WC-2026-0372
Norris v. MAWC
Schedule PE-4

Created Date	Work Order #	Vendor	Status	Job Description
11/06/2024	17757-1	Complete Proper	Canceled	PROPERTY INFORMATION - List the total number of bedrooms, bathrooms and additional rooms. 3 bed. 1 bath. GENERAL EXTERIOR - Please record meter numbers (photo AND written) INDICATE which meter # is for which unit in notes. Take photos and notes for ALL units in the property. - The meter number is 44 248 921. COMPANY RECOMMENDATIONS - Anything else? - There is a medium sized trash out needed. LANDSCAPING: - There is a large tree in the front yard with limbs overgrowing the house. A heavy trim is needed. - The left and rear fence lines are overgrown. Clear the overgrowth. - There are shrubs growing near the foundation. Remove the shrubs. - There are vines grow
11/11/2024	17757-2	Complete Proper	Canceled	Scope of work and bid outlined below: **NOTE** The values representedt in this bid are subject to change if further work or materials are needed as a result of discovering further damage or the need for more in depth labor upon commencing work. Additional work requiring additional costs will not be started without prior approval from the owner. - There is a medium sized trash out needed. LANDSCAPING: - The left and rear fence lines are overgrown. Clear the overgrowth. - There are shrubs growing near the foundation. Remove the shrubs. - There are vines growing on the rear of the house. Remove the vines. - The grass is growing approximately 1 foot up the foundation on the rear and left si
11/22/2024	18177-1	Complete Proper	Completed	On Dec.6 11AM attend the water meter appointment, replacing meter
11/27/2024	18369-1	Complete Proper	Completed	WINTER WEATHER SAFETY CHECK - Group 4 1.) Knock to ensure property is vacant. 2.) Turn on thermostat, set to 60 degrees, and make sure furnace kicks on and is working. 3.) Turn off water to the residence either at the interior main water shut off or at the property main by using a water key. IF SHUTTING WATER OFF WILL AFFECT ANOTHER UNIT ON THE PROPERTY DO NOT SHUT WATER OFF. 4.) Take a picture of thermostat on and set at 60. 5.) Take a picture of lowest water point in the house with water turned on but no water coming out showing that the lines have been drained. 6) Take picture of the main shutoff where water was turned off. Make sure the picture is far enough
12/17/2024	18929-1	Complete Proper	Completed	**PLEASE COMPLETE BY END OF WEEK** Shelving under the water meter needs to be moved or removed. Please call Andrew or Kell when you're onsite to discuss
12/20/2024	18929-2	Complete Proper	Completed	Water meter appointment 12/26 at 11:00
12/26/2024	18929-3	Complete Proper	Completed No Need To	Please remove the overgrowth/vegetation from around the AC unit
03/13/2025	21089-1	Complete Proper	Completed	We received a very high water bill for this property. Please stop by and inspect what might be causing this (Leak, pipe that busted over the winter, etc)
03/17/2025	21089-2	Complete Proper	Completed	NOTE FROM CHARLIE: There's definitely something a pipe that exploded behind the wall probably during the winter there's water coming out on the tile in the kitchen and there's water all over the bathroom floor, so I don't see any any wall damage maybe a little bit down on the bottom but the shower door was closed. Looks like maybe it's the shower might be the shower. I turned the water off for now
03/20/2025	21089-3	Complete Proper	Completed	***NEEDS TO BE DONE ASAP*** Dalton took a dehumidifier to this property but didn't know how to set it up. Please stop by and move it into the basement and connect the hose to the unit/put the other end at the drain - CALL ANDREW WITH ANY QUESTIONS
03/20/2025	21089-4	Complete Proper	Completed	Pick up dehumidifier and return it to the office - CALL ANDREW IF YOU DETERMINE THIS NEEDS TO STAY LONGER ONCE YOU GET THERE
04/22/2025	21089-5	Complete Proper	Completed	Run by and grad dehumidifier - The owner is handling the repairs
02/24/2026	21089-6	Complete Proper	Canceled	Inspection Areas: GENERAL INTERIOR - FLOOR COVERING loose, deteriorated, missing. Hardwood warped and buckling KITCHEN - APPLIANCES Sec. 603.1 Appliances are available and functional (hooked up, turns on, cleaned) PHOTOS OF MAKE/MODEL/SERAL Sink line broke at the elbow Bathroom 1 - TOILET REPAIR Sec 504.1 Defective flush mecha- nisms, toilet anchored to floor. Deteriorated toilet seat. Hot water line cut never installed BASEMENT - BASEMENT PARTITIONS Must be finished on at least one side if there is wiring. There cannot be bro- ken, deteriorated, drywall. Framing completely open on both sides must have all wiring removed, wiring completed with a permit
02/26/2026	21089-7	Complete Proper	Canceled	BID NEEDED Aaaaaa HVAC system that was submerged and provide a bid for repair or replacement as necessary.
02/26/2026	21089-8	Complete Proper	Canceled	Scope of work and bid outlined below: TOTAL: $8,543.71 **NOTE** The values representedt in this bid are subject to change if further work or materials are needed as a result of discovering further damage or the need for more in depth labor upon commencing work. Additional work requiring additional costs will not be started without prior approval from the owner. GENERAL INTERIOR -Address warped and buckling hardwood flooring, including removal of damaged sections and repair or replacement as necessary to restore a level, stable floor surface. KITCHEN -Repair broken sink drain line at the elbow, ensuring proper alignment, secure connections, and leak-free operation. -Remove and re
03/24/2025	21368-1	Complete Proper	Completed	On 3/26 @ 2:30-3:30PM 1) Attend municipal inspections and use the Municipal and Marketing Inspection Template at the appointment (MMI) 2) Arrive no less than 15 minutes early to walk the unit and address small items if needed such as burnt out light bulbs, chirping smoke detectors, simple wipe downs, etc. Arrive 15 minutes before the inspection is scheduled. Do not wait more than 15 minutes after the inspection timeframe has ended. For example: if the inspection is scheduled to occur between 10:30-11:30, then arrive by 10:15 and do not wait past 11:45 for the inspector to arrive. 3) Once the inspection is complete, add notes about whether or not the property passed inspection and any cl
03/25/2025	21368-2	Complete Proper	Completed	Please arrive extra early for the inspection. - We have a trashbag worth of items in the basement that needs to be removed. - There is a spot in the ceiling (basement) that needs to be wiped down and sprayed with Kilz (under bathroom)
03/24/2025	21369-1	Complete Proper	Completed	Pick up permit from city hall of Moline Acres to put in the property window Contact person: Nichola Perry 314-868-2433 Ext. 702 ADDRESS: 2449 CHAMBERS RD ST LOUIS, MO 63136 HOURS M-TH 9 AM - NOON 1 PM - 5 PM CLOSED FRIDAY
04/07/2025	21778-1	Complete Proper	Completed	Leaks have gotten worse, seeping through every crack in the foundation
04/10/2025	21899-1	Complete Proper	Completed	CPMS received an excessively high water bill from MO American Water ($1920.30), please have a tech inspect the property for running toilets, leaks etc...be sure to communicate with the tech why we're asking for them to look so they look at everything.
06/19/2025	23916-1	Complete Proper	Completed	FRI 6/27 - ALL DAY APPOINTMENT Meet MO American Water at property for meter inspection They have Andy's number, they'll call 30 minutes before arrival
06/27/2025	24138-1	Aria Contracting	Completed	BID APPROVED for water heater replacement, we do want to pull permits. Details: Gas 40gal
11/03/2025	24138-2	Complete Proper	Canceled	BID NEEDED provide bid for gas and water leak repairs
10/01/2025	26872-1	Complete Proper	Completed No Need To	A safety inspection has been scheduled for tomorrow from Spire. Please, if not able to be present just provide the lockbox code so the tech can be able to enter the property. TY!
11/06/2025	28133-1	Complete Proper	Completed	Attend Spire meter change 11/10/25 730am to 12pm FYI provided the lockbox code but they were still unable to access property, someone has to be present to ensure work is completed
11/10/2025	28230-1	Complete Proper	Completed No Need To	Call MO American water to set up appointment to swap out water meter
11/13/2025	28385-1		Canceled	Need bid for gas leak repairs Need bid for leak repair at the pipe above the water heater Need bid for the furnace flu repair
11/14/2025	28385-2	Aria Contracting	Completed	BID NEEDED Need bid for gas leak repairs and leak repair at the pipe above the water heater
11/14/2025	28385-3	Arch HVAC LLC	Completed	BID APPROVED for the furnace flu repair
