

**PURE Property Management of Georgia -  
Atlanta Office**

17 Aviation Road SE  
Marietta , GA 30060  
ph. (770) 427-5711



Les Ottolenghi  
5740 S Forest St  
Greenwood Village CO 80121-2138 USA

**OWNER STATEMENT**

Report Period: 01/01/2024 - 12/31/2024

**Portfolio Summary**

<b>Previous Balance</b>		\$3,327.97
<b>Income</b>	+	\$114,031.74
<b>Expenses</b>	-	\$25,733.32
<b>Mgmt Fees</b>	-	\$8,558.14
<b>Total</b>		\$83,068.25
<b>Contributions</b>	+	\$14,428.60
<b>Draws</b>	-	\$95,921.85
<b>Ending Balance</b>		\$1,575.00
<b>Portfolio Minimum</b>	-	\$1,575.00
<b>Unpaid Bills</b>	-	\$0.00
<b>Due To Owner</b>		\$0.00

**Income**

Type	Date	Name	Original Amount	Paid Amount
<b>Adjustment</b>				
Discount / Adjustment	01/19/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$92.92	-\$92.92
Discount / Adjustment	01/19/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$278.76	-\$25.99
Discount /	01/19/2024	OTTOLENGHI,L:2535COUNTYLI	\$278.76	-\$46.00

Adjustment		:Tenner, M.		
Discount / Adjustment	02/01/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$278.76	-\$206.77
<b>Total Adjustment</b>				<b>-\$371.68</b>
<b>Admin Fee</b>				
Charge	01/01/2024	OTTOLENGHI,L:659AUBURN264 :659AUBAVE264:Buck - Edwards	\$25.00	\$25.00
Charge	09/03/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:Doggett, L.	\$125.00	\$125.00
<b>Total Admin Fee</b>				<b>\$150.00</b>
<b>Air Filter</b>				
Charge	02/15/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:Anderson, M	\$30.90	\$30.90
<b>Total Air Filter</b>				<b>\$30.90</b>
<b>DO NOT USERBP</b>				
Charge	01/03/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$46.00	\$46.00
Charge	01/19/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$46.00	\$46.00
Charge	02/15/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$46.00	\$46.00
Charge	03/03/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$46.00	\$19.00
Charge	04/03/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$46.00	\$27.00
Charge	05/03/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$46.00	\$46.00
<b>Total DO NOT USERBP</b>				<b>\$230.00</b>
<b>Discount/Promotion</b>				
Discount / Adjustment	03/01/2024	OTTOLENGHI,L:659AUBURN152 :NICH Culture LLC	\$2,695.00	-\$2,695.00
Discount / Adjustment	04/08/2024	OTTOLENGHI,L:659AUBURN152 :NICH Culture LLC	\$2,695.00	-\$2,695.00
<b>Total Discount/Promotion</b>				<b>-\$5,390.00</b>
<b>Lease Admin Fee</b>				
Charge	02/05/2024	OTTOLENGHI,L:659AUBURN152 :NICH Culture LLC	\$250.00	\$250.00
Charge	07/01/2024	OTTOLENGHI,L:659AUBURN252 :Newton, T.	\$250.00	\$250.00

Charge	07/03/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:Doggett, L.	\$250.00	\$250.00
Charge	08/23/2024	OTTOLENGHI,L:659AUBURN252 :Mitchell, J.	\$250.00	\$250.00
<b>Total Lease Admin Fee</b>				<b>\$1,000.00</b>
<b>Maint &amp; Repairs</b>				
Charge	03/03/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$30.90	\$30.90
<b>Total Maint &amp; Repairs</b>				<b>\$30.90</b>
<b>Monthly Pet Fee</b>				
Charge	07/03/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:Doggett, L.	\$30.00	\$30.00
Charge	08/03/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:Doggett, L.	\$30.00	\$30.00
Charge	08/23/2024	OTTOLENGHI,L:659AUBURN252 :Mitchell, J.	\$30.00	\$30.00
Charge	09/03/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:Doggett, L.	\$30.00	\$30.00
Charge	10/01/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:Doggett, L.	\$30.00	\$30.00
Charge	10/02/2024	OTTOLENGHI,L:659AUBURN252 :Mitchell, J.	\$30.00	\$30.00
Charge	11/01/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:Doggett, L.	\$30.00	\$30.00
Charge	11/03/2024	OTTOLENGHI,L:659AUBURN252 :Mitchell, J.	\$30.00	\$30.00
Charge	12/02/2024	OTTOLENGHI,L:659AUBURN252 :Mitchell, J.	\$30.00	\$30.00
Charge	12/03/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:Doggett, L.	\$30.00	\$30.00
<b>Total Monthly Pet Fee</b>				<b>\$300.00</b>
<b>Non-Refundable Pet Fee</b>				
Charge	07/03/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:Doggett, L.	\$400.00	\$400.00
Charge	08/23/2024	OTTOLENGHI,L:659AUBURN252 :Mitchell, J.	\$400.00	\$400.00
<b>Total Non-Refundable Pet Fee</b>				<b>\$800.00</b>
<b>Rent</b>				
Charge	01/01/2024	OTTOLENGHI,L:659AUBURN264 :659AUBAVE264:Buck - Edwards	\$2,085.90	\$337.50

