

How to read your Triumph Property Management Owner Statement



Owner Statement Example

YourName Property Management Company

Period: 01 Sep 2011-30 Sep 2011

50 Castilian Drive
Santa Barbara, CA 93117

Owner Statement



Jonathan and Carolina Diaz

9578 Vista Road
Miami, FL 33132



Properties

Mission Street - 23 W.
Mission St.
Santa Barbara, CA 93109

Date	Payee / Payer	Check #	Description	Income	Expense	Balance
Beginning Cash Balance as of 09/01/2011						250.00
09/01/2011	William Reynolds		Rent - Rent	3,350.00		3,600.00
09/03/2011	YourName Property Management Company	7366	Commissions Paid - Commissions Paid for 09/2011		335.00	3,265.00
09/07/2011	Ace Glass Inc.	7367	Light Fixtures		125.67	3,139.33
09/14/2011	City of San Diego	7368	Property Tax		211.67	2,927.66
09/25/2011	Jonathan and Carolina Diaz	7381	Owner Distribution - Owner payment for 09/2011		2,677.66	250.00
Ending Cash Balance						250.00
Total				3,350.00	3,350.00	

Bills Due

Due Date	Payee	Description	Unpaid
09/27/2011	Ralph's Roofs	Leaking Roof Repair	200.00
Total			200.00

Property Cash Summary

Required Reserves	250.00
Prepaid Rent for Future Rent	0.00

Owner Statement (Explained)

Triumph's easy-to-read owner statements will be emailed directly to you each month and posted to the secure Owners Portal.



TRIUMPH
PROPERTY MANAGEMENT

Statement period

Property management
company information

Owner
information

Easily identify bills
paid and associated
with each property
– no surprises.

View upcoming bills

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Complete description of each bill

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Reminder
of current
balance due

Printed Work Order

We can create electronic work orders and communicate electronically with our vendors so we ultimately resolve property maintenance issues more quickly.



TRIUMPH
PROPERTY MANAGEMENT

 YourName Property Management 89 Hillside Drive Suite 2400 San Diego, CA 92117 Phone - (619) 237-4122 Fax - (619) 854-2314		Work Order # 179
To: Ace Glass Inc. P.O Box 2986 Los Angeles, CA 90210 Office - (619) 835-4896		Status Completed
		Created On 05/05/2011
		Estimate Requested On 05/05/2011
		Estimated On 05/07/2011
		Scheduled On 05/08/2011
		Completed On 05/15/2011
		Tenant(s) Notified Yes
		Job Site 1011FS - 1011 F Street San Diego, CA 92101
Tenant(s)		
Name	Frank Thomas	
Phone Numbers	Phone - 555-6698	
Description		
Tenant complains of faulty door in the back of house. Inspection has shown that door is beyond repair and will require a new door to be purchased, transported, and installed.		
Vendor Instructions		
Please confirm appointment with resident and management company.		
Details		
Account	Statement Description	Amount
6210: Repair	New door installation.	75.00
6210: Repair	Purchase of new door.	225.00
Total:		300.00
Created By: Customer Service		Technician's Notes: <div></div>
Authorized By:		
Signed By:		
Dated By:		
Invoice #: 1002846		

Electronic Owner Payments (ACH)*

We use electronic funds transfer to deposit funds directly in your bank account, so you receive your payments much faster.

ACH Transaction		
YourName Management Company 89 Hillside Drive Suite 2400 San Diego, CA 92117	Bank of America Checking Bank of America 4515 Iverna St San Diego, CA 92115	Date: 08/31/2009 Confirmation #:
Pay to the order of: DONALD AND LORAINNE THOMAS		
This amount: THREE THOUSAND, NINE HUNDRED THIRTY-SEVEN AND 72/100 DOLLARS		\$3,937.72
MEMO		

*ACH services are limited to certain account holders