11/19/2025	28565-1		Canceled	There is a very small leak in the water pipe just above the hot water heater, you can see where it's been dripping from because there's white calcium buildup. PLease repair the leak (sharkbite or sodder) the water is off at the main so if you need to turn it on at the main to find the leak you can
11/25/2025	28661-1	Complete Proper	Completed	Drive by property, take photos of all of the exterior from the front of the yard, etc. We received a ticket from the city that states trash and rubbish was left outside so we need details on what that is
12/01/2025	28661-2	Complete Proper	Completed	File police report for dumped items on property
12/01/2025	28853-1	Complete Proper	Completed	WINTER WEATHER SAFETY CHECK 1.) Knock to ensure property is vacant. 2.) Turn on thermostat, set to 60 degrees, and make sure furnace kicks on and is working. 3.) Turn off water to the residence either at the interior main water shut off or at the property main by using a water key. IF SHUTTING WATER OFF WILL AFFECT ANOTHER UNIT ON THE PROPERTY DO NOT SHUT WATER OFF. 4.) Drain remaining water in pipes at the lowest sink in the house. 5.) Take a picture of thermostat on and set at 60. 6.) Take a picture of lowest water point in the house with water turned on but no water coming out showing that the lines have been drained. 7.) Take picture of the main shutoff where
12/03/2025	28853-2	Arch HVAC LLC	Completed	BID APPROVED for inducer motor assembly furnace is not working
12/04/2025	28979-1	Complete Proper	Completed No Need To	Schedule occ insp
12/29/2025	29569-1	Complete Proper	Completed	On Jan 7 11-12 1) Attend municipal inspection 2) Arrive no less than 15 minutes early to walk the unit and address small items if needed such as burnt out light bulbs, chirping smoke detectors, simple wipe downs, etc. Arrive 15 minutes before the inspection is scheduled. Do not wait more than 15 minutes after the inspection timeframe has ended. For example: if the inspection is scheduled to occur between 10:30-11:30, then arrive by 10:15 and do not wait past 11:45 for the inspector to arrive. 3) Once the inspection is complete, add notes about whether or not the property passed inspection and any clarifying notes about items the inspector failed or wants fixed.
01/14/2026	29569-2	Complete Proper	Completed	Moline Acres said we will need to come pick up the report from the city hall. Please get the copy of report for inspection completed on Jan 7. The clerk confirmed the inspection occurred. Attach a copy of the report here. Thanks! Moline Acres Missouri City Hall 2449 Chambers Road Moline Acres, MO 63136 314-868-2433 HOURS M-TH 9 AM - NOON 1 PM - 5 PM CLOSED FRIDAY
01/20/2026	30162-1	Complete Proper	Canceled	Failed occupancy inspection items: AC service & box need cover. Remove loose cable lines. Clear yard of all yard waste and debris. All main floor windows need screens. Stove needs anti-tip device. Bedroom windows won't stay up. Outlets in back bedrooms don't have power. Several closet doors stick. Toilet won't flush. Need dryer vent that exits to the exterior. Add smoke detector in basement. Full clean and paint as needed. No hot water or heat. See attached
02/02/2026	30162-2	Complete Proper	Completed	-Verify which windows do not have screens -Verify there is an antitip device on stove -Verify if there is a way to vent dryer to exterior -Take photos of the electrical panel, obtain make/model so owner can order door replacement part (also look around in basement and closets to see if you can find the door to the panel)
02/04/2026	30162-3	Complete Proper	Completed	Follow up check on water pump and basement
02/05/2026	30162-4	Complete Proper	Completed	- Pick up Dehumidifier if it is no longer needed and check the dehumidifier for any damages due to flooding -Ensure that water is off at the house and from the main at the street, -Ensure the property isn't still flooding.
02/20/2026	30162-5	Complete Proper	Completed	Pick up Dehumidifier if it is no longer needed and check the dehumidifier for any damages due to flooding
01/22/2026	30216-1	Complete Proper	Completed	Please confirm if the utilities are turned on for this property. Owner requested us to bid some work on failed inspection items and it's possible some items failed due to the utilities not being turned on.
02/08/2026	30728-1	Complete Proper	Canceled	Hi Paul, it looks like this property has a water leak. Probably we will need to bring someone there and verify. See attached the bill for more info. Also please tag me back with any updates. Thank you.
02/09/2026	30753-1	Aria Contracting	Canceled	DUE EOD TUE 2/10 The property has flooded due to frozen/busted pipes. We THINK the busted pipe is under the sink. However, we believe the water company (MO Am Water) installed a fault main shut off valve in the basement. Please assess this valve and draft a report with your findings (is it a good or bad valve? is it able to be shut off at all? or when it is in the 'off' position, is water still dripping?) Please be as descriptive as possible in your report. Please include your license number on the report as well. In addition, the owner contact MO Am Water today to request that they come out and shut water off at the street. We are unsure if they are able to get out there by EOD today, so there is a
03/05/2026	30753-2	Aria Contracting	Completed	BID APPROVED Gain Access Open kitchen and bathroom wall under sinks to make waterline repairs Waterline repair Repair burst waterlines in bathroom and kitchen and basement. Under kitchen sink has solder joint that has blown apart as well in the bathroom. And in the basement there is a shark bite fittings that have failed. Main Stop Valve Bypass main gate valve and install three-quarter main stop valve with ball valve. The main shut off in the basement does not work. It's old and it's seized up. The utility company does not work on pipes inside of homes. The estimate includes installing a new shut off.
03/09/2026	30753-3	Aria Contracting	Completed	failed occupancy inspection items was the dryer vent needed to be vented to the outside, the owner did the work himself, but the inspector is requiring a permit to be pulled for this. Please inspect and pull a permit if it's correct Or if the work isn't done correctly please redo it and pull a permit
02/13/2026	30874-1	Complete Proper	Completed No Need To	BID NEEDED There was a major flood in the property due to frozen/busted pipes. Please provide estimate/assessment of all damages, the leak was under the kitchen sink we assume so far. We want to understand the cost of damages done to flooring, basement floor joists, water heater, furnace, walls, cabinets, etc.
03/09/2026	31462-1	Complete Proper	Completed	Meet Loelike Plumbing on 3/11 at 9am, They will call you on the way.
03/13/2026	31638-1	Complete Proper	Completed	BID APPROVED $300 Remove shower insert around shower handle for plumber to access active leak
03/13/2026	31638-2	Complete Proper	Completed	BID APPROVED $550 drywall repair and install shower insert after plumbing repair
03/17/2026	31748-1	Aria Contracting	Completed	BID APPROVED Additional leak behind shower wall
04/10/2026	32382-1	Complete Proper	Completed	There is an old water valve sitting on the counter in the kitchen. Please pick it up and bring it to the office and put it on Kell's desk
04/23/2026	32776-1	Complete Proper	Completed	DUE ON FRI 4/24 @ 10AM Meet claims adjuster onsite to conduct a walkthrough
04/27/2026	32856-1	Complete Proper	Completed	Due TODAY 4/27 @ 1:30pm Meet adjuster at property to conduct a walkthrough
06/26/2026	34324-1	Complete Proper	Completed	Due on 6/29 Pick up water valve on Kell's desk from the office 10465 Manchester Rd. Call Kell if you need help finding it, but the valve is next to a blue duck Meet reps from water company at property at 9am. Appointment should only take 40 mins Bring water valve back to office at your earliest convenience.
06/30/2026	34324-2	Complete Proper	Completed	bring that water valve back to the office at your earliest convenience.
07/20/2026	35017-1	Complete Proper	Completed	Due on Wednesday 7/29 @ 10am Go to office 10465 Manchester Rd. Pick up water valve that is sitting on Kell's desk next to the blue duck. Bring the valve to the property for appointment. Meet rep from water company at propert
08/04/2026	35017-2	Complete Proper	Completed	Pick up water valve from property, in kitchen drawer next to fridge, bring back to office and set on Kell's desk next to blue duck
09/25/2026	36516-1		Completed No Need To	Cancel water off with MO American Water, please document dialpad call in notes
09/28/2026	36542-1	Aria Contracting	Completed No Need To	UNDER WARRANTY owner said their contractor said there is still a leak under the kitchen sink