Charge	01/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$2,120.00	\$2,120.00
Charge	01/01/2024	OTTOLENGHI,L:659AUBURN264 :659AUBAVE264:Buck - Edwards	\$2,085.90	\$1,748.40
Charge	01/01/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:Anderson, M	\$1,827.00	\$1,827.00
Charge	01/03/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$929.23	\$903.24
Charge	01/03/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$929.23	\$48.76
Charge	01/09/2024	OTTOLENGHI,L:659AUBURN264 :659AUBAVE264:Buck - Edwards	\$169.10	\$169.10
Charge	01/09/2024	OTTOLENGHI,L:659AUBURN264 :659AUBAVE264:Buck - Edwards	\$169.10	\$169.10
Charge	01/19/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$929.23	\$25.99
Charge	02/01/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$929.23	\$206.77
Charge	02/01/2024	OTTOLENGHI,L:659AUBURN264 :659AUBAVE264:Buck - Edwards	\$2,255.00	\$38.40
Charge	02/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$2,120.00	\$2,120.00
Charge	02/02/2024	OTTOLENGHI,L:659AUBURN264 :659AUBAVE264:Buck - Edwards	\$2,255.00	\$2,216.60
Charge	02/05/2024	OTTOLENGHI,L:659AUBURN152 :NICH Culture LLC	\$2,156.00	\$2,156.00
Charge	02/15/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$929.23	\$722.46
Charge	03/01/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$929.23	\$30.90
Charge	03/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$2,120.00	\$2,120.00
Charge	03/01/2024	OTTOLENGHI,L:659AUBURN152 :NICH Culture LLC	\$2,695.00	\$2,695.00
Charge	03/01/2024	OTTOLENGHI,L:659AUBURN264 :659AUBAVE264:Buck - Edwards	\$2,255.00	\$2,255.00
Charge	03/03/2024	OTTOLENGHI,L:2535COUNTYLI	\$929.23	\$898.33

:Tenner, M.

Charge	04/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$2,120.00	\$2,120.00
Charge	04/01/2024	OTTOLENGHI,L:659AUBURN264 :659AUBAVE264:Buck - Edwa rds	\$2,255.00	\$2,255.00
Charge	04/03/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$929.23	\$859.04
Charge	04/08/2024	OTTOLENGHI,L:659AUBURN152 :NICH Culture LLC	\$2,695.00	\$2,695.00
Charge	05/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$2,120.00	\$2,120.00
Charge	05/01/2024	OTTOLENGHI,L:659AUBURN264 :659AUBAVE264:Buck - Edwa rds	\$2,255.00	\$2,255.00
Charge	05/03/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$929.23	\$70.19
Charge	05/03/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$929.23	\$929.23
Charge	05/07/2024	OTTOLENGHI,L:659AUBURN152 :NICH Culture LLC	\$2,695.00	\$2,695.00
Charge	06/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$2,200.00	\$2,120.00
Charge	06/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$2,200.00	\$80.00
Charge	06/01/2024	OTTOLENGHI,L:659AUBURN264 :659AUBAVE264:Buck - Edwa rds	\$2,255.00	\$2,255.00
Charge	06/01/2024	OTTOLENGHI,L:659AUBURN152 :NICH Culture LLC	\$2,695.00	\$2,695.00
Charge	06/02/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$929.23	\$929.23
Charge	07/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$2,200.00	\$2,200.00
Charge	07/01/2024	OTTOLENGHI,L:659AUBURN252 :Newton, T.	\$2,995.00	\$2,995.00
Charge	07/01/2024	OTTOLENGHI,L:659AUBURN264 :659AUBAVE264:Buck - Edwa rds	\$2,255.00	\$2,255.00
Charge	07/01/2024	OTTOLENGHI,L:659AUBURN152 :NICH Culture LLC	\$2,695.00	\$2,695.00
Charge	07/03/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$929.23	\$929.23

Charge	07/03/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:Doggett, L.	\$2,295.00	\$2,295.00
Check	07/19/2024	OTTOLENGHI,L:659AUBURN252 :Newton, T.	\$2,995.00	-\$2,995.00
Charge	08/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$2,200.00	\$2,200.00
Charge	08/01/2024	OTTOLENGHI,L:659AUBURN264 :659AUBAVE264:Buck - Edwards	\$2,255.00	\$2,255.00
Charge	08/01/2024	OTTOLENGHI,L:659AUBURN152 :NICH Culture LLC	\$2,695.00	\$2,695.00
Charge	08/03/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$929.23	\$929.23
Charge	09/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$2,200.00	\$2,200.00
Charge	09/01/2024	OTTOLENGHI,L:659AUBURN264 :659AUBAVE264:Buck - Edwards	\$2,255.00	\$2,255.00
Charge	09/01/2024	OTTOLENGHI,L:659AUBURN152 :NICH Culture LLC	\$2,695.00	\$2,695.00
Charge	09/02/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$929.23	\$929.23
Charge	09/03/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:Doggett, L.	\$2,295.00	\$2,295.00
Charge	10/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$2,200.00	\$2,200.00
Charge	10/01/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:Doggett, L.	\$2,295.00	\$2,295.00
Charge	10/01/2024	OTTOLENGHI,L:659AUBURN264 :659AUBAVE264:Buck - Edwards	\$2,255.00	\$2,255.00
Charge	10/01/2024	OTTOLENGHI,L:659AUBURN152 :NICH Culture LLC	\$2,695.00	\$2,695.00
Charge	10/02/2024	OTTOLENGHI,L:659AUBURN252 :Mitchell, J.	\$2,995.00	\$2,995.00
Charge	10/03/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$929.23	\$929.23
Charge	11/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$2,200.00	\$2,200.00
Charge	11/01/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:Doggett, L.	\$2,295.00	\$2,295.00
Charge	11/01/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$929.23	\$929.23

