



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED
DEC 16 2024
CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585
legislativehearings@ci.stpaul.mn.us

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number check 28961)
- Copy of the City-issued orders/letter being appealed & any attachments you may wish to include

Walk In Mail Email

Appeal taken by:

HEARING DATE & TIME

(provided by Legislative Hearing staff)

Tuesday, January 7, 2025

Location of Hearing:

Telephone: you will be called between 2:00 pm & 4:00 pm

In person (Room 330 City Hall) at: _____
(required for all condemnation orders and Fire C of O revocations and orders to vacate)

Address Being Appealed:

Number & Street: 365 Bates Avenue City: St. Paul State: MN Zip: 55106

Appellant/Applicant: Casandra & Patrick Bradley Email: patrick.bradley393@gmail.com

Phone Numbers: Business _____ Residence 8017556655 Cell 8018226775

Signature: _____ Date: 12/12/2024

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: 19950 Dodd Blvd STE 102, Lakeville, MN 55044

Phone Numbers: Business (612) 367-7848 Residence 952-356-3096 Cell _____

What is being appealed and why? Attachments Are Acceptable

- Vacate Order/Condemnation/Revocation of Fire C of O _____
- Summary/Vehicle Abatement _____
- Fire C of O Deficiency List/Correction Please see attached "reasons for appeals" document
- Code Enforcement Correction Notice _____
- Vacant Building Registration _____
- Other (Fence Variance, Code Compliance, etc.) _____

Reasons for appeal:

1. We have been planning on and working towards home updates and repairs as our financial ability allows since we moved in at the end of 2022. Currently we are unable to afford these repairs listed. We were putting them off until tax season as we have already borrowed thousands of dollars from family to assist in the emergent life and safety issues that have come up this year.
2. We were informed by multiple city inspections that nothing was below code and therefore not mandatory to fix/repair. Even when we spoke with Michael Tschida, the city fire inspector who wrote the correction notice, he stated in his opinion none of these things listed are below code requirements.
3. We have submitted a rent increase request to the City of St. Paul in early October to help cover the costs of the repairs of our ancient home. Currently we have not heard back yet about a decision.
4. Unfortunately, the previous owners of the home were very sneaky and untruthful about a lot of things when it comes to this home and we have paid dearly for it. Everything listed in the correction notice was that way when we purchased the home during our relocation from Utah. The previous owners are the ones who installed the water heater without a permit. We had absolutely no idea and after calling about 10 companies only one is POSSIBLY able to help us with this job.

We have been as diligent as we possibly could to help as far as our finances will allow, and beyond. Please know it is not that we don't want our home to get updated and better suited, it is simply because of severe financial strain. If we are simply being required to repair the home due to the tenant's complaint of being uncomfortable, you must know they will be leaving by March 31st, 2025. We have already made a lot of repairs that have taken quite a bit of time and money to get sorted out and completed. We have allowed them to make several large changes to the home to be more comfortable there. We do care, we simply cannot afford it.



December 3, 2024

Mauzy Properties
19950 DODD BLVD SUITE 102
LAKEVILLE MN 55044 USA

CORRECTION NOTICE - COMPLAINT INSPECTION

RE: 365 BATES AVE
Ref. # 127227

Dear Property Representative:

An inspection was made of your building on in response to a referral. You are hereby notified that the following deficiency list must be corrected immediately.

A reinspection will be made on December 27, 2024, at 9:30.

Failure to comply may result in a criminal citation or revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. SPLC 34.09 (4)(i), 34.33 (3) - Repair and maintain the door frame. **-1) Front door frame is in disrepair. 2) Back door has a gap where you can see daylight through it.**
2. SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint. **-Large hole in the fascia on the south side, Possible entrance for animals.**
3. SPLC 34.10 (6), 34.34 (5) - Every owner of a structure shall be responsible for the control and/or elimination of insects, rodents or other pests wherever infestation exists. **-Possible rodents living in attic.**

4. SPLC 34.11 (5), 34.35 (2), MPC 501.1 - Contact a licensed contractor to repair or replace the water heater. This work may require a permit(s). Call DSI at (651) 266-8989. **-1) Water heater installed without a permit in 2022. 2) Water heater is sitting on a paver. 3) This work will require a permit.**

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: Michael.P.Tschida@ci.stpaul.mn.us or call me at 651-266-1917 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Michael P Tschida
Ref. # 127227

INSTALLMENT LOAN AGREEMENT

READ THIS ENTIRE AGREEMENT (INCLUDING ANY APPENDICES) CLOSELY BEFORE SIGNING. IT CONTAINS IMPORTANT DISCLOSURES AND THE TERMS OF YOUR LOAN. FOR EXAMPLE: (1) THE TRUTH IN LENDING DISCLOSURES APPEAR BELOW; AND (2) SECTION 2 PROVIDES IMPORTANT DETAILS ABOUT PAYMENTS.

SECTION 19 REQUIRES CLAIMS TO BE ARBITRATED AND FORBIDS CLASS ACTIONS UNLESS YOU (1) ARE SUBJECT TO THE PROTECTIONS OF THE MILITARY LENDING ACT OR (2) EXERCISE YOUR RIGHT TO REJECT ARBITRATION UNDER SECTION 19(f) BY PHONE OR MAIL (WE MUST RECEIVE YOUR REJECTION WITHIN 90 DAYS AFTER YOUR LOAN AGREEMENT DATE).