Complete Property Management Solutions LLC
PO Box 973
Fenton, MO 63026
(314) 325-8328
https://www.completerealtysolutionsstl.com/

Andrew Norris
200 W. 64th Street
Inglewood, CA 90302

Owner Statement
Nov 01, 2024 - Oct 21, 2026

9707 Portage Dr, St. Louis, MO 63136

Property Cash Summary

Beginning Balance	0.00
Cash In	20,380.27
Cash Out	-20,241.82
Owner Disbursements	-138.45
Ending Cash Balance	0.00
Unpaid Bills	-25.38
Net Owner Funds	**-25.38**

Please Remit Balance Due **25.38**

Transactions

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
				Beginning Cash Balance as of 11/01/2024			0.00
11/04/2024		Transfer		Transfer from 1324 Columbus Dr	100.00		100.00
11/05/2024	Complete Property Management Solution LLC	Check	8178	Mgmt Fees - Renewal - Renewal Fee		100.00	0.00
11/18/2024	Ameren MO	Check	8305	Utilities Expense - 10/31/24 - 11/06/24 Electric - 8335515180		7.35	-7.35
11/20/2024		Transfer		Transfer from 1324 Columbus Dr	56.10		48.75
11/20/2024	Spire	Check	8537	Utilities Expense - 11/01/24 - 11/17/24 Gas - 1412886389		49.85	-1.10
11/20/2024	Spire	Check	8537	Utilities Expense - Service Init. Installment - 1412886389		6.25	-7.35
12/03/2024		Transfer		Transfer from 7485 Rowles Ave	250.00		242.65
12/03/2024	Complete Property Management Solutions	Check	8749	R&M INH - Lockouts & Inspections - Tech performed a move-out re-occupancy inspection as guided by the municipality the property is within, an inspection for damages that are tenant's responsibility, and an inspection for company recommendations to make the property more marketable. Inspect - 17052-1 - Complete L&I no sooner than NOON of 11/01/2024Please conduct a lock change (with company-approved locks) and maintenance inspection of this vacant property. -If AND ONLY IF the tenant did not leave keys in the lockbox, drill and replace		200.00	42.65
12/03/2024	Complete Property Management	Check	8749	R&M INH - Materials - Additional lock change for L&I - 17052-1 - Complete L&I no sooner than NOON of 11/01/2024Please conduct a lock change (with company-		50.00	-7.35

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
	Solutions			approved locks) and maintenance inspection of this vacant property. -If AND ONLY IF the tenant did not leave keys in the lockbox, drill and replace			
12/16/2024		Transfer		Transfer from 1273 New Florissant Rd	39.00		31.65
12/16/2024	MO American Water	Check	8977	Utilities Expense - 11/05/24-12/05/24 Water - Vacant		18.87	12.78
12/17/2024	Complete Property Management Solutions	Check	9086	INH Maint Income - Maintenance Services - WWSC- Tech adhered to guidelines of the Winter Weather safety check, ensuring thermostats are set at appropriate levels and water is turned off in vacant units to prevent damage in freezing temperatures. Any areas of concern noted during inspection will b		39.00	-26.22
12/24/2024	Ameren MO	Check	9106	Utilities Expense - 11/06/24 - 12/07/24 Electric - 8335515180		32.25	-58.47
12/24/2024	MO American Water	Check	8801	Utilities Expense - 10/31/24-11/04/24 Water - Vacant - 1017-210054644839		38.78	-97.25
12/24/2024	Spire	Check	9197	Utilities Expense - 11/18/24 - 12/16/24 Gas - 1412886389		157.45	-254.70
12/24/2024	Spire	Check	9197	Utilities Expense - Service Init. Installment - 1412886389		6.25	-260.95
01/06/2025		Transfer		Transfer from 1324 Columbus Dr	260.95		0.00
01/06/2025		Transfer		Transfer from 367 Scenic Dr	75.00		75.00
01/07/2025		Transfer		Transfer from 367 Scenic Dr	249.00		324.00
01/07/2025	Complete Property Management Solutions	Check	9446	R&M INH - Maintenance Labor - Tech was onsite for appointment with utility provider to install new water meter - 18177-1 - On Dec 6 11AM attend the water meter appointment, replacing meter		75.00	249.00
01/07/2025	Complete Property Management Solutions	Check	9446	R&M INH - Trip Fee - Trip fee plus first 20 minutes of labor - 18929-1 - **PLEASE COMPLETE BY END OF WEEK** Shelving under the water meter needs to be moved or removed. Please call Andrew or Keli when you're onsite to discuss		69.00	180.00
01/07/2025	Complete Property Management Solutions	Check	9446	R&M INH - Misc Supplies & Tooling Fee - Misc Supplies & Tooling Fee - 18929-1 - **PLEASE COMPLETE BY END OF WEEK** Shelving under the water meter needs to be moved or removed. Please call Andrew or Keli when you're onsite to discuss		20.00	160.00
01/07/2025	Complete Property Management Solutions	Check	9446	R&M INH - Maintenance Labor - The technician removed the shelving located under the water meter, which was obstructing access for repairs. - 18929-1 - **PLEASE COMPLETE BY END OF WEEK** Shelving under the water meter needs to be moved or removed. Please call Andrew or Keli when you're onsite to discuss		160.00	0.00
01/13/2025		Transfer		Transfer from 1273 New Florissant Rd	329.00		329.00
01/14/2025	Complete Property Management Solutions	Check	9559	R&M INH - Trip Fee - Trip fee plus first 20 minutes of labor - 18929-2 - Water meter appointment 12/26 at 11:00		69.00	260.00
01/14/2025	Complete Property Management Solutions	Check	9559	R&M INH - Misc Supplies & Tooling Fee - Misc Supplies & Tooling Fee - 18929-2 - Water meter appointment 12/26 at 11:00		20.00	240.00
01/14/2025	Complete Property Management Solutions	Check	9559	R&M INH - Maintenance Labor - Tech was onsite for water meter appointment with utility company. Tech also removed vegetation overgrowth from AC unit and electric box. - 18929-2 - Water meter appointment 12/26 at 11:00		240.00	0.00
01/20/2025		Transfer		Transfer from 367 Scenic Dr	170.84		170.84
01/20/2025	Spire	Check	9695	Utilities Expense - 12/17/24 - 01/16/25 Gas - 1412886389		164.59	6.25
01/20/2025	Spire	Check	9695	Utilities Expense - Service Init. Installment - 1412886389		6.25	0.00
02/04/2025		Transfer		Transfer from 7485 Rowles Ave	58.56		58.56
02/10/2025	Ameren MO	Check	10099	Utilities Expense - 12/07/24 - 01/10/25 Electric - 8335515180		42.03	16.53
02/10/2025	MO American	Check	10125	Utilities Expense - 12/06/24-01/02/25 Water - Vacant -		16.53	0.00