Charge	11/01/2024	OTTOLENGHI,L:659AUBURN152 :NICH Culture LLC	\$2,695.00	\$2,695.00
Charge	11/03/2024	OTTOLENGHI,L:659AUBURN252 :Mitchell, J.	\$2,995.00	\$2,995.00
Charge	11/04/2024	OTTOLENGHI,L:659AUBURN264 :659AUBAVE264:Buck - Edwards	\$2,350.00	\$2,350.00
Charge	12/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$2,200.00	\$2,200.00
Charge	12/01/2024	OTTOLENGHI,L:659AUBURN264 :659AUBAVE264:Buck - Edwards	\$2,350.00	\$2,350.00
Charge	12/01/2024	OTTOLENGHI,L:659AUBURN152 :NICH Culture LLC	\$2,695.00	\$2,695.00
Charge	12/02/2024	OTTOLENGHI,L:659AUBURN252 :Mitchell, J.	\$2,995.00	\$2,995.00
Charge	12/03/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:Doggett, L.	\$2,295.00	\$2,295.00
Charge	12/03/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$929.23	\$929.23
<b>Total Rent</b>				<b>\$116,011.62</b>
<b>SDWP Fee</b>				
Charge	01/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$80.00	\$80.00
Charge	02/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$80.00	\$80.00
Charge	03/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$80.00	\$80.00
Charge	04/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$80.00	\$80.00
Charge	05/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$80.00	\$80.00
Charge	06/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$80.00	\$80.00
Charge	07/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$80.00	\$80.00
Charge	08/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$80.00	\$80.00
Charge	08/23/2024	OTTOLENGHI,L:659AUBURN252 :Mitchell, J.	\$70.00	\$70.00
Charge	09/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$80.00	\$80.00
		OTTOLENGHI,L:659AUBURN230		

Charge	10/01/2024	:UNITA:Malone Kemp, D.	\$80.00	\$80.00
Charge	10/02/2024	OTTOLENGHI,L:659AUBURN252 :Mitchell, J.	\$70.00	\$70.00
Charge	11/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$80.00	\$80.00
Charge	11/03/2024	OTTOLENGHI,L:659AUBURN252 :Mitchell, J.	\$70.00	\$70.00
Charge	12/01/2024	OTTOLENGHI,L:659AUBURN230 :UNITA:Malone Kemp, D.	\$80.00	\$80.00
Charge	12/02/2024	OTTOLENGHI,L:659AUBURN252 :Mitchell, J.	\$70.00	\$70.00

**Total SDWP Fee** **\$1,240.00**

Total Income \$114,031.74

### Expenses

Type	Date	Name	Original Amount	Paid Amount
<b>Annual Review</b>				
Bill	02/07/2024	OTTOLENGHI,L:2535COUNTYLI :Pure Operating LLC	\$125.00	\$125.00
Bill	03/25/2024	OTTOLENGHI,L:659AUBURN230 :Pure Operating LLC	\$125.00	\$125.00
Bill	09/10/2024	OTTOLENGHI,L:659AUBURN264 :Pure Operating LLC	\$125.00	\$125.00

**Total Annual Review** **\$375.00**

### Appliances

Bill	02/09/2024	OTTOLENGHI,L:659AUBURN252 :Noble BHS LLC	\$130.00	\$130.00
Bill	06/05/2024	OTTOLENGHI,L:659AUBURN252 :Noble BHS LLC	\$5,095.00	\$5,095.00
Bill	10/09/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:Noble BHS L LC	\$209.89	\$209.89

**Total Appliances** **\$5,434.89**

### Cleaning Fees

Bill	05/08/2024	OTTOLENGHI,L:659AUBURN252 :Sweep & Wipe Cleaning Se rvices	\$8.00	\$8.00
Bill	05/08/2024	OTTOLENGHI,L:659AUBURN252 :Sweep & Wipe Cleaning Se rvices	\$140.00	\$140.00