Lender:

Goldman Sachs Bank USA, Salt Lake City Branch
Salt Lake City, Utah

Borrower(s):

Casandra Bradley
365 Bates Ave
Saint Paul, MN 55106

Loan Agreement Date: 10/26/2022

Application ID: 2210262623

GreenSky® Loan Program Phone No: 866-936-0602

Merchant: Window Nation - MIN

KEY TERMS USED IN THIS AGREEMENT

Shopping Pass: 7100 0068 7076 8026 Exp 10/26 The purpose of the Shopping Pass is to use the Loan to make purchases from the Merchant.	Plan Number: 2739
Credit Limit: \$7,584.00 Your credit limit is equal to the estimated Amount Financed reflected in the "Truth in Lending Disclosures" below.	Purchase Window Expiration Date: Except as otherwise provided in this Agreement (see Section 1(b)(2)), the Purchase Window Expiration Date is 04/24/2023.
Introductory Payment Percentage: 1.32% of the aggregate purchase balance during the Purchase Window, not to exceed the unpaid balance.	Introductory Period Expiration Date: The Introductory Period ends on 05/14/2023, which is approximately 6 month(s) from the Loan Agreement Date.

For your convenience, we may provide you with certain materials in both the Spanish and English languages. You agree that, to the greatest extent not prohibited by law, the English text will control.

Para su conveniencia, podemos proporcionarle ciertos materiales en los idiomas español e inglés. Usted acepta que, en la mayor medida no prohibida por la ley predominará el texto en Inglés.

Your Merchant may pay transaction fees as a result of your use of the Loan. Your Merchant is prohibited from surcharging you to cover the cost of these transaction fees.

For Arizona Residents Financing a Home Solicitation Sale

This instrument is based upon a home solicitation sale, which is subject to the provisions of Title 44, Chapter 15 of the Arizona Revised Statutes. This instrument is not negotiable.

For Connecticut Residents Financing a Home Solicitation Sale

THIS INSTRUMENT IS BASED UPON A HOME SOLICITATION SALE, WHICH SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

For North Dakota Residents Financing a Personal Solicitation Sale

This instrument is based upon a personal solicitation sale, which is subject to the provisions of the North Dakota Century Code. This instrument is not negotiable.

[YOUR INSTALLMENT LOAN AGREEMENT CONTINUES ON THE NEXT PAGE]

Mauzy Properties
 19950 Dodd Blvd
 Suite 102
 Lakeville, MN 55044

Rental Owner Statement



Page 2

Statement period **10/10/2024 - 11/9/2024**

Statement date **11/11/2024**

Income statement

	Bates Avenue, St Paul (365) NM CW1	All properties
Income		
Rent Income	1,795.00	1,795.00
Utility Income- Paid by Owner	134.31	134.31
Total income	\$1,929.31	\$1,929.31
Expense		
Fuel Surcharge	5.00	5.00
Management Fees	100.00	100.00
Property Inspection	85.00	85.00
Repairs- Int - Handyman Service Credit	(85.00)	(85.00)
Total expenses	\$105.00	\$105.00
Net income	\$1,824.31	\$1,824.31

Mauzy Properties
 19950 Dodd Blvd
 Suite 102
 Lakeville, MN 55044

Rental Owner Statement



Page 3
 Statement period **10/10/2024 - 11/9/2024**
 Statement date **11/11/2024**

Detail transactions

Date	Property	Unit	Account	Name	Memo	Amount	Balance
Beginning cash balance as of 10/10/2024							\$200.00
Additions to cash							
10/31/2024	Bates Avenue, St Paul (365) NM CW1	1	Utility Income- Paid by Owner	Unit 1 - James Jorgensen	by James Jorgensen	134.31	334.31
11/1/2024	Bates Avenue, St Paul (365) NM CW1	1	Rent Income	Unit 1	Prepayment applied to balances	830.35	1,164.66
11/5/2024	Bates Avenue, St Paul (365) NM CW1	1	Rent Income	Unit 1 - Samuel Geerling	by Samuel Geerling	964.65	2,129.31
Total from additions to cash						\$1,929.31	
Subtractions from cash							
10/11/2024	Bates Avenue, St Paul (365) NM CW1	Property level	Property Inspection		Periodic Inspection	85.00	2,044.31
10/11/2024	Bates Avenue, St Paul (365) NM CW1	Property level	Repairs- Int - Handyman Service Credit		CREDIT: Periodic Inspection	(85.00)	2,129.31
10/11/2024	Bates Avenue, St Paul (365) NM CW1	Property level	Fuel Surcharge	All Ways Services	Fuel surcharge for periodic inspection	5.00	2,124.31
11/1/2024	Bates Avenue, St Paul (365) NM CW1	Property level	Management Fees	Mauzy Properties	Management Fee 11/1/2024 - 11/30/2024 (Flat fee: \$100.00 * 1 property)	100.00	2,024.31
11/7/2024	Bates Avenue, St Paul (365) NM CW1	Property level	Owner Draw	Casandra Bradley	Owner Draw	1,824.31	200.00
Total from subtractions from cash						\$1,929.31	
Ending cash balance as of 11/9/2024							\$200.00



Casandra Bradley
365 Bates Ave
Saint Paul, MN 55106

(801) 755-6655
patrick.bradley393@gmail.com

INVOICE	#849310
SERVICE DATE	May 27, 2024
INVOICE DATE	May 31, 2024
DUE	Upon receipt
AMOUNT DUE	\$2,600.00