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
	Water			1017-210054644839			
02/18/2025		Transfer		Transfer from 367 Scenic Dr	34.47		34.47
02/18/2025	MO American Water	Check	10284	Utilities Expense - 01/03/25-02/03/25 Water - Vacant - 1017-210054644839		34.47	0.00
02/20/2025		Transfer		Transfer from 367 Scenic Dr	45.43		45.43
02/20/2025	Ameren MO	Check	10485	Utilities Expense - 01/10/25 - 02/08/25 Electric - 8335515180		45.43	0.00
03/03/2025		Transfer		Transfer from 367 Scenic Dr	113.10		113.10
03/03/2025	Spire	Check	10726	Utilities Expense - 01/17/25 - 02/17/25 Gas - 1412886389		108.65	4.45
03/10/2025		Transfer		Transfer from 2245 Kerwin Dr	1.80		6.25
03/10/2025	Spire	Check	10884	Utilities Expense - Service Init. Installment - 1412886389		6.25	0.00
03/17/2025		Transfer		Transfer from 7485 Rowles Ave	844.66		844.66
03/18/2025		Transfer		Transfer from 2245 Kerwin Dr	109.00		953.66
03/18/2025	Complete Property Management Solutions	Check	11101	R&M INH - Trip Fee - Trip fee plus first 20 minutes of labor		69.00	884.66
03/18/2025	Complete Property Management Solutions	Check	11101	R&M INH - Maintenance Labor - The technician conducted an inspection of the entire property, checking the exterior to ensure there were no water issues. Inside the basement, water was spreading everywhere due to a pipe that had burst behind the wall, which requires immediate repair.		40.00	844.66
03/20/2025		Transfer		Transfer from 2245 Kerwin Dr	88.77		933.43
03/20/2025	Ameren MO	Check	11116	Utilities Expense - 02/08/25 - 03/11/25 Electric - 8335515180		36.03	897.40
03/20/2025	Spire	Check	11189	Utilities Expense - 02/18/25 - 03/17/25 Gas - 1412886389		52.74	844.66
03/24/2025		Transfer		Transfer to 1324 Columbus Dr		37.07	807.59
03/31/2025	CPMS - Reimbursements	Check	11406	Licenses, Permits & Fees - Landlord license and occupancy inspection fee		599.00	208.59
03/31/2025	CPMS - Reimbursements	Check	11406	Mgmt Fees - 3rd Party Maintenance Vendor Markup - Markup: Landlord license and occupancy inspection fee		47.92	160.67
04/01/2025	Complete Property Management Solutions	Check	11425	R&M INH - AC Unit Delivery/PickUp/Install/Removal/Rental Fees - Rental Dehumidifier Unit Delivery & Install		50.00	110.67
04/01/2025	Complete Property Management Solutions	Check	11425	R&M INH - Municipal Inspections & Reinspections - Municipal inspections / Reinspections / Section 8 Inspections Tech will arrive no less than 15 minutes early to walk the unit and address small items with supplies on hand. Tech will ensure inspector has access to the property and will clarify any failed		75.00	35.67
04/01/2025	Complete Property Management Solutions	Check	11425	R&M INH - Materials - ROLL-O-RAGS 1LB Upshot 10 oz. White x2		35.24	0.43
04/07/2025		Transfer		Transfer from 2245 Kerwin Dr	844.23		844.66
04/08/2025		Transfer		Transfer from 1273 New Florissant Rd	413.38		1,258.04
04/08/2025	Complete Property Management Solutions	Check	11601	R&M INH - Maintenance Labor - The technician diagnosed the basement and attempted to spray the area underneath the tub with Kilz. However, the wood is splitting and falling apart, and there are no solid areas suitable for applying the Kilz.		80.00	1,178.04
04/08/2025	Complete Property Management Solutions	Check	11601	R&M INH - Occupancy Check, Abandonment Notice & Serving Notices - Occupancy Check / Abandonment Notice / Serving Notices		59.00	1,119.04
04/08/2025	Complete Property Management	Check	11601	R&M INH - Trip Fee - Trip fee plus first 20 minutes of labor		69.00	1,050.04

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
	Solutions						
04/08/2025	Complete Property Management Solutions	Check	11601	R&M INH - Misc Supplies & Tooling Fee - Misc Supplies & Tooling Fee		20.00	1,030.04
04/08/2025	Complete Property Management Solutions	Check	11601	CONSTRUCTION - Materials - Cartridge		65.38	964.66
04/08/2025	Complete Property Management Solutions	Check	11601	CONSTRUCTION - Construction Labor - The technician installed the cartridge and hardware components		120.00	844.66
04/22/2025		Transfer		Transfer from 367 Scenic Dr	285.23		1,129.89
04/22/2025	Spire	Check	11913	Utilities Expense - 03/18/25-04/16/25 Gas - Vacant - 1412886389		23.23	1,106.66
04/22/2025	Complete Property Management Solutions	Check	11959	R&M INH - Trip Fee - Trip fee plus first 20 minutes of labor. The technician inspected the property for leaks.		69.00	1,037.66
04/22/2025	Complete Property Management Solutions	Check	11959	R&M INH - Trip Fee - Trip fee plus first 20 minutes of labor		69.00	968.66
04/22/2025	Complete Property Management Solutions	Check	11959	CONSTRUCTION - Construction Labor - Evaluation shows that water is entering the basement through floor cracks and around the perimeter where the slab meets the walls, due to water table pressure pushing moisture upward. The basement walls were dry with no visible leaks. The recommended solu		40.00	928.66
04/22/2025	Complete Property Management Solution LLC	Check	11960	R&M INH - Landscaping Yard Care - 04/02/25 Mowing plus pickup storm branches extra 30 mins		84.00	844.66
04/28/2025		Transfer		Transfer to 367 Scenic Dr		75.00	769.66
04/29/2025	Complete Property Management Solutions	Check	12068	R&M INH - Trip Fee - Trip fee dehumidifier pick up		50.00	719.66
04/29/2025	Complete Property Management Solutions	Check	12068	R&M INH - Materials - Rental fee for dehumidifier 3 days (The dehumidifier was on site since 3/21, but only charging for 3 days)		45.00	674.66
05/05/2025		Transfer		Transfer from 367 Scenic Dr	1,002.00		1,676.66
05/05/2025		Transfer		Transfer from 7485 Rowles Ave	300.46		1,977.12
05/05/2025	MO American Water	Check	12109	Utilities Expense - 03/04/25 - 04/01/25 Water Vacant - 1017-210054644839		75.46	1,901.66
05/05/2025	CPMS - Reimbursements	Check	12218	Utilities Expense - MOAM Water Acct#1017-210054644839 02/04/25-03/03/25		844.66	1,057.00
05/05/2025	CPMS - Reimbursements	Check	12218	Utilities Expense - MOAM Water Acct#1017-210054644839 03/04/25-04/01/25		1,000.00	57.00
05/06/2025	Complete Property Management Solution LLC	Check	12229	R&M INH - Landscaping Yard Care - 04/15/25 Lawn Care		57.00	0.00
05/12/2025		Transfer		Transfer from 2245 Kerwin Dr	170.78		170.78
05/12/2025	Ameren MO	Check	12241	Utilities Expense - 03/1125 - 04/09/25 Electric Vacant - 8335515180		44.78	126.00
05/13/2025	Complete Property Management Solutions	Check	12311	R&M INH - Trip Fee - Trip fee plus first 20 minutes of labor. The technician visited the property three times to assess the water issue. Due to continued water pooling at the bottom of the basement stairs (on the left side), the technician determined that the dehumidifier sho		69.00	57.00