Bill	07/31/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:Sweep & Wipe Cleaning Services	\$140.00	\$140.00
Bill	07/31/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:Sweep & Wipe Cleaning Services	\$8.00	\$8.00
Bill	08/13/2024	OTTOLENGHI,L:659AUBURN252 :Sweep & Wipe Cleaning Se rvices	\$148.00	\$148.00
Bill	08/13/2024	OTTOLENGHI,L:659AUBURN152 :Orchid Industries	\$150.00	\$150.00
<b>Total Cleaning Fees</b>				<b>\$594.00</b>
<b>Court Filing Fees</b>				
Charge	02/15/2024	OTTOLENGHI,L:2535COUNTYLI :Tenner, M.	\$178.50	-\$178.50
Bill	02/15/2024	OTTOLENGHI,L:2535COUNTYLI :CSS Service	\$178.50	\$178.50
<b>Total Court Filing Fees</b>				<b>\$0.00</b>
<b>DNU Lease Renewal Fee</b>				
Bill	06/10/2024	OTTOLENGHI,L:659AUBURN230 :Pure Operating LLC	\$1,100.00	\$1,100.00
Bill	11/08/2024	OTTOLENGHI,L:659AUBURN264 :659AUBAVE264:Pure Operat ing LLC	\$1,175.00	\$1,175.00
<b>Total DNU Lease Renewal Fee</b>				<b>\$2,275.00</b>
<b>Electric</b>				
Bill	02/07/2024	OTTOLENGHI,L:659AUBURN264 :659AUBAVE264:HandyMendy LLC	\$187.95	\$187.95
<b>Total Electric</b>				<b>\$187.95</b>
<b>Electricity</b>				
Bill	02/21/2024	OTTOLENGHI,L:659AUBURN252 :Georgia Power Company	\$98.42	\$98.42
Bill	03/27/2024	OTTOLENGHI,L:659AUBURN235 :Georgia Power Company	\$45.40	\$45.40
Bill	03/27/2024	OTTOLENGHI,L:659AUBURN252 :Georgia Power Company	\$113.53	\$113.53
Bill	04/17/2024	OTTOLENGHI,L:659AUBURN252 :Georgia Power Company	\$81.88	\$81.88
Bill	05/22/2024	OTTOLENGHI,L:659AUBURN252 :Georgia Power Company	\$51.67	\$51.67
OTTOLENGHI,L:659AUBURN252				

Bill	06/19/2024	:Georgia Power Company	\$102.01	\$102.01
Bill	07/24/2024	OTTOLENGHI,L:659AUBURN252 :Georgia Power Company	\$214.37	\$214.37
<b>Total Electricity</b>				<b>\$707.28</b>
<b>HVAC</b>				
Bill	01/10/2024	OTTOLENGHI,L:2535COUNTYLI :Anytime Heating Cooling & Plumbing, Inc.	\$5,432.00	\$5,432.00
Bill	02/09/2024	OTTOLENGHI,L:659AUBURN235 :OnSight PROS, LLC	\$30.90	\$30.90
Bill	05/28/2024	OTTOLENGHI,L:2535COUNTYLI :Anytime Heating Cooling & Plumbing, Inc.	\$251.77	\$251.77
Bill	10/02/2024	OTTOLENGHI,L:659AUBURN264 :659AUBAVE264:Haile Tek S ervices LLC	\$400.00	\$400.00
Bill	10/09/2024	OTTOLENGHI,L:659AUBURN264 :659AUBAVE264:Hammock's A /C, Inc.	\$180.00	\$180.00
<b>Total HVAC</b>				<b>\$6,294.67</b>
<b>Inspections</b>				
Bill	02/28/2024	OTTOLENGHI,L:659AUBURN152 :911 Restoration of Marie tta	\$400.00	\$400.00
<b>Total Inspections</b>				<b>\$400.00</b>
<b>Leasing Fee</b>				
Bill	09/10/2024	OTTOLENGHI,L:659AUBURN252 :Pure Operating LLC	\$2,995.00	\$2,995.00
<b>Total Leasing Fee</b>				<b>\$2,995.00</b>
<b>Legal and Professional</b>				
Bill	03/06/2024	OTTOLENGHI,L:2535COUNTYLI :CSS Service	\$27.00	\$27.00
<b>Total Legal and Professional</b>				<b>\$27.00</b>
<b>Lock-Change/Replace</b>				
Bill	03/06/2024	OTTOLENGHI,L:659AUBURN152 :Mr. Rekey Locksmith	\$120.00	\$120.00
Bill	08/13/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:A Friendly Locksmith LLC	\$155.00	\$155.00
Bill	08/13/2024	OTTOLENGHI,L:659AUBURN252 :A Friendly Locksmith LLC	\$155.00	\$155.00

<b>Total Lock-Change/Replace</b>				<b>\$430.00</b>
<b>Management Fees</b>				
Bill	01/25/2024	OTTOLENGHI,L:659AUBURN235 :Pure Operating LLC	\$127.89	\$127.89
Bill	01/25/2024	OTTOLENGHI,L:659AUBURN230 :Pure Operating LLC	\$148.40	\$148.40
Bill	01/25/2024	OTTOLENGHI,L:659AUBURN264 :Pure Operating LLC	\$169.69	\$169.69
Bill	01/25/2024	OTTOLENGHI,L:2535COUNTYLI :Pure Operating LLC	\$4.14	\$4.14
Bill	01/25/2024	OTTOLENGHI,L:2535COUNTYLI :Pure Operating LLC	\$56.00	\$56.00
Bill	01/25/2024	OTTOLENGHI,L:2535COUNTYLI :Pure Operating LLC	\$8.32	\$8.32
Bill	02/28/2024	OTTOLENGHI,L:659AUBURN152 :Pure Operating LLC	\$150.92	\$150.92
Bill	02/28/2024	OTTOLENGHI,L:659AUBURN264 :Pure Operating LLC	\$157.85	\$157.85
Bill	02/28/2024	OTTOLENGHI,L:2535COUNTYLI :Pure Operating LLC	\$14.47	\$14.47
Bill	02/28/2024	OTTOLENGHI,L:659AUBURN230 :Pure Operating LLC	\$148.40	\$148.40
Bill	02/28/2024	OTTOLENGHI,L:2535COUNTYLI :Pure Operating LLC	\$50.58	\$50.58
Bill	03/25/2024	OTTOLENGHI,L:2535COUNTYLI :Pure Operating LLC	\$65.05	\$65.05
Bill	03/25/2024	OTTOLENGHI,L:659AUBURN264 :Pure Operating LLC	\$157.85	\$157.85
Bill	03/25/2024	OTTOLENGHI,L:659AUBURN230 :Pure Operating LLC	\$148.40	\$148.40
Bill	03/25/2024	OTTOLENGHI,L:659AUBURN152 :Pure Operating LLC	\$188.65	\$188.65
Bill	04/17/2024	OTTOLENGHI,L:659AUBURN264 :Pure Operating LLC	\$157.85	\$157.85
Bill	04/17/2024	OTTOLENGHI,L:659AUBURN230 :Pure Operating LLC	\$148.40	\$148.40
Bill	04/17/2024	OTTOLENGHI,L:2535COUNTYLI :Pure Operating LLC	\$60.13	\$60.13
Bill	04/17/2024	OTTOLENGHI,L:659AUBURN152 :Pure Operating LLC	\$188.65	\$188.65
Bill	05/10/2024	OTTOLENGHI,L:659AUBURN264 :Pure Operating LLC	\$157.85	\$157.85