CONTACT US

7473 McKinley St NE
Fridley, MN 55432

(612) 806-6970
info@mnchimney.com

Service completed by: Alex Martinez

INVOICE

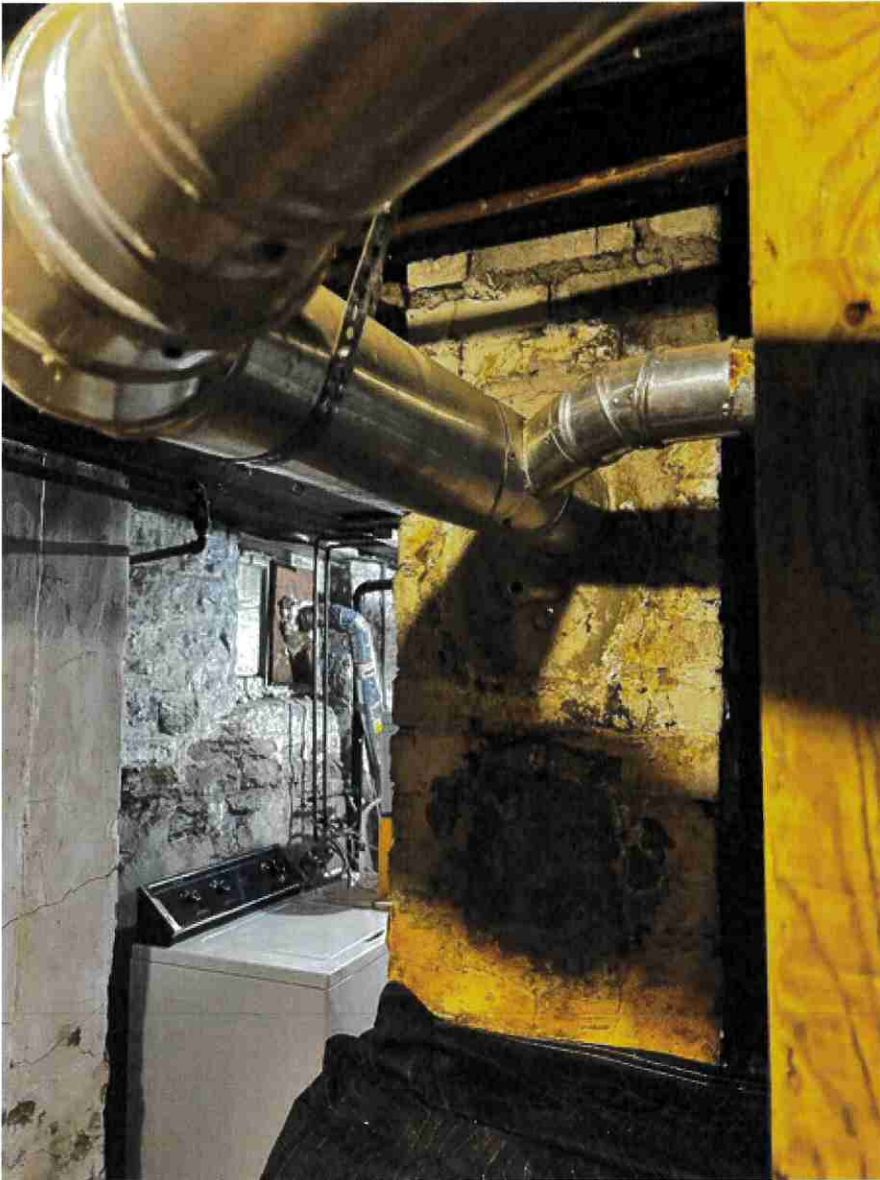
Services	qty	unit price	amount
Liners - SmartFlex liner Install UL listed and tested SmartFlex aluminum liner to serve water heater/furnace. Includes liner, mortar collar, top plate, and a type B gas vent cap. Replace venting from water heater to wall.	1.0	\$2,600.00	\$2,600.00
Setup & Removal Estimate includes all equipment setup & take-down, and debris cleanup & removal.	1.0	\$0.00	\$0.00
Total			\$2,600.00

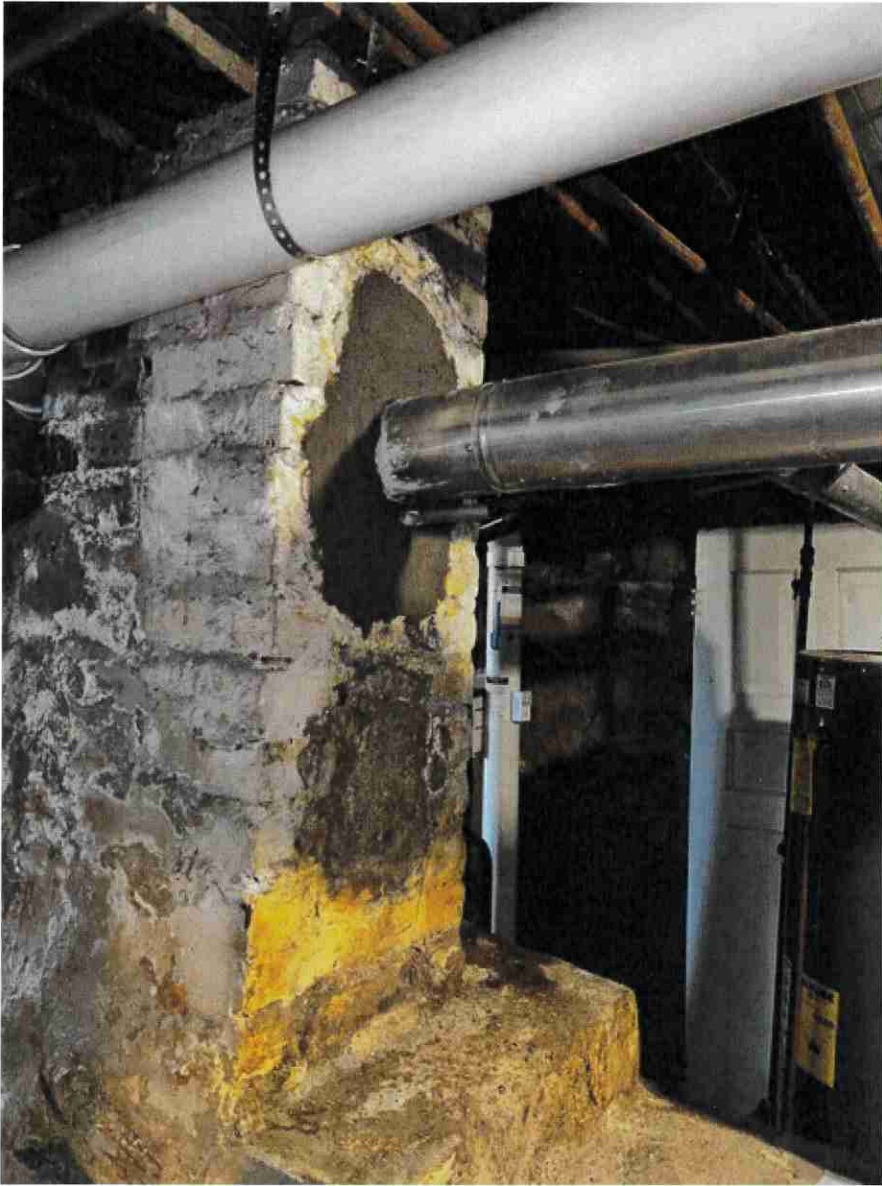
Minnesota Chimney is licensed by the state of Minnesota (BC783628), including a mechanical bond (62090), certified by the Chimney Safety Institute of America, certified as factory-trained HeatShield Installers, and fully insured by Western National (CPP 1205777).