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
05/13/2025	Complete Property Management Solution LLC	Check	12312	R&M INH - Landscaping Yard Care - 4/25/2025 Lawn Care		57.00	0.00
05/19/2025		Transfer		Transfer from 2245 Kerwin Dr	46.51		46.51
05/19/2025	MO American Water	Check	12346	Utilities Expense - 04/02/25-05/01/25 Water - Vacant - 1017-210054644839		11.82	34.69
05/20/2025		Transfer		Transfer from 2245 Kerwin Dr	23.28		57.97
05/20/2025	Spire	Check	12505	Utilities Expense - 04/17/25 - 05/15/25 Gas Vacant - 1412886389		23.28	34.69
05/27/2025		Transfer		Transfer to 1324 Columbus Dr		26.38	8.31
06/09/2025		Transfer		Transfer from 367 Scenic Dr	162.69		171.00
06/10/2025	Complete Property Management Solution LLC	Check	12952	R&M INH - Landscaping Yard Care - 05/05/25 Lawn Care		57.00	114.00
06/10/2025	Complete Property Management Solution LLC	Check	12952	R&M INH - Landscaping Yard Care - 05/15/25 Lawn Care		57.00	57.00
06/10/2025	Complete Property Management Solution LLC	Check	12952	R&M INH - Landscaping Yard Care - 05/25/25 Lawn Care		57.00	0.00
06/16/2025		Transfer		Transfer from 7485 Rowles Ave	46.34		46.34
06/16/2025	MO American Water	Check	12974	Utilities Expense - 05/02/25-06/02/25 Water - Vacant - 1017-210054644839		46.34	0.00
06/20/2025		Transfer		Transfer from 2245 Kerwin Dr	113.84		113.84
06/20/2025	Ameren MO	Check	13127	Utilities Expense - 05/08/25-06/07/25 Electric- Vacant - 8335515180		32.88	80.96
06/20/2025	Spire	Check	13205	Utilities Expense - 05/16/24 - 06/16/24 Gas Vacant - 1412886389		23.96	57.00
06/20/2025	Complete Property Management Solution LLC	Check	13216	R&M INH - Landscaping Yard Care - 06/04/25 Lawn Care		57.00	0.00
06/30/2025		Transfer		Transfer from 1324 Columbus Dr	67.97		67.97
06/30/2025	MSD	Check	13330	Utilities Expense - 04/30/25-05/31/25 Sewer - Vacant - 1160145-7		67.97	0.00
07/07/2025		Transfer		Transfer from 7485 Rowles Ave	456.00		456.00
07/07/2025	Complete Property Management Solutions	Check	13510	R&M INH - Trip Fee - Trip fee plus first 20 minutes of labor		69.00	387.00
07/07/2025	Complete Property Management Solutions	Check	13510	R&M INH - Maintenance Labor - The technician provided access to MO American Water to allow entry to the property.		330.00	57.00
07/07/2025	Complete Property Management Solution LLC	Check	13511	R&M INH - Landscaping Yard Care - 06/15/25 Lawn Care		57.00	0.00
07/14/2025		Transfer		Transfer from 2245 Kerwin Dr	85.15		85.15
07/14/2025	MO American Water	Check	13561	Utilities Expense - 06/03/25 - 07/01/25 Water Vacant - 1017-210054644839		28.15	57.00
07/14/2025	Complete Property Management Solution LLC	Check	13696	R&M INH - Landscaping Yard Care - 06/25/25 Lawn Care		57.00	0.00
07/21/2025		Transfer		Transfer from 1273 N Florissant Rd	51.96		51.96

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
07/21/2025	Ameren MO	Check	13722	Utilities Expense - 06/07/25-07/10/25 Electric - Vacant - 8335515180		28.00	23.96
07/21/2025	Spire	Check	13816	Utilities Expense - 06/17/25 - 07/17/25 Gas Vacant - 1412886389		23.96	0.00
08/04/2025		Transfer		Transfer from 7485 Rowles Ave	114.00		114.00
08/04/2025	Complete Property Management Solution LLC	Check	113	R&M INH - Landscaping Yard Care - 07/06/25 Lawn Care		57.00	57.00
08/04/2025	Complete Property Management Solution LLC	Check	113	R&M INH - Landscaping Yard Care - 07/16/25 Lawn Care		57.00	0.00
08/11/2025		Transfer		Transfer from 2245 Kerwin Dr	79.70		79.70
08/11/2025	MO American Water	Check	156	Utilities Expense - 07/02/25 - 08/01/25 Water Vacant - 1017-210054644839		22.70	57.00
08/11/2025	Complete Property Management Solution LLC	Check	226	R&M INH - Landscaping Yard Care - 07/26/25 Lawn Care		57.00	0.00
08/18/2025		Transfer		Transfer from 7485 Rowles Ave	55.92		55.92
08/18/2025	Ameren MO	Check	245	Utilities Expense - 07/10/25 - 08/08/25 Electric Vacant - 8335515180		55.92	0.00
09/02/2025		Transfer		Transfer from 7485 Rowles Ave	23.96		23.96
09/02/2025		Transfer		Transfer from 7485 Rowles Ave	4.04		28.00
09/02/2025	Spire	Check	679	Utilities Expense - 07/18/25 - 08/17/25 Gas Vacant - 1412886389		23.96	4.04
09/08/2025		Transfer		Transfer from 1324 Columbus Dr	143.58		147.62
09/08/2025	MO American Water	Check	742	Utilities Expense - 08/02/25 - 09/02/25 Water Vacant - 1017-210054644839		33.62	114.00
09/08/2025	Complete Property Management Solutions LLC	Check	812	R&M INH - Landscaping Yard Care - 08/05/25 Lawn Care		57.00	57.00
09/08/2025	Complete Property Management Solutions LLC	Check	812	R&M INH - Landscaping Yard Care - 08/15/25 Lawn Care		57.00	0.00
09/15/2025		Transfer		Transfer from 2245 Kerwin Dr	83.44		83.44
09/15/2025	Ameren MO	Check	852	Utilities Expense - 08/08/25 - 09/09/25 Electric Vacant - 8335515180		26.44	57.00
09/15/2025	Complete Property Management Solutions LLC	Check	987	R&M INH - Landscaping Yard Care - 08/25/25 Lawn Care		57.00	0.00
09/22/2025		Transfer		Transfer from 2245 Kerwin Dr	57.00		57.00
09/22/2025	Complete Property Management Solutions LLC	Check	1137	R&M INH - Landscaping Yard Care - 09/04/25 Lawn Care		57.00	0.00
10/14/2025		Transfer		Transfer from 1324 Columbus Dr	1,024.92		1,024.92
10/14/2025		Transfer		Transfer from 2245 Kerwin Dr	733.68		1,758.60
10/14/2025		Transfer		Transfer from 1273 N Florissant Rd	191.58		1,950.18
10/14/2025	Ameren MO	Check	1449	Utilities Expense - 09/09/25 - 10/08/25 Electric Vacant - 8335515180		20.14	1,930.04
10/14/2025	MO American Water	Check	1471	Utilities Expense - 09/03/25 - 10/01/25 Water Vacant - 1017-210054644839		12.87	1,917.17
10/14/2025	Spire	Check	1536	Utilities Expense - 08/18/25 - 09/17/25 Gas Vacant - 1412886389		45.17	1,872.00