Bill	05/10/2024	OTTOLENGHI,L:2535COUNTYLI :Pure Operating LLC	\$69.96	\$69.96
Bill	05/10/2024	OTTOLENGHI,L:659AUBURN152 :Pure Operating LLC	\$188.65	\$188.65
Bill	05/10/2024	OTTOLENGHI,L:659AUBURN230 :Pure Operating LLC	\$148.40	\$148.40
Bill	06/10/2024	OTTOLENGHI,L:659AUBURN152 :Pure Operating LLC	\$188.65	\$188.65
Bill	06/10/2024	OTTOLENGHI,L:2535COUNTYLI :Pure Operating LLC	\$65.05	\$65.05
Bill	06/10/2024	OTTOLENGHI,L:659AUBURN230 :Pure Operating LLC	\$154.00	\$154.00
Bill	06/10/2024	OTTOLENGHI,L:659AUBURN264 :Pure Operating LLC	\$157.85	\$157.85
Bill	07/19/2024	OTTOLENGHI,L:659AUBURN235 :Pure Operating LLC	\$160.65	\$160.65
Bill	07/19/2024	OTTOLENGHI,L:2535COUNTYLI :Pure Operating LLC	\$65.05	\$65.05
Bill	07/19/2024	OTTOLENGHI,L:659AUBURN252 :Pure Operating LLC	\$266.56	\$266.56
Bill	07/19/2024	OTTOLENGHI,L:659AUBURN264 :Pure Operating LLC	\$157.85	\$157.85
Bill	07/19/2024	OTTOLENGHI,L:659AUBURN152 :Pure Operating LLC	\$188.65	\$188.65
Bill	07/19/2024	OTTOLENGHI,L:659AUBURN230 :Pure Operating LLC	\$154.00	\$154.00
Bill	08/14/2024	OTTOLENGHI,L:659AUBURN264 :Pure Operating LLC	\$157.85	\$157.85
Bill	08/14/2024	OTTOLENGHI,L:659AUBURN152 :Pure Operating LLC	\$188.65	\$188.65
Bill	08/14/2024	OTTOLENGHI,L:2535COUNTYLI :Pure Operating LLC	\$65.05	\$65.05
Bill	08/14/2024	OTTOLENGHI,L:659AUBURN230 :Pure Operating LLC	\$154.00	\$154.00
Bill	09/10/2024	OTTOLENGHI,L:659AUBURN264 :Pure Operating LLC	\$157.85	\$157.85
Bill	09/10/2024	OTTOLENGHI,L:659AUBURN235 :Pure Operating LLC	\$160.65	\$160.65
Bill	09/10/2024	OTTOLENGHI,L:659AUBURN230 :Pure Operating LLC	\$154.00	\$154.00
Bill	09/10/2024	OTTOLENGHI,L:659AUBURN152 :Pure Operating LLC	\$188.65	\$188.65