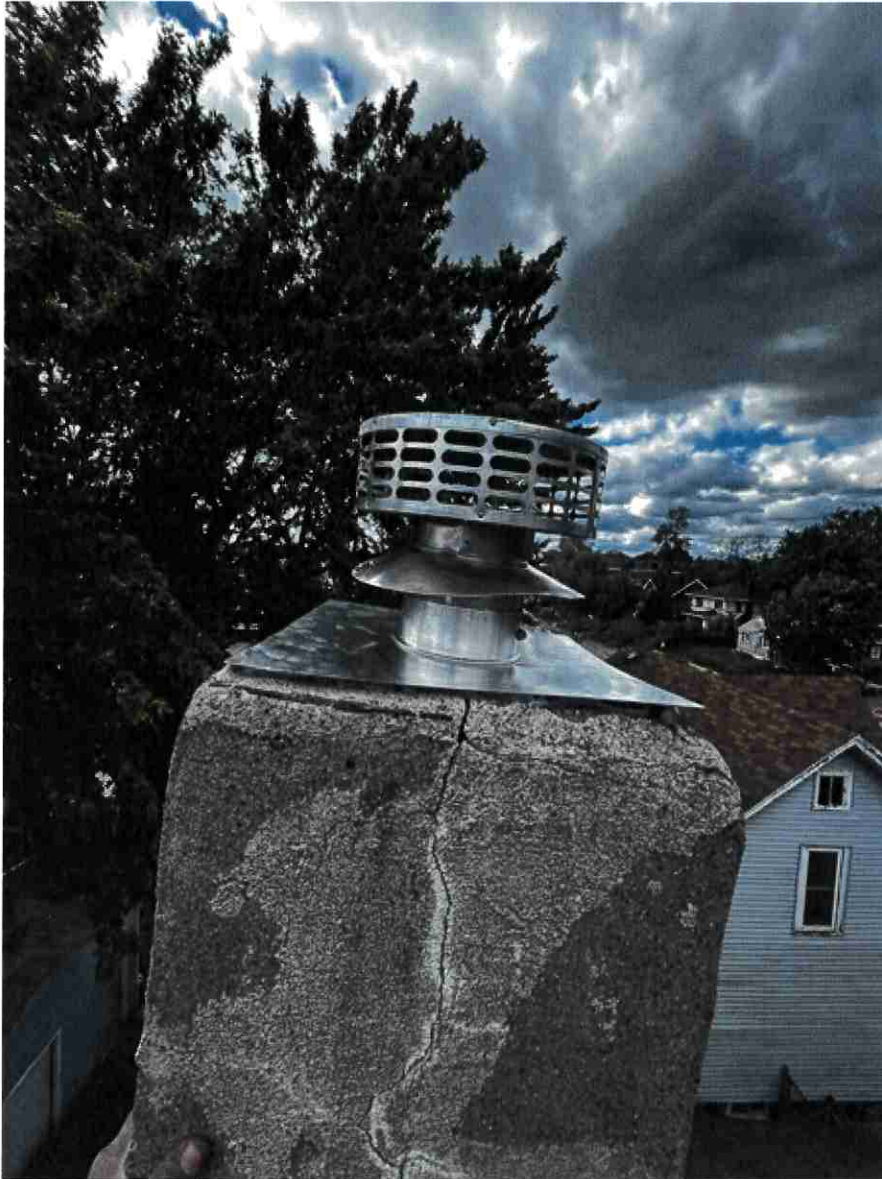
Payment is due in full upon completion of work. We accept cash, checks, and credit; Visa, Mastercard, and Discover are accepted with a 3% processing fee. *Finance charges will be applied at a rate of 1.5% per month on all past due balances.*

