SAMPLE / FICTIONAL. Not a real property, owner, or property manager.

Horizon Sample PM LLC

(fictional) · Prepared for demo: Owner Statement Review starter kit

Owner Statement

July 1, 2026 to September 30, 2026

Account	SAMPLE-UNIT-001
Owner	A. Example
Manager	Horizon Sample PM LLC (fictional)
Period	July 1, 2026 – September 30, 2026

Income total	4,933.00
Fees & expenses total	−4,448.30
Net to owner (as printed)	**484.70**

Fee patterns illustrated here mirror structures discussed in public landlord forums. See SOURCES.md. Amounts are invented.

Date	Category	Description	Vendor	Invoice?	Amount (USD)
July 2026					
2026-07-01	Income	Rent collected, July	Tenant	n/a	1,850.00
2026-07-02	Fee	Property management fee 10% of rent	Horizon Sample PM LLC	Yes	−185.00
2026-07-08	Maintenance	HVAC filter + thermostat reset (vendor inv. $220)	CoolAir Sample HVAC	Yes	−297.00
2026-07-15	Maintenance	Toilet flapper replacement (vendor $180)	PipeRight Sample Plumbing	Yes	−198.00
2026-07-22	Admin	Unit inspection / photo report	Horizon Sample PM LLC	○ No	−75.00
August 2026					
2026-08-01	Income	Rent collected, August	Tenant	n/a	1,850.00
2026-08-02	Fee	Property management fee 10% of rent	Horizon Sample PM LLC	Yes	−185.00
2026-08-05	Turnover	Move-out cleaning visit 1	Sparkle Sample Cleaning	Yes	−290.00
2026-08-07	Turnover	Move-out cleaning visit 2 (same unit)	Sparkle Sample Cleaning	Yes	−290.00
2026-08-09	Turnover	Move-out cleaning visit 3 + deep-clean add-on	Sparkle Sample Cleaning	○ No	−290.00
2026-08-12	Maintenance	Lock change after move-out	KeySample Locksmith	Yes	−550.00
2026-08-14	Maintenance	Breaker reset / electrical trip call	(inconsistent)	○ No	−80.00
2026-08-18	Maintenance	Toilet repair (second visit, same fixture)	PipeRight Sample Plumbing	Yes	−330.00
2026-08-20	Fee	Lease renewal admin fee	Horizon Sample PM LLC	Yes	−250.00

Date	Category	Description	Vendor	Invoice?	Amount (USD)
September 2026					
2026-09-01	Income	Rent collected, September (pro-rated; 10 days vacant)	Tenant	n/a	1,233.00
2026-09-02	Fee	Property management fee 10% of rent collected	Horizon Sample PM LLC	Yes	−123.30
2026-09-10	Fee	Owner reserve held / “termination processing” hold	Horizon Sample PM LLC	○ No	−300.00
2026-09-12	Maintenance	Interior paint touch-up (vendor $800)	BrushSample Painting	Yes	−960.00
2026-09-15	Admin	Owner portal “statement preparation” fee	Horizon Sample PM LLC	○ No	−45.00
Income total					4,933.00
Fees & expenses total					−4,448.30
Net to owner (as printed)					**484.70**

SAMPLE document for process demonstration only. Not affiliated with any real management company. Public pattern sources: Reddit r/realestateinvesting wu0jw0, 1wczokn, 1mftxg1; r/Landlord 18emzr3, h12dh0; BiggerPockets PPMG billing & post-termination charge threads. Full links in SOURCES.md.

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