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
10/14/2025	Aria Contracting (formerly Loftin Contracting)	eCheck	A4E4-8A70	R&M Out - Plumbing - Installed new 40 gallon gas water heater with expansion tank. - 24138-1 - BID APPROVED for water heater replacement, we do want to pull permits.Details:Gas40gal		1,575.00	297.00
10/14/2025	Complete Property Management Solutions LLC	Check	1593	R&M INH - Landscaping Yard Care - 09/14/25 Lawn Care		57.00	240.00
10/14/2025	Complete Property Management Solutions LLC	Check	1593	R&M INH - Landscaping Yard Care - 09/24/25 Lawn Care		57.00	183.00
10/14/2025	Complete Property Management Solutions LLC	Check	1593	Mgmt Fees - 3rd Party Maintenance Vendor Markup - Markup: Installed new 40 gallon gas water heater with expansion tank. - Markup for 9242		126.00	57.00
10/14/2025	Complete Property Management Solutions LLC	Check	1593	R&M INH - Landscaping Yard Care - 10/04/25 Lawn Care		57.00	0.00
11/10/2025		Transfer		Transfer from 367 Scenic Dr	114.51		114.51
11/10/2025		Transfer		Transfer from 367 Scenic Dr	22.36		136.87
11/10/2025	Ameren MO	Check	2056	Utilities Expense - 10/08/25 - 11/06/25 Electric Vacant - 8335515180		22.36	114.51
11/10/2025	MO American Water	Check	2083	Utilities Expense - 10/02/25 - 11/03/25 Water Vacant - 1017-210054644839		12.87	101.64
11/10/2025	Spire	Check	2160	Utilities Expense - 09/18/25 - 10/17/25 Gas Vacant - 1412886389		44.64	57.00
11/10/2025	Complete Property Management Solutions LLC	Check	2195	R&M INH - Landscaping Yard Care - 10/14/25 Lawn Care		57.00	0.00
11/20/2025		Transfer		Transfer from 367 Scenic Dr	137.34		137.34
11/20/2025	Spire	Check	2477	Utilities Expense - 10/17/25 - 11/10/25 Gas Vacant - 1412886389		23.34	114.00
11/20/2025	Complete Property Management Solutions LLC	Check	2486	R&M INH - Landscaping Yard Care - 10/23/25 Lawn Care		57.00	57.00
11/20/2025	Complete Property Management Solutions LLC	Check	2486	R&M INH - Landscaping Yard Care - 11/04/25 Lawn Care		57.00	0.00
12/08/2025		Transfer		Transfer from 367 Scenic Dr	1,117.85		1,117.85
12/08/2025		Transfer		Transfer from 1273 N Florissant Rd	35.35		1,153.20
12/08/2025		Transfer		Transfer from 1273 N Florissant Rd	109.00		1,262.20
12/08/2025	Arch HVAC	eCheck	C101-0FB0	R&M Out - HVAC Repair - Replaced flu pipe for furnace including flutee, cap, elbows, and pipe. - 28385-3 - BID APPROVED for the furnace flu repair		450.00	812.20
12/08/2025	Arch HVAC	eCheck	C101-0FB0	R&M Out - HVAC Repair - Service call - Diagnosed furnace not working. Found inducer motor assembly bad. - 28853-2 - BID APPROVED for inducer motor assembly furnace is not working		165.00	647.20
12/08/2025	Arch HVAC	eCheck	C101-0FB0	R&M Out - HVAC Repair - New inducer motor assembly from dealer - 28853-2 - BID APPROVED for inducer motor assembly furnace is not working		250.00	397.20
12/08/2025	Aria Contracting (formerly Loftin Contracting)	eCheck	C0E7-88A0	R&M Out - Plumbing - Service call - Inspected water lines through out house. Could not find any water leaks. - 28385-2 - BID NEEDED Need bid for gas leak repairs and leak repair at the pipe above the water heater		75.00	322.20
12/08/2025	Complete Property	Check	2826	R&M INH - Trip Fee - Trip fee plus first 20 minutes of labor		69.00	253.20

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
	Management Solutions						
12/08/2025	Complete Property Management Solutions	Check	2826	R&M INH - Trip Fee - Trip fee plus first 20 minutes of labor		69.00	184.20
12/08/2025	Complete Property Management Solutions	Check	2826	R&M INH - Trip Fee - Trip fee plus first 20 minutes of labor		69.00	115.20
12/08/2025	Complete Property Management Solutions	Check	2826	R&M INH - Maintenance Labor - The police were contacted and asked to respond. They provided an incident report number. Upon entering the property, the technician found the laundry water spout running slightly and shut it off. The basement will require a dehumidifier and a box fan for		40.00	75.20
12/08/2025	Complete Property Management Solutions LLC	Check	2827	Mgmt Fees - 3rd Party Maintenance Vendor Markup - Markup: Gas leak diagnostic. Fuel run holding pressure. Replaced flu pipe for furnace including flu tee, cap, elbows, and pipe. - Markup for 28385-3-506		36.00	39.20
12/08/2025	Complete Property Management Solutions LLC	Check	2827	Mgmt Fees - 3rd Party Maintenance Vendor Markup - Markup: Service call - Inspected water lines through out house. Could not find any water leaks. - Markup for 9333		6.00	33.20
12/08/2025	Complete Property Management Solutions LLC	Check	2827	Mgmt Fees - 3rd Party Maintenance Vendor Markup - Markup: Service call - Diagnosed furnace not working. Found inducer motor assembly bad. - Markup for 28853-2-514		13.20	20.00
12/08/2025	Complete Property Management Solutions LLC	Check	2827	Mgmt Fees - 3rd Party Maintenance Vendor Markup - Markup: New inducer motor assembly from dealer - Markup for 28853-2-515		20.00	0.00
12/15/2025		Transfer		Transfer from 1324 Columbus Dr	149.43		149.43
12/15/2025	Ameren MO	Check	2835	Utilities Expense - 11/06/25 - 12/09/25 Electric Vacant - 8335515180		110.43	39.00
12/15/2025	Complete Property Management Solutions	Check	2997	INH Maint Income - Maintenance Services - WWSC- Tech adhered to guidelines of the Winter Weather safety check, ensuring thermostats are set at appropriate levels and water is turned off in vacant units to prevent damage in freezing temperatures. Any areas of concern noted during inspection will b		39.00	0.00
12/22/2025		Transfer		Transfer from 1324 Columbus Dr	23.16		23.16
12/22/2025	Spire	Check	3134	Utilities Expense - 11/15/25 - 12/15/25 Gas Vacant - 1412886389		23.16	0.00
01/12/2026		Transfer		Transfer from 367 Scenic Dr	316.92		316.92
01/12/2026	CPMS - Reimbursements	Check	3562	Licenses, Permits & Fees - Landlord License Renewal + Occupancy Inspection Fee - 8% upcharge included		241.92	75.00
01/12/2026	Complete Property Management Solutions	Check	3572	R&M INH - Municipal Inspections & Reinspections - Municipal inspections / Reinspections / Section 8 Inspections Tech will arrive no less than 15 minutes early to walk the unit and address small items with supplies on hand. Tech will ensure inspector has access to the property and will clarify any failed		75.00	0.00
01/19/2026		Transfer		Transfer from 2245 Kerwin Dr	41.03		41.03
01/19/2026	Ameren MO	Check	3586	Utilities Expense - 12/09/25 - 01/10/26 Electric Vacant - 8335515180		41.03	0.00
01/20/2026		Transfer		Transfer from 1273 N Florissant Rd	59.00		59.00
01/20/2026	Complete Property Management Solutions	Check	3770	R&M INH - Occupancy Check, Abandonment Notice & Serving Notices - Occupancy Check / Abandonment Notice / Serving Notices		59.00	0.00
02/09/2026		Transfer		Transfer from 9810 Lawnview Dr	23.16		23.16
02/09/2026	Spire	Check	4183	Utilities Expense - 12/16/25 - 01/19/26 Gas Vacant - 1412886389		23.16	0.00

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
02/17/2026		Transfer		Transfer from 9810 Lawnview Dr	196.99		196.99
02/17/2026	Ameren MO	Check	4224	Utilities Expense - 01/10/26 - 02/10/26 Electric Vacant - 8335515180		87.99	109.00
02/17/2026	Complete Property Management Solutions	Check	4430	R&M INH - Trip Fee - Trip fee plus first 20 minutes of labor		69.00	40.00
02/17/2026	Complete Property Management Solutions	Check	4430	R&M INH - Maintenance Labor - On the second visit, the tech moved the heaters to other affected wet rooms. The ceilings in the two rooms where the heaters were previously placed are now dry. The heaters and dehumidifier will remain in place. Overall conditions have improved.		40.00	0.00
02/20/2026		Transfer		Transfer from 367 Scenic Dr	1,143.00		1,143.00
02/20/2026		Transfer		Transfer from 9810 Lawnview Dr	395.80		1,538.80
02/20/2026	MO American Water	Check	4455	Utilities Expense - 01/03/26 - 02/02/26 Water Vacant - 1017-210054644839		460.78	1,078.02
02/20/2026	Spire	Check	4535	Utilities Expense - 01/24/26 - 02/05/26 Gas Vacant - 9890516219		32.72	1,045.30
02/20/2026	Spire	Check	4538	Utilities Expense - 01/20/26 - 02/06/26 Gas Vacant Final Bill - 1412886389		14.24	1,031.06
02/20/2026	Complete Property Management Solutions	Check	4559	R&M INH - Materials - 50 HDX EXTENSION CORD 5/8 X 25 FT HUSKY WATERING HOSE 0 1/3HP SUBMERSIBLE UTILITY PUMP 2 IN. X 25 FT. HEAVY-DUTY DISCHARGE		342.67	688.39
02/20/2026	Complete Property Management Solutions	Check	4559	R&M INH - Trip Fee - Trip fee plus first 20 minutes of labor		69.00	619.39
02/20/2026	Complete Property Management Solutions	Check	4559	R&M INH - Misc Supplies & Tooling Fee - Misc Supplies & Tooling Fee - A flat fee applied to maintenance service invoices to cover general consumable materials, support the cost of specialty tools, the cost of wear and tear on general tools and attachments/accessories, and incidental supplies re		20.00	599.39
02/20/2026	Complete Property Management Solutions	Check	4559	R&M INH - Maintenance Labor - The anti-tip device is present. One bedroom window requires a storm screen. The electrical panel cover is in place. The thermostat was set to “off,” which contributed to the pipes bursting. The residence had not been properly weatherized. Two space heate		240.00	359.39
02/20/2026	Complete Property Management Solutions	Check	4559	R&M INH - Materials - 60" WATER METER VALVE KEY		40.39	319.00
02/20/2026	Complete Property Management Solutions	Check	4559	R&M INH - Trip Fee - Trip fee plus first 20 minutes of labor		69.00	250.00
02/20/2026	Complete Property Management Solutions	Check	4559	R&M INH - Misc Supplies & Tooling Fee - Misc Supplies & Tooling Fee - A flat fee applied to maintenance service invoices to cover general consumable materials, support the cost of specialty tools, the cost of wear and tear on general tools and attachments/accessories, and incidental supplies re		20.00	230.00
02/20/2026	Complete Property Management Solutions	Check	4559	R&M INH - Maintenance Labor - The interior main water shut-off valve is currently in the off position. The water supply was secured at the exterior main using a water meter key.		80.00	150.00
02/20/2026	Complete Property Management Solutions	Check	4559	R&M INH - Materials - Rental fee for dehumidifier 5 days (The dehumidifier was on site since 2/3, but only charging for 5 days)		150.00	0.00
03/09/2026		Transfer		Transfer from 367 Scenic Dr	318.66		318.66
03/09/2026	MO American	Check	4779	Utilities Expense - 02/03/26 - 03/02/26 Water Vacant -		318.66	0.00