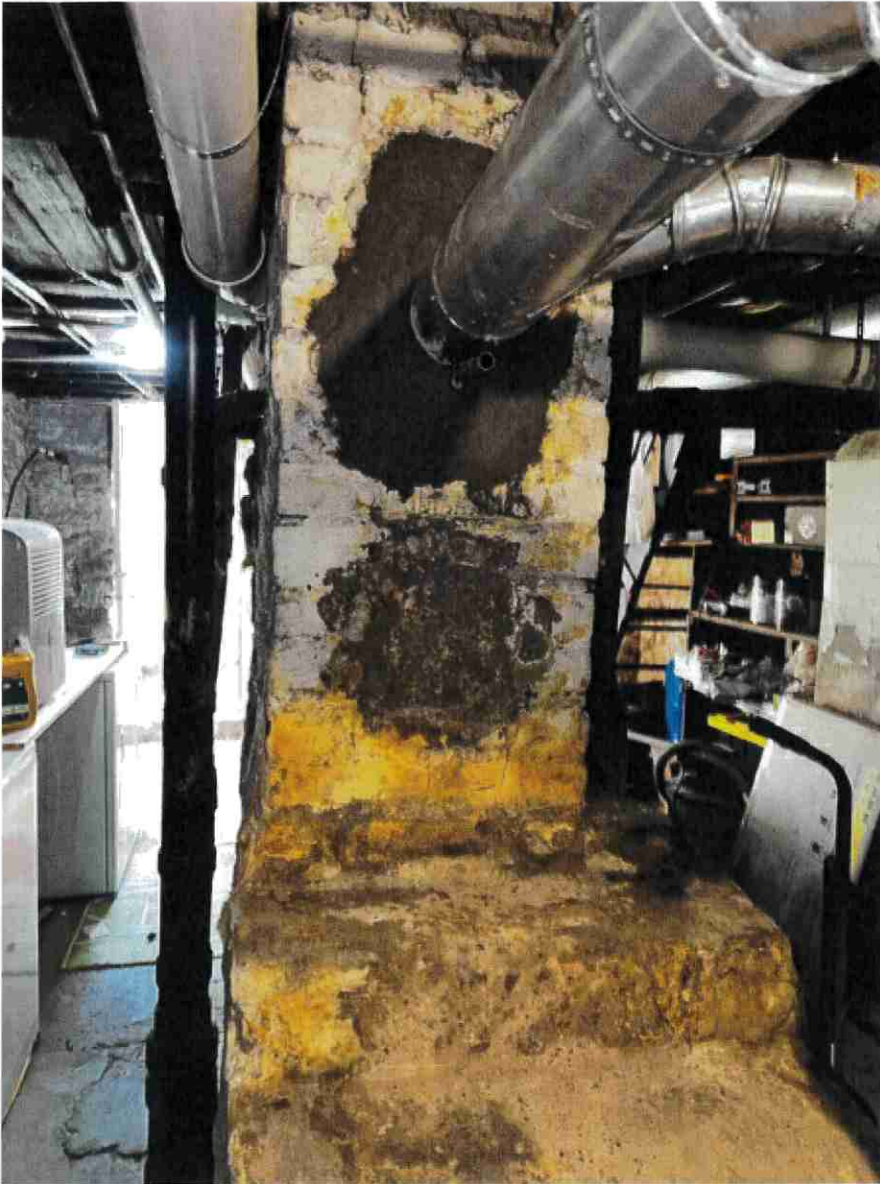
All material and workmanship will be in accordance with the 2018 IRC and the 2019 NFPA 211. We stand behind our work with a 5-year warranty on workmanship and materials. Stainless steel liners and HeatShield applications have a conditional lifetime warranty.

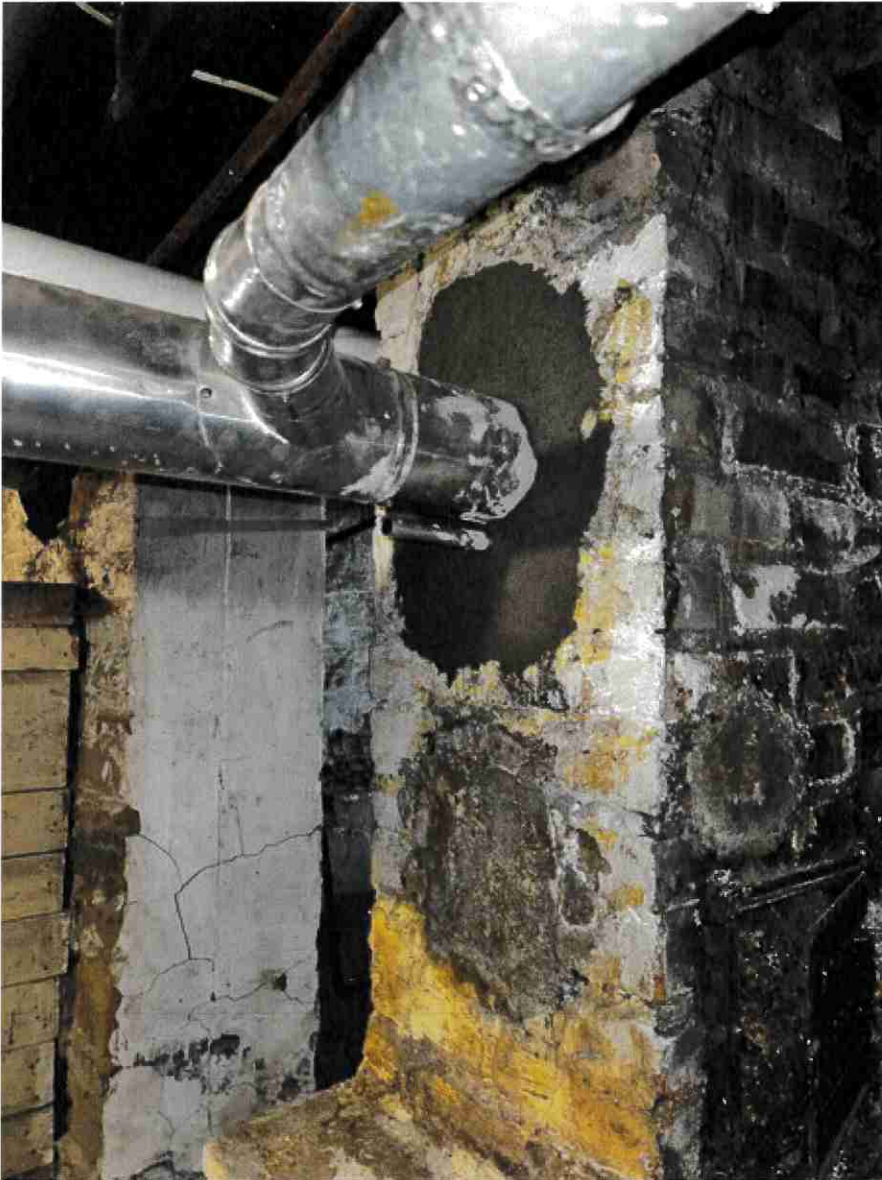
Please note that unless a level 2 inspection was performed and any resulting recommendations implemented, exterior repair alone does not certify the chimney as safe to use. A completed repair does not guarantee the correction of any preexisting water leakage, due to myriad potential causes unrelated to the chimney.