OTTOLENGHI,L:2535COUNTYLI

Bill	09/10/2024	:Pure Operating LLC	\$65.05	\$65.05
Bill	10/15/2024	OTTOLENGHI,L:659AUBURN252 :Pure Operating LLC	\$266.56	\$266.56
Bill	10/15/2024	OTTOLENGHI,L:659AUBURN152 :Pure Operating LLC	\$188.65	\$188.65
Bill	10/15/2024	OTTOLENGHI,L:659AUBURN230 :Pure Operating LLC	\$154.00	\$154.00
Bill	10/15/2024	OTTOLENGHI,L:659AUBURN235 :Pure Operating LLC	\$160.65	\$160.65
Bill	10/15/2024	OTTOLENGHI,L:2535COUNTYLI :Pure Operating LLC	\$65.05	\$65.05
Bill	10/15/2024	OTTOLENGHI,L:659AUBURN264 :Pure Operating LLC	\$157.85	\$157.85
Bill	11/08/2024	OTTOLENGHI,L:2535COUNTYLI :Pure Operating LLC	\$65.05	\$65.05
Bill	11/08/2024	OTTOLENGHI,L:659AUBURN264 :Pure Operating LLC	\$164.50	\$164.50
Bill	11/08/2024	OTTOLENGHI,L:659AUBURN235 :Pure Operating LLC	\$160.65	\$160.65
Bill	11/08/2024	OTTOLENGHI,L:659AUBURN252 :Pure Operating LLC	\$266.56	\$266.56
Bill	11/08/2024	OTTOLENGHI,L:659AUBURN152 :Pure Operating LLC	\$188.65	\$188.65
Bill	11/08/2024	OTTOLENGHI,L:659AUBURN230 :Pure Operating LLC	\$154.00	\$154.00
Bill	12/10/2024	OTTOLENGHI,L:659AUBURN235 :Pure Operating LLC	\$160.65	\$160.65
Bill	12/10/2024	OTTOLENGHI,L:659AUBURN252 :Pure Operating LLC	\$266.56	\$266.56
Bill	12/10/2024	OTTOLENGHI,L:659AUBURN264 :Pure Operating LLC	\$164.50	\$164.50
Bill	12/10/2024	OTTOLENGHI,L:659AUBURN230 :Pure Operating LLC	\$154.00	\$154.00
Bill	12/10/2024	OTTOLENGHI,L:659AUBURN152 :Pure Operating LLC	\$188.65	\$188.65
Bill	12/10/2024	OTTOLENGHI,L:2535COUNTYLI :Pure Operating LLC	\$65.05	\$65.05

**Total Management Fees**

**\$8,558.14**

**Plumbing**

Bill	08/13/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:Anytime Heating Cooling & Plumbing,	\$223.41	\$223.41
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Bill	09/18/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:RMNT Proper ty Management Group	\$300.00	\$300.00
<b>Total Plumbing</b>				<b>\$523.41</b>
<b>Re-Keying Locks</b>				
Bill	02/09/2024	OTTOLENGHI,L:659AUBURN152 :A Friendly Locksmith LLC	\$75.00	\$75.00
Bill	09/25/2024	OTTOLENGHI,L:659AUBURN252 :A Friendly Locksmith LLC	\$180.00	\$180.00
<b>Total Re-Keying Locks</b>				<b>\$255.00</b>
<b>Repairs</b>				
Bill	02/09/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:A Friendly Locksmith LLC	\$30.00	\$30.00
Bill	02/09/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:A Friendly Locksmith LLC	\$55.00	\$55.00
Bill	02/09/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:A Friendly Locksmith LLC	\$60.00	\$60.00
Bill	02/09/2024	OTTOLENGHI,L:659AUBURN235 :659AUBAVE235:A Friendly Locksmith LLC	\$35.00	\$35.00
Bill	04/03/2024	OTTOLENGHI,L:659AUBURN252 :Turnkey Conststruction an d Roofing	\$3,455.00	\$3,455.00
Bill	04/18/2024	OTTOLENGHI,L:659AUBURN252 :Turnkey Conststruction an d Roofing	\$3,455.00	-\$3,455.00
Bill	04/18/2024	OTTOLENGHI,L:659AUBURN252 :Turnkey Conststruction an d Roofing	\$3,455.00	\$3,455.00
Vendor Credit	04/18/2024	OTTOLENGHI,L:659AUBURN252 :Turnkey Conststruction an d Roofing	-\$3,455.00	-\$3,455.00
Bill	04/19/2024	OTTOLENGHI,L:659AUBURN252 :Turnkey Pros LLC	\$3,455.00	\$3,455.00
Bill	05/08/2024	OTTOLENGHI,L:659AUBURN230 :Turnkey Pros LLC	\$1,155.00	\$1,155.00
Bill	06/05/2024	OTTOLENGHI,L:659AUBURN235 :Turnkey Pros LLC	\$80.00	\$80.00
Bill	07/10/2024	OTTOLENGHI,L:2535COUNTYLI :R12 Projects LLC	\$180.00	\$180.00

<b>Total Repairs</b>				<b>\$5,050.00</b>
<b>Smoke Detectors</b>				
Bill	01/31/2024	OTTOLENGHI,L:2535COUNTYLI :OnSight PROS, LLC	\$77.10	\$77.10
<b>Total Smoke Detectors</b>				<b>\$77.10</b>
<b>Trip Charge - MRM</b>				
Bill	03/20/2024	OTTOLENGHI,L:659AUBURN252 :U.S. Legacy Development, INC	\$75.00	\$75.00
<b>Total Trip Charge - MRM</b>				<b>\$75.00</b>
<b>Utility Expenses</b>				
Bill	01/10/2024	OTTOLENGHI,L:659AUBURN252 :Georgia Power Company	\$32.02	\$32.02
<b>Total Utility Expenses</b>				<b>\$32.02</b>
Total Expense				\$34,291.46
<b>Net Operating Income</b>				<b>\$79,740.28</b>
<b>Total Net Income</b>				<b>\$79,740.28</b>