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
	Water			1017-210054644839			
03/23/2026		Transfer		Transfer from 367 Scenic Dr	1,008.84		1,008.84
03/23/2026		Transfer		Transfer from 1324 Columbus Dr	945.00		1,953.84
03/23/2026		Transfer		Transfer from 2245 Kerwin Dr	791.64		2,745.48
03/23/2026	Ameren MO	Check	5104	Utilities Expense - 02/10/26-03/11/26 Electric - Vacant - 8335515180		79.07	2,666.41
03/23/2026	Spire	Check	5268	Utilities Expense - 02/17/26 - 03/16/26 Gas + Init Installment Vacant - 9890516219		29.41	2,637.00
03/23/2026	Aria Contracting	eCheck	613A-A0D0	R&M Out - Plumbing - Waterline Repair & Main Stop Valve - 30753-2 - BID APPROVED Gain AccessOpen kitchen and bathroom wall under sinks to make waterline repairsWaterline repairRepair burst waterlines in bathroom and kitchen and basement. Under kitchen sinkhas solder joint that has blown apart as well		1,550.00	1,087.00
03/23/2026	Aria Contracting	eCheck	613A-A0D0	R&M Out - Plumbing - Waterline repair. Repaired burst waterline behind shower on shower valve, hot side. Shower Repair. Replace delta cartridge plus Parts - 31748-1 - BID APPROVED Additional leak behind shower wall		550.00	537.00
03/23/2026	Complete Property Management Solutions	Check	5289	R&M INH - Trip Fee - Trip fee plus first 20 minutes of labor The technician met with the plumber		69.00	468.00
03/23/2026	Complete Property Management Solutions	Check	5289	CONSTRUCTION - Construction Services - The technician removed the shower door track guide, shower glass doors, and the top and left jamb of the shower door track. The faucet handle and shower pipe were also removed, along with the outer faucet casing, which revealed a crack in the inner plasti		300.00	168.00
03/23/2026	Complete Property Management Solutions LLC	Check	5290	Mgmt Fees - 3rd Party Maintenance Vendor Markup - Markup: Waterline Repair & Main Stop Valve - Markup for 9588		124.00	44.00
03/23/2026	Complete Property Management Solutions LLC	Check	5290	Mgmt Fees - 3rd Party Maintenance Vendor Markup - Markup: Waterline repair. Repaired burst waterline behind shower on shower valve, hot side. Shower Repair. Replace delta cartridge plus Parts - Markup for 9599		44.00	0.00
04/06/2026		Transfer		Transfer from 1273 N Florissant Rd	873.00		873.00
04/06/2026	MO American Water	Check	5503	Utilities Expense - 03/03/26 - 04/01/26 Water Vacant - 1017-210054644839		12.87	860.13
04/06/2026	Complete Property Management Solutions	Check	5597	R&M INH - Materials - BEHR PPI 1050 FLAT UPW 320oz		17.35	842.78
04/06/2026	Complete Property Management Solutions	Check	5597	R&M INH - Trip Fee - Trip fee plus first 20 minutes of labor		69.00	773.78
04/06/2026	Complete Property Management Solutions	Check	5597	R&M INH - Misc Supplies & Tooling Fee - Misc Supplies & Tooling Fee - A flat fee applied to maintenance service invoices to cover general consumable materials, support the cost of specialty tools, the cost of wear and tear on general tools and attachments/accessories, and incidental supplies re		20.00	753.78
04/06/2026	Complete Property Management Solutions	Check	5597	CONSTRUCTION - Construction Labor - The technician sanded the drywall joint compound to achieve a smooth finish and painted the walls in areas where patches had been completed. The technician installed the shower manifold plate, along with the top and side rails for the shower assembly, and		444.00	309.78
04/06/2026	Complete Property Management Solutions LLC	Check	5598	Mgmt Fees - 3rd Party Maintenance Vendor Markup - Markup: Dryer vent installation. Remove existing unapproved dryer vent and install code approved dryer vent. - Markup for 9613		47.60	262.18
04/13/2026		Transfer		Transfer from 367 Scenic Dr	332.82		595.00

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
04/13/2026	Aria Contracting	eCheck	8F99-8820	R&M Out - HVAC Repair - Dryer vent installation. Remove existing unapproved dryer vent and install code approved dryer vent.		595.00	0.00
04/20/2026		Transfer		Transfer from 2245 Kerwin Dr	270.92		270.92
04/20/2026		Transfer		Transfer from 1324 Columbus Dr	30.26		301.18
04/20/2026	Ameren MO	Check	5767	Utilities Expense - 03/11/26-04/09/26 Electric - Vacant - 8335515180		205.92	95.26
04/20/2026	Spire	Check	5910	Utilities Expense - 03/17/26-04/15/26 Gas - Vacant - 9890516219		30.26	65.00
04/20/2026	Complete Property Management Solutions LLC	Check	5975	R&M INH - Landscaping Yard Care - 2026 Lawn Care Cycle #1		65.00	0.00
05/11/2026		Transfer		Transfer from 367 Scenic Dr	363.37		363.37
05/11/2026	MO American Water	Check	6345	Utilities Expense - 04/02/26 - 05/01/26 Water Vacant - 1017-210054644839		12.87	350.50
05/11/2026	Complete Property Management Solutions	Check	6458	R&M INH - Trip Fee - Trip fee plus first 20 minutes of labor		69.00	281.50
05/11/2026	Complete Property Management Solutions	Check	6458	R&M INH - Trip Fee - Trip fee plus first 20 minutes of labor. The technician met with the claims adjuster on site; however, the adjuster was unable to determine the source of the water intrusion and advised that the inspection will need to be rescheduled.		69.00	212.50
05/11/2026	Complete Property Management Solutions	Check	6458	R&M INH - Maintenance Labor - The technician met with the adjuster at the property to conduct a walkthrough. During the inspection, an active leak was observed on the basement wall to the left of the electrical panel. Previously patched cracks are visible and appear to be allowing wat		82.50	130.00
05/11/2026	Complete Property Management Solutions LLC	Check	6459	R&M INH - Landscaping Yard Care - 04/13/26 Lawncare		65.00	65.00
05/11/2026	Complete Property Management Solutions LLC	Check	6459	R&M INH - Landscaping Yard Care - 04/23/26 Lawncare		65.00	0.00
05/18/2026		Transfer		Transfer from 1273 N Florissant Rd	195.06		195.06
05/18/2026	Ameren MO	Check	6480	Utilities Expense - 04/09/26-05/08/26 Electric - Vacant - 8335515180		130.06	65.00
05/18/2026	Complete Property Management Solutions LLC	Check	6677	R&M INH - Landscaping Yard Care - 05/03/26 Mowing		65.00	0.00
06/08/2026		Transfer		Transfer from 367 Scenic Dr	102.02		102.02
06/08/2026	MO American Water	Check	7037	Utilities Expense - 05/02/26 - 06/01/26 Water Vecant - 1017-210054644839		12.87	89.15
06/08/2026	Spire	Check	7132	Utilities Expense - 04/16/26-05/15/26 Gas - Vacant - 9890516219		24.15	65.00
06/08/2026	Complete Property Management Solutions LLC	Check	7170	R&M INH - Landscaping Yard Care - 05/12/26 Lawn Care		65.00	0.00
06/15/2026		Transfer		Transfer from 2245 Kerwin Dr	65.00		65.00
06/15/2026	Complete Property Management Solutions LLC	Check	7364	R&M INH - Landscaping Yard Care - 05/22/26 Mowing		65.00	0.00
06/22/2026		Transfer		Transfer from 367 Scenic Dr	131.61		131.61
06/22/2026	Ameren MO	Check	7374	Utilities Expense - 05/08/26 - 06/09/26 -Electric Vacant -		131.61	0.00