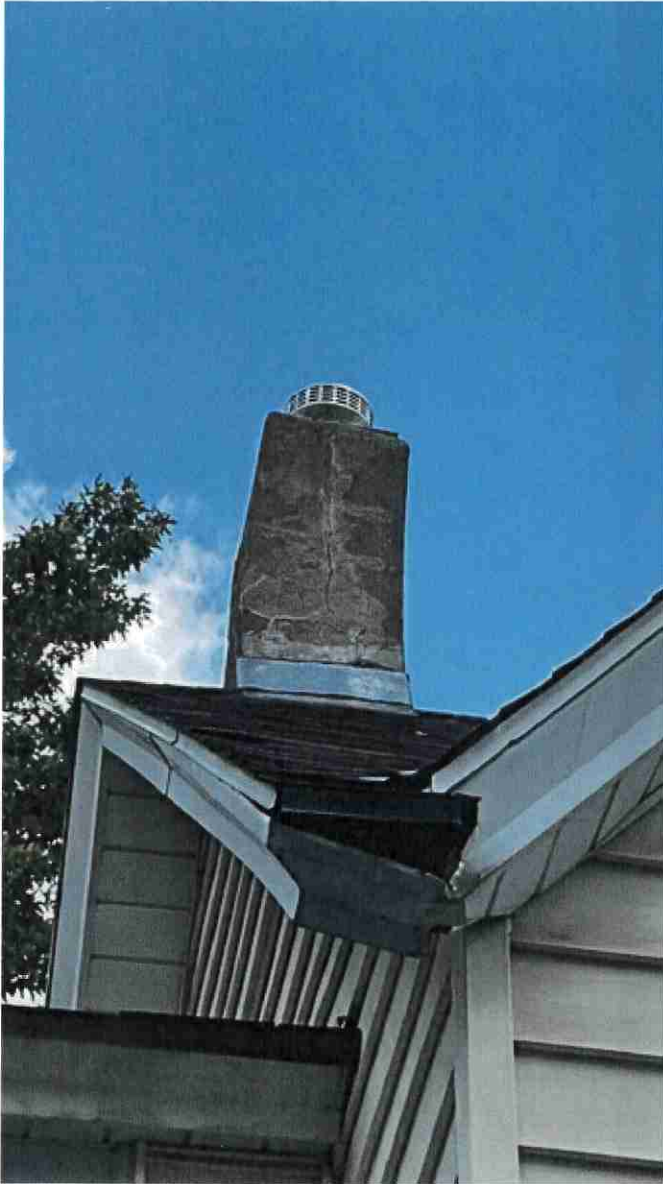


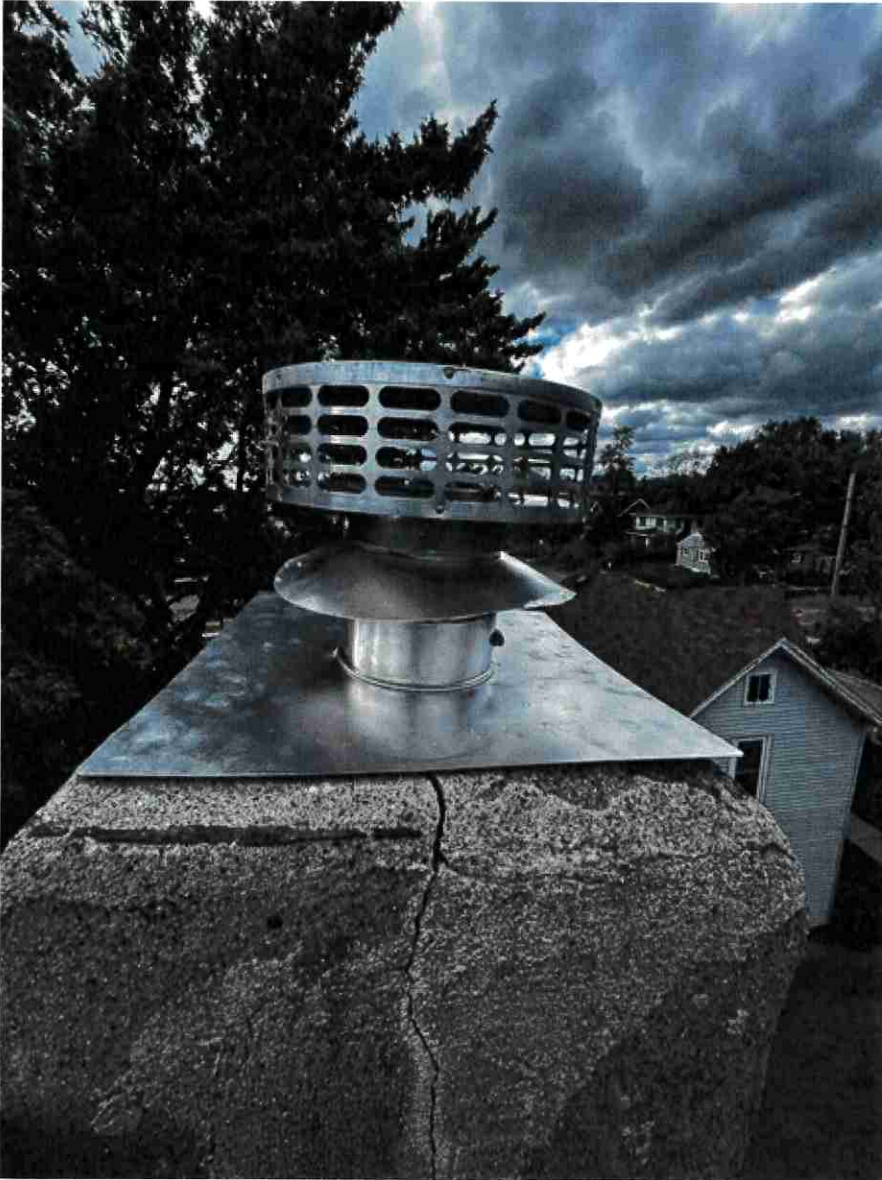














Patrick Bradley <patrick.bradley393@gmail.com>

Your EMPIRE / SYNCHRONY BANK Statement Is Ready

1 message

Synchrony Bank <statements@mail.synchronybank.com>

Sat, Dec 3, 2022 at 6:49 PM

Reply-To: Synchrony Bank <donotreply@synchronyfinancial.com>

To: patrick.bradley393@gmail.com

Account ending in: 4205 | [Log in](#)

Your EMPIRE / SYNCHRONY BANK paperless statement (eBill) is now available and ready to be viewed online. Your statement contains information that is pertinent to your account and should be viewed immediately. To view your complete statement, please [log in](#) to your account.

Here is a summary of your statement:

- Payment Due Date: 2022-12-25
- Statement Balance: \$1810.11
- Total Minimum Payment Due: \$64.00

[View Statement](#)

Sincerely,

Synchrony Bank

Customer Service

Head off identity theft before it happens. For more information about identity theft, please visit the Federal Trade Commission's (FTC) consumer website.

This is an unmonitored email box. Please do not reply to this email.

ABOUT THIS EMAIL MESSAGE: This email was sent by Synchrony to provide important account servicing information regarding your EMPIRE / SYNCHRONY BANK account. You may receive account servicing emails even if you have requested not to receive marketing offers by email for your EMPIRE / SYNCHRONY BANK Account.

Credit is extended by Synchrony Bank which is located at 170 Election Road, Suite 125, Draper, UT, 84020-6425, USA. www.mysynchrony.com

Mauzy Properties
 19950 Dodd Blvd
 Suite 102
 Lakeville, MN 55044

Rental Owner Statement



Page 1

Statement period **1/10/2024 - 2/9/2024**

Statement date **2/12/2024**

Casandra and Patrick Bradley
 1085 Canyon Drive
 Spanish Fork, UT 84660

Message

Thank you for your business!

Summary by property

	Bates Avenue, St Paul (365) NM CW1	All properties
Beginning cash balance	\$200.00	\$200.00
+ Additions to cash		
Income	1,929.31	1,929.31
Owner contributions	0.00	0.00
Other additions	0.00	0.00
- Subtractions from cash		
Expenses	422.47	422.47
Owner draws	1,506.84	1,506.84
Other subtractions	0.00	0.00
Ending cash balance	\$200.00	\$200.00
- Adjustments		
Property reserve	200.00	200.00
Available for payment	\$0.00	\$0.00