### Equity

Type	Date	Name	Original Amount	Paid Amount
<b>Owner Contribution</b>				
Check	01/05/2024	OTTOLENGHI,L:Les Ottolenghi	-\$5,432.00	\$5,432.00
Check	03/04/2024	OTTOLENGHI,L:Les Ottolenghi	-\$8,996.60	\$8,996.60
<b>Total Owner Contribution</b>				<b>\$14,428.60</b>
<b>Owner Draw</b>				
Check	01/12/2024	OTTOLENGHI,L:Les Ottolenghi	\$3,495.01	-\$3,495.01
Check	02/09/2024	OTTOLENGHI,L:Les Ottolenghi	\$11,751.09	-\$11,751.09
Check	03/08/2024	OTTOLENGHI,L:Les Ottolenghi	\$4,977.54	-\$4,977.54
Check	04/10/2024	OTTOLENGHI,L:Les Ottolenghi	\$3,392.08	-\$3,392.08
Check	05/10/2024	OTTOLENGHI,L:Les Ottolenghi	\$4,894.13	-\$4,894.13
Check	05/23/2024	OTTOLENGHI,L:Les Ottolenghi	\$2,454.68	-\$2,454.68

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Check	06/10/2024	OTTOLENGHI,L:Les Ottolenghi	\$1,066.91	-\$1,066.91
Check	08/09/2024	OTTOLENGHI,L:Les Ottolenghi	\$21,836.16	-\$21,836.16
Check	09/10/2024	OTTOLENGHI,L:Les Ottolenghi	\$7,638.03	-\$7,638.03
Check	10/10/2024	OTTOLENGHI,L:Les Ottolenghi	\$11,316.58	-\$11,316.58
Check	11/08/2024	OTTOLENGHI,L:Les Ottolenghi	\$10,424.82	-\$10,424.82
Check	12/10/2024	OTTOLENGHI,L:Les Ottolenghi	\$12,674.82	-\$12,674.82
<b>Total Owner Draw</b>				<b>-\$95,921.85</b>
Total Equity				-\$81,493.25

### Unpaid Bills

Vendor	Bill Date	Location	Amount	Paid Amount	Due
<b>Total Amount Due (Not including Credits)</b>					<b>\$0.00</b>

### Management Fee Calculations

Bill Date	Calculated Date	Description
		Ottolenghi,Les / 2535CountyLineRd.: 7.0% of \$59.08 RENT = \$4.14
01/10/2024	01/10/2024	Ottolenghi,Les / 659Auburn264: 7.0% of \$2,424.10 RENT = \$169.69
		Ottolenghi,Les / 659Auburn230: 7.0% of \$2,120.00 RENT = \$148.40
		Ottolenghi,Les / 659Auburn235: 7.0% of \$1,827.00 RENT = \$127.89
01/16/2024	01/16/2024	Ottolenghi,Les / 2535CountyLineRd.: 7.0% of \$859.08 RENT = \$60.14
01/25/2024	01/25/2024	Ottolenghi,Les / 2535CountyLineRd.: 7.0% of \$977.99 RENT = \$68.46
		Ottolenghi,Les / 2535CountyLineRd.: 7.0% of \$206.77 RENT = \$14.47
		Ottolenghi,Les / 659Auburn264: 7.0% of \$2,255.00 RENT = \$157.85

02/07/2024	02/07/2024	Ottolenghi,Les / 659 Auburn Avenue #152: 7.0% of \$2,156.00 RENT = \$150.92
		Ottolenghi,Les / 659Auburn230: 7.0% of \$2,120.00 RENT = \$148.40
02/23/2024	02/23/2024	Ottolenghi,Les / 2535CountyLineRd.: 7.0% of \$929.23 RENT = \$65.05
		Ottolenghi,Les / 2535CountyLineRd.: 7.0% of \$929.23 RENT = \$65.05
03/06/2024	03/06/2024	Ottolenghi,Les / 659Auburn264: 7.0% of \$2,255.00 RENT = \$157.85
		Ottolenghi,Les / 659 Auburn Avenue #152: 7.0% of \$2,695.00 RENT = \$188.65
		Ottolenghi,Les / 659Auburn230: 7.0% of \$2,120.00 RENT = \$148.40
04/03/2024	04/03/2024	Ottolenghi,Les / 659Auburn264: 7.0% of \$2,255.00 RENT = \$157.85
		Ottolenghi,Les / 2535CountyLineRd.: 7.0% of \$859.04 RENT = \$60.13
		Ottolenghi,Les / 659Auburn230: 7.0% of \$2,120.00 RENT = \$148.40
04/10/2024	04/10/2024	Ottolenghi,Les / 659 Auburn Avenue #152: 7.0% of \$2,695.00 RENT = \$188.65
		Ottolenghi,Les / 2535CountyLineRd.: 7.0% of \$999.42 RENT = \$69.96
05/08/2024	05/08/2024	Ottolenghi,Les / 659 Auburn Avenue #152: 7.0% of \$2,695.00 RENT = \$188.65
		Ottolenghi,Les / 659Auburn230: 7.0% of \$2,120.00 RENT = \$148.40
		Ottolenghi,Les / 659 Auburn Ave, Unit 264: 7.0% of \$2,255.00 RENT = \$157.85
06/05/2024	06/05/2024	Ottolenghi,Les / 2535CountyLineRd.: 7.0% of \$929.23 RENT = \$65.05
		Ottolenghi,Les / 659 Auburn Avenue #152: 7.0% of \$2,695.00 RENT = \$188.65
		Ottolenghi,Les / 659Auburn230: 7.0% of \$2,200.00 RENT = \$154.00
		Ottolenghi,Les / 659 Auburn Ave, Unit 264: 7.0% of \$2,255.00 RENT = \$157.85