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
				8335515180			
07/06/2026		Transfer		Transfer from 2245 Kerwin Dr	267.38		267.38
07/06/2026	MO American Water	Check	7682	Utilities Expense - 06/02/26 - 07/01/26 Water Vacant - 1017-210054644839		12.87	254.51
07/06/2026	Spire	Check	7789	Utilities Expense - 05/16/26 - 06/17/26 Gas - Vacant - 9890516219		24.51	230.00
07/06/2026	Complete Property Management Solutions	Check	7840	R&M INH - Maintenance Labor - The technician met with three representatives at the property, including two insurance personnel and one water restoration representative. A full walkthrough of the interior and exterior was conducted, and photographs were taken throughout the property. T		165.00	65.00
07/06/2026	Complete Property Management Solutions LLC	Check	7841	R&M INH - Landscaping Yard Care - 6/1/26 lawncare		65.00	0.00
07/13/2026		Transfer		Transfer from 367 Scenic Dr	65.00		65.00
07/13/2026	Complete Property Management Solutions LLC	Check	7961	R&M INH - Landscaping Yard Care - 6/11 Lawncare		65.00	0.00
07/20/2026		Transfer		Transfer from 367 Scenic Dr	130.00		130.00
07/20/2026	Complete Property Management Solutions LLC	Check	8157	R&M INH - Landscaping Yard Care - 6/21/26 Lawncare		65.00	65.00
07/20/2026	Complete Property Management Solutions LLC	Check	8157	R&M INH - Landscaping Yard Care - 7/1/26 Lawncare		65.00	0.00
08/10/2026		Transfer		Transfer from 2245 Kerwin Dr	504.97		504.97
08/10/2026	Ameren MO	Check	8459	Utilities Expense - 06/09/26-07/10/26 Electric - Vacant - 8335515180		157.95	347.02
08/10/2026	MO American Water	Check	8502	Utilities Expense - 07/02/26-08/03/26 Water Vacant - 1017-210054644839		12.87	334.15
08/10/2026	Spire	Check	8562	Utilities Expense - 06/18/26 - 07/16/26 Gas - Vacant - 9890516219		24.15	310.00
08/10/2026	Complete Property Management Solutions	Check	8594	R&M INH - Occupancy Check, Abandonment Notice & Serving Notices - Task/Service Fee		50.00	260.00
08/10/2026	Complete Property Management Solutions	Check	8594	R&M INH - Maintenance Labor - The tech picked up the replacement water valve and delivered it to the property for the scheduled appointment with the water company representative.		80.00	180.00
08/10/2026	Complete Property Management Solutions	Check	8594	R&M INH - Occupancy Check, Abandonment Notice & Serving Notices - Task/Service Fee		50.00	130.00
08/10/2026	Complete Property Management Solutions LLC	Check	8595	R&M INH - Landscaping Yard Care - 7/11 Lawncare		65.00	65.00
08/10/2026	Complete Property Management Solutions LLC	Check	8595	R&M INH - Landscaping Yard Care - 7/21 lawncare		65.00	0.00
08/20/2026		Transfer		Transfer from 1324 Columbus Dr	163.86		163.86
08/20/2026	Ameren MO	Check	8749	Utilities Expense - 07/10/26-08/08/26 Electric - Vacant - 8335515180		98.86	65.00
08/20/2026	Complete Property	Check	8825	R&M INH - Landscaping Yard Care - 7/31 lawncare		65.00	0.00

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
	Management Solutions LLC						
09/04/2026		Transfer		Transfer from 2245 Kerwin Dr	24.51		24.51
09/04/2026	Spire	Check	9148	Utilities Expense - 07/17/26 - 08/14/26 Gas - Vacant - 9890516219		24.51	0.00
09/08/2026		Transfer		Transfer from 367 Scenic Dr	172.75		172.75
09/08/2026	MSD	Reversed Check	9230	Utilities Expense - 06/30/26 - 07/31/26 Sewer - Vacant - 1160145-7		42.75	130.00
09/08/2026	Complete Property Management Solutions LLC	Check	9252	R&M INH - Landscaping Yard Care - 8/10/26 Lawncare		65.00	65.00
09/08/2026	Complete Property Management Solutions LLC	Check	9252	R&M INH - Landscaping Yard Care - 8/20 Lawncare		65.00	0.00
09/14/2026		Transfer		Transfer from 1273 N Florissant Rd	14.01		14.01
09/14/2026	MO American Water	Check	9286	Utilities Expense - 08/04/26-09/02/26 Water - Vacant - 1017-210054644839		14.01	0.00
09/21/2026		Transfer		Transfer from 1324 Columbus Dr	110.60		110.60
09/21/2026	Spire	Check	9499	Utilities Expense - 08/15/26 - 09/16/26 Gas - Vacant - 9890516219		24.53	86.07
09/21/2026	Complete Property Management Solutions LLC	Check	9518	R&M INH - Landscaping Yard Care - 8/30 Lawncare		65.00	21.07
09/23/2026	MSD	Reverse Check	9230	Utilities Expense - 06/30/26 - 07/31/26 Sewer - Vacant - 1160145-7	42.75		63.82
09/28/2026		Transfer		Transfer from 2245 Kerwin Dr	22.25		86.07
09/28/2026	Complete Property Management Solutions LLC	Check	9634	R&M INH - Landscaping Yard Care - 9/9 Lawncare		65.00	21.07
10/05/2026		Transfer		Transfer from 367 Scenic Dr	42.75		63.82
10/07/2026	Ameren MO	Check	9391	Utilities Expense - 08/08/2026 - 09/09/2026 Electric Vacant - 8335515180		21.07	42.75
10/13/2026		Transfer		Transfer from 367 Scenic Dr	87.25		130.00
10/13/2026	Complete Property Management Solutions LLC	Check	9934	R&M INH - Landscaping Yard Care - 9/19 lawncare		65.00	65.00
10/13/2026	Complete Property Management Solutions LLC	Check	9934	R&M INH - Landscaping Yard Care - 9/29 lawncare		65.00	0.00
10/19/2026		Transfer		Transfer from 1324 Columbus Dr	11.77		11.77
10/19/2026	Ameren MO	Check	9969	Utilities Expense - 09/09/2026 - 10/08/2026 Electric Vacant - 8335515180		11.77	0.00
				Ending Cash Balance			0.00
Total					**20,380.27**	**20,380.27**	

Bills Due

Due Date	Payee	Description	Unpaid
10/19/2026	Spire	09/17/26-10/15/26 Gas Vacant	25.38
Total			**25.38**