Mauzy Properties
19950 Dodd Blvd
Suite 102
Lakeville, MN 55044

Rental Owner Statement



Page 2

Statement period **1/10/2024 - 2/9/2024**

Statement date **2/12/2024**

Income statement

	Bares Avenue, St Paul (365) NM CW1	All properties
Income		
Rent Income	1,795.00	1,795.00
Utility Income- Paid by Owner	134.31	134.31
Total income	\$1,929.31	\$1,929.31
Expense		
Management Fees	100.00	100.00
Property Inspection	200.00	200.00
Repairs- Int	297.50	297.50
Repairs- Int - Handyman Service Credit	(285.00)	(285.00)
Supplies	109.97	109.97
Total expenses	\$422.47	\$422.47
Net income	\$1,506.84	\$1,506.84

Mauzy Properties
 19950 Dodd Blvd
 Suite 102
 Lakeville, MN 55044

Rental Owner Statement



Page 3

Statement period 1/10/2024 - 2/9/2024

Statement date 2/12/2024

Detail transactions

Date	Property	Account	Name	Memo	Amount	Balance
Beginning cash balance as of 1/10/2024						\$200.00
Additions to cash						
1/28/2024	Bates Avenue, St Paul (365) NM CW1	Utility Income- Paid by Owner	Unit 1- James Jorgensen	by James Jorgensen	134.31	334.31
2/1/2024	Bates Avenue, St Paul (365) NM CW1	Rent Income	Unit 1	Prepayment applied to balances	1,795.00	2,129.31
Total from additions to cash					\$1,929.31	
Subtractions from cash						
1/15/2024	Bates Avenue, St Paul (365) NM CW1	Repairs- Int		Kitchen Sink - The supply lines are in an exterior wall causing them to freeze up. Lines should be rerouted through the floor into the base of the cabinet to prevent this from happening. Tenant has a space heater to warm up lines	85.00	2,044.31
1/15/2024	Bates Avenue, St Paul (365) NM CW1	Repairs- Int - Handyman Service Credit		CREDIT: Kitchen Sink - The supply lines are in an exterior wall causing them to freeze up. Lines should be rerouted through the floor into the base of the cabinet to prevent this from happening. Tenant has a space heater to warm up lines	(85.00)	2,129.31
1/22/2024	Bates Avenue, St Paul (365) NM CW1	Repairs- Int	All Ways Services	-Installation of a hardwired smoke detector - Installation of a carbon monoxide detector -Move the storm windows to the basement -Secure exterior outlet to siding -Removed cement blocks for fire pit that were not frozen to the ground.	212.50	1,916.81
1/22/2024	Bates Avenue, St Paul (365) NM CW1	Supplies	All Ways Services	Hardwired smoke detector	50.00	1,866.81