		Ottolenghi,Les / 2535CountyLineRd.: 7.0% of \$929.23 RENT = \$65.05
		Ottolenghi,Les / 659 Auburn Avenue #152: 7.0% of \$2,695.00 RENT = \$188.65
07/03/2024	07/03/2024	Ottolenghi,Les / 659Auburn230: 7.0% of \$2,200.00 RENT = \$154.00
		Ottolenghi,Les / 659 Auburn Avenue, Unit 252: 8.9% of \$2,995.00 RENT = \$266.56
		Ottolenghi,Les / 659 Auburn Ave, Unit 264: 7.0% of \$2,255.00 RENT = \$157.85
07/10/2024	07/10/2024	Ottolenghi,Les / 659Auburn235: 7.0% of \$2,295.00 RENT = \$160.65
		Ottolenghi,Les / 2535CountyLineRd.: 7.0% of \$929.23 RENT = \$65.05
		Ottolenghi,Les / 659 Auburn Avenue #152: 7.0% of \$2,695.00 RENT = \$188.65
08/07/2024	08/07/2024	Ottolenghi,Les / 659Auburn230: 7.0% of \$2,200.00 RENT = \$154.00
		Ottolenghi,Les / 659 Auburn Ave, Unit 264: 7.0% of \$2,255.00 RENT = \$157.85
08/26/2024	08/26/2024	
		Ottolenghi,Les / 2535CountyLineRd.: 7.0% of \$929.23 RENT = \$65.05
		Ottolenghi,Les / 659 Auburn Avenue #152: 7.0% of \$2,695.00 RENT = \$188.65
09/04/2024	09/04/2024	Ottolenghi,Les / 659Auburn230: 7.0% of \$2,200.00 RENT = \$154.00
		Ottolenghi,Les / 659Auburn235: 7.0% of \$2,295.00 RENT = \$160.65
		Ottolenghi,Les / 659 Auburn Ave, Unit 264: 7.0% of \$2,255.00 RENT = \$157.85
		Ottolenghi,Les / 659 Auburn Avenue #152: 7.0% of \$2,695.00 RENT = \$188.65
		Ottolenghi,Les / 659Auburn230: 7.0% of \$2,200.00 RENT = \$154.00
10/02/2024	10/02/2024	Ottolenghi,Les / 659Auburn235: 7.0% of \$2,295.00 RENT = \$160.65
		Ottolenghi,Les / 659 Auburn Ave, Unit 264:

			7.0% of \$2,255.00 RENT = \$157.85
10/08/2024	10/08/2024	Ottolenghi,Les / 2535CountyLineRd.: 7.0% of \$929.23 RENT = \$65.05	
		Ottolenghi,Les / 659 Auburn Avenue, Unit 252: 8.9% of \$2,995.00 RENT = \$266.56	
11/06/2024	11/06/2024	Ottolenghi,Les / 2535CountyLineRd.: 7.0% of \$929.23 RENT = \$65.05	
		Ottolenghi,Les / 659 Auburn Avenue #152: 7.0% of \$2,695.00 RENT = \$188.65	
		Ottolenghi,Les / 659Auburn230: 7.0% of \$2,200.00 RENT = \$154.00	
		Ottolenghi,Les / 659Auburn235: 7.0% of \$2,295.00 RENT = \$160.65	
		Ottolenghi,Les / 659 Auburn Avenue, Unit 252: 8.9% of \$2,995.00 RENT = \$266.56	
		Ottolenghi,Les / 659 Auburn Ave, Unit 264: 7.0% of \$2,350.00 RENT = \$164.50	
12/04/2024	12/04/2024	Ottolenghi,Les / 2535CountyLineRd.: 7.0% of \$929.23 RENT = \$65.05	
		Ottolenghi,Les / 659 Auburn Avenue #152: 7.0% of \$2,695.00 RENT = \$188.65	
		Ottolenghi,Les / 659Auburn230: 7.0% of \$2,200.00 RENT = \$154.00	
		Ottolenghi,Les / 659Auburn235: 7.0% of \$2,295.00 RENT = \$160.65	
		Ottolenghi,Les / 659 Auburn Avenue, Unit 252: 8.9% of \$2,995.00 RENT = \$266.56	
		Ottolenghi,Les / 659 Auburn Ave, Unit 264: 7.0% of \$2,350.00 RENT = \$164.50	

### Security Deposits

Payee	Date	Location	Comments	Ref No	Amount	Paid Amount	Due
Buck - Edwards	11/01/2022	OTTOLENGHI,L:659AUBURN264:659AUBAVE264			\$2,045.00	\$2,045.00	\$0.00
Tenner, M.	05/01/2023	OTTOLENGHI,L:2535COUNTYLI			\$800.00	\$800.00	\$0.00
NICH Culture	02/05/2024	OTTOLENGHI,L:659AUBURN152			\$2,695.00	\$2,695.00	\$0.00

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Doggett, L.	07/03/2024	OTTOLENGHI,L:659AUBURN235:659A UBAVE235	\$2,295.00	\$2,295.00	\$0.00
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<b>Total Amount Due</b>					<b>\$0.00</b>
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