Vacant					
MidAmerican Energy		345 17th - Gas 08/06-09/03	3694080112-0921	9/3/21	10.95
MidAmerican Energy		34517th St SE Upper - Electric 08/05-09/03	3715080316-0821	9/3/21	28.87
					<u>39.82</u>
5515 Trash Removal					
ABC Disposal Systems		345 17th - Trash & Recycle Service	588073	9/1/21	177.34
					<u>177.34</u>
6305 KMB Provided Lawncare & Landscape					
KMB - CR Grounds		345 17th- Trimmed bushes and assisted with mowing	WO# 15994	8/16/21	105.00
KMB - CR Maintenance 345 17th St		345 17th - Removed weeds around property	WO# 15949	8/10/21	60.00
KMB - CR Maintenance 345 17th St		345 17th - Mowed and trimmed property	WO# 15318	8/10/21	300.00
KMB - CR Maintenance 345 17th St		345 17th - Sprayed weeds and all cement cracks	WO# 15318	8/10/21	120.00
KMB - CR Maintenance 345 17th St		145 17th - Round Up Weed Killer (per oz)	WO# 15318	8/10/21	1.84
KMB - CR Maintenance		345 17th- Mow & Trim	WO# 15977	8/18/21	45.00
KMB - CR Maintenance		345 17th- Mow & Trim	WO# 15977	8/18/21	45.00
					<u>676.84</u>
6500 Sales Tax on KMB Services					
KMB - CR Grounds		7% Sales Tax on Work Orders	WO# 15994	8/16/21	7.35
KMB - CR Maintenance 345 17th St		7% Sales Tax on Work Orders	WO# 15949	8/10/21	8.40
KMB - CR Maintenance 345 17th St		7% Sales Tax on Work Orders	WO# 15318	8/10/21	29.53
KMB - CR Maintenance		7% Sales Tax on Work Orders	WO# 15977	8/18/21	3.15
KMB - CR Maintenance		7% Sales Tax on Work Orders	WO# 15977	8/18/21	3.15
					<u>51.58</u>

Total Amount: 997.18

Checks By Account

Property: 347 17th St SE

Date Range: 09/01/21 - 09/30/21

Payee	Unit	Memo	Bill Reference	Bill Date	Amount
5201 Management Fees					
KMB Cedar Rapids					55.20
					<u>55.20</u>
5510 Water and Sewer - Common Areas/Vacant					
Cedar Rapids Municipa	347 17th St SE	347 17th - Water/Sewer 07/13-09/09	1928265573-0821	9/9/21	185.44
					<u>185.44</u>
6100 KMB Provided Maintenance and Repairs					
KMB - CR Maintenance	347 17th St SE	347 17th - Adjusted float on upstairs toilet	WO# 15450	8/10/21	120.00
KMB - CR Maintenance	347 17th St SE	347 17th - Installed new fan motor and cleaned AC	WO# 15450	8/10/21	240.00
KMB - CR Maintenance	347 17th St SE	347 17th - Recreened porch storm door	WO# 15450	8/10/21	60.00
KMB - CR Maintenance	347 17th St SE	347 17th - Reglazed glass panels into window frame	WO# 15450	8/10/21	120.00
					<u>540.00</u>
6305 KMB Provided Lawncare & Landscape					
KMB - CR Maintenance	347 17th St SE	347 17th - Removed weeds around property	WO# 15949	8/10/21	60.00
					<u>60.00</u>
6500 Sales Tax on KMB Services					
KMB - CR Maintenance	347 17th St SE	7% Sales Tax on Work Orders	WO# 15450	8/10/21	37.80
					<u>37.80</u>

Total Amount: 878.44

Tenant Rent Roll

Property: 1635 Grande Ave SE
For Month Ending 9/30/2021

Tenant Names	ShortName	Unit	Move In Date	Monthly Charge	Amount Paid	Rent Unpaid	Rent (Prepaid)
Myrandi Williams, Jamiya Daniels	1635 Grand	1635 Grande SE #A	12/14/2020	655.00	655.00	0.00	0.00
Edward McKeown, Joel Haynie	1635 Grand	1635 Grande SE #B	12/2/2020	675.00	675.00	0.00	0.00
Erey Moore	1635 Grand	1635 Grande SE #C	3/1/2018	625.00	625.00	0.00	0.00
Uriel Moorer	1635 Grand	1635 Grande SE #D	3/30/2021	625.00	625.00	0.00	0.00
				2,580.00	2,580.00	0.00	0.00

Tenant Rent Roll

Property: 345 17th St SE
For Month Ending 9/30/2021

Tenant Names	ShortName	Unit	Move In Date	Monthly Charge	Amount Paid	Rent Unpaid	Rent (Prepaid)
Tatiana Kamango	345 17th	345 17th St SE	10/7/2019	645.00	1,290.00	0.00	645.00
				645.00	1,290.00	0.00	645.00

Tenant Rent Roll

Property: 347 17th St SE
For Month Ending 9/30/2021

Tenant Names	ShortName	Unit	Move In Date	Monthly Charge	Amount Paid	Rent Unpaid	Rent (Prepaid)
Varun Singh	347 17th	347 17th St SE	5/4/2018	690.00	690.00	0.00	0.00
				690.00	690.00	0.00	0.00