

Gurinder Bains
P.O.Box 2072
Fair Oaks, CA. 95628



Owner Statement

 Raja Radhakrishnan

12/27/2023

01/01/2023 to 12/31/2023

Summary

Beginning Balance		\$0.00
INCOME		
3075 Elsinore Drive, Tracy, CA 95376		\$12276.66
	Total Income	\$12276.66
EXPENSE		
3075 Elsinore Drive, Tracy, CA 95376		\$11633.23
	Total Expense	\$11633.23
Owner Contribution		
07/20/2023		\$599.00
	Total Contribution	\$599.00
Owner Draw		
12/27/2023	Notes: Check Reference Number 146794286	\$1242.43
	Total Draw	\$1242.43
Ending Balance		\$0.00

Money In (Monthly Income)

Name	Date	Category	Actual Amount	Notes	Total
3075 Elsinore Drive, Tracy, CA 95376					\$12276.66
Paramjit S Gill	09/01/2023	Rents Received	\$676.66	Prorated Rent for September • Check	
Paramjit S Gill	09/01/2023	Rents Received	\$2900.00	Security Deposit • Check	
Paramjit S Gill	10/01/2023	Rents Received	\$2900.00	• Check	

Paramjit S Gill	11/01/2023	Rents Received	\$2900.00	• Check	
Paramjit S Gill	12/01/2023	Rents Received	\$2900.00	• Check	

Money Out (Monthly Expense)

Name	Date	Category	Actual Amount	Notes	Total
3075 Elsinore Drive, Tracy, CA 95376					\$11633.23
Handyman	09/01/2023	Repairs	\$2400.00	Paint whole house inside out • Check	
Handyman	09/01/2023	Repairs	\$381.73	Materials 24 towelbar, 4 Blinds, one Door and Air Filter Home Depot Receipt No. H1020-261459 • Check	
Handyman	09/01/2023	Repairs	\$250.00	Labor for 4 blinds, door, air filter, towel bar • Check	
Handyman	10/25/2023	Repairs	\$324.00	* Front screen door self-close mechanism was missing. I install new door closer * Master bath sink was leaking. I disassemble all the drain pipes to install it correctly and replace some gaskets and sealer * Closet doors guides missing in two bedrooms upstairs. I install new guides * Couple cover plates were unscrew/loose. I install them correctly • Check	

Handyman	10/25/2023	Repairs	\$2783.50	<p>3075 Elsinore Dr. (Before tenant move-in) *Replace the entire doorbell kit. The old one doesnt work after replacing the batteries. *Relocate the living room remote switch from the kitchen wall next to the entry door *Clean one of the stove burners. Some grease was blocking the gas holes on the burner *Glue a piece of the cutting board that was broken *Replace kitchen hood light bulbs *Reinstall curtain rod in the living-room room that was falling off *Install blind wand on the laundry room window *Install new blind in the laundry door *Install new tub sliding door in the hallway bathroom * Replace 8 regular light bulbs around the house and *Replace 3 LED light bulbs in the stairway light fixture *Install 6 new door stops to replace broken/missing ones *Replace a bedroom blind that was broken *Install a wall door stopper to cover wall damage behind the door (one of the bedroom downstairs) *Replace 6 smoke detectors around the house *Replace AC filter. *Replace sink stopper for the vanity sink upstairs bath *Replace outlet cover plate. *Replace toilet seat upstairs bath *Install blind wand upstairs bath window *Shower valve cover plate was loosed I secure it with caulking *Replace 3-bedroom locks with privacy locks - *Replace the fan/light fixture with a new one upstairs bedroom old one had 2 or 3 blades broken/missing *Install new fan remote control holder in one of the bedrooms upstairs *Replace locks in the garage side doors with smart key locks *Install two CO2 alarms on each floor *Buy and programmed 2 garage remote controls *Repair/fix garage door issue wasnt open/close properly I inspected and test all connections rewire faulty connections and replace garage door safety sensors All the work was done in two trips new doorbell kit, epoxy glue, hood light bulbs, regular</p>
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House Cleaning	08/11/2023	Cleaning & Maintenance	\$825.00	<p>Deep Carpet Cleaning whole house</p> <ul style="list-style-type: none"> • Check 	
House Cleaning	09/01/2023	Cleaning & Maintenance	\$670.00	<p>Deep Cleaning of house</p> <ul style="list-style-type: none"> • Check 	
Lease Commission	09/01/2023	Commissions	\$599.00	<ul style="list-style-type: none"> • Check 	
Property Management Fee	09/01/2023	Management Fees	\$125.00	<ul style="list-style-type: none"> • Check 	
Property Management Fee	10/01/2023	Management Fees	\$125.00	<ul style="list-style-type: none"> • Check 	
Property Management Fee	11/01/2023	Management Fees	\$125.00	<ul style="list-style-type: none"> • Check 	
Property Management Fee	12/01/2023	Management Fees	\$125.00	<ul style="list-style-type: none"> • Check 	
Transfer Sec Dep to Trust Account	09/01/2023	No Tax Effect	\$2900.00	<ul style="list-style-type: none"> • Check 	