Mauzy Properties
 19950 Dodd Blvd
 Suite 102
 Lakeville, MN 55044

Rental Owner Statement



Page 4

Statement period **1/10/2024 - 2/9/2024**

Statement date **2/12/2024**

Date	Property	Account	Name	Memo	Amount	Balance
1/22/2024	Bates Avenue, St Paul (365) NM CW1	Supplies	All Ways Services	Hardwired CO detector	59.97	1,806.84
2/1/2024	Bates Avenue, St Paul (365) NM CW1	Management Fees	Mauzy Properties	Management Fee 2/1/2024 - 2/29/2024 (Flat fee: \$100.00 * 1 property)	100.00	1,706.84
2/2/2024	Bates Avenue, St Paul (365) NM CW1	Property Inspection		City Inspection	200.00	1,506.84
2/2/2024	Bates Avenue, St Paul (365) NM CW1	Repairs- Int - Handyman Service Credit		CREDIT: City Inspection	(200.00)	1,706.84
2/7/2024	Bates Avenue, St Paul (365) NM CW1	Owner Draw	Casandra and Patrick Bradley	Owner Draw	1,506.84	200.00
Total from subtractions from cash					\$1,929.31	
Ending cash balance as of 2/9/2024						\$200.00

Mauzy Properties
 19950 Dodd Blvd
 Suite 102
 Lakeville, MN 55044

Rental Owner Statement



Page 1

Statement period **5/10/2024 - 6/9/2024**

Statement date **6/10/2024**

Casandra Bradley
 1085 Canyon Drive
 Spanish Fork, UT 84660

Message

Thank you for your business!

Summary by property

	Bates Avenue, St Paul (365) NM CW1	All properties
Beginning cash balance	\$195.00	\$195.00
+ Additions to cash		
Income	1,795.00	1,795.00
Owner contributions	0.00	0.00
Other additions	0.00	0.00
- Subtractions from cash		
Expenses	329.79	329.79
Owner draws	1,460.21	1,460.21
Other subtractions	0.00	0.00
Ending cash balance	\$200.00	\$200.00
- Adjustments		
Property reserve	200.00	200.00
Available for payment	\$0.00	\$0.00

Mauzy Properties
 19950 Dodd Blvd
 Suite 102
 Lakeville, MN 55044

Rental Owner Statement



Page 2

Statement period **5/10/2024 - 6/9/2024**

Statement date **6/10/2024**

Income statement

	Bates Avenue, St Paul (365) NM CW1	All properties
Income		
Rent Income	1,795.00	1,795.00
Total Income	\$1,795.00	\$1,795.00
Expense		
Fuel Surcharge	5.00	5.00
Management Fees	100.00	100.00
Repairs- Int	127.50	127.50
Supplies	97.29	97.29
Total expenses	\$329.79	\$329.79
Net income	\$1,465.21	\$1,465.21

Mauzy Properties
 19950 Dodd Blvd
 Suite 102
 Lakeville, MN 55044

Rental Owner Statement



Page 3

Statement period **5/10/2024 - 6/9/2024**

Statement date **6/10/2024**

Detail transactions

Date	Property	Unit	Account	Name	Memo	Amount	Balance
Beginning cash balance as of 5/10/2024							\$195.00
Additions to cash							
6/1/2024	Bates Avenue, St Paul (365) NM CW1	1	Rent Income	Unit 1	Prepayment applied to balances	1,795.00	1,990.00
Total from additions to cash						\$1,795.00	
Subtractions from cash							
5/29/2024	Bates Avenue, St Paul (365) NM CW1	Property level	Supplies	All Ways Services	Stripped Screw Repair Kit	97.29	1,892.71
5/29/2024	Bates Avenue, St Paul (365) NM CW1	Property level	Repairs- Int	All Ways Services	There is no more ways to adjust, screw or cut door to make it close. Needs full replacement. Put in hinge anchor kit and new screws to secure door to frame but the screws are still pulling away from door.	127.50	1,765.21
5/29/2024	Bates Avenue, St Paul (365) NM CW1	Property level	Fuel Surcharge	All Ways Services	Fuel surcharge	5.00	1,760.21
6/1/2024	Bates Avenue, St Paul (365) NM CW1	Property level	Managemen nt Fees	Mauzy Properties	Management Fee 6/1/2024 - 6/30/2024 (Flat fee: \$100.00 * 1 property)	100.00	1,660.21
6/7/2024	Bates Avenue, St Paul (365) NM CW1	Property level	Owner Draw	Casandra Bradley	Owner Draw	1,460.21	200.00
Total from subtractions from cash						\$1,790.00	
Ending cash balance as of 6/9/2024							\$200.00

Rental Owner Statement

Mauzy Properties
19950 Dodd Blvd
Suite 102
Lakeville, MN 55044



Page 1

Statement period **2/10/2024 - 3/9/2024**

Statement date **3/11/2024**

Casandra Bradley
1085 Canyon Drive
Spanish Fork, UT 84660

Message

Thank you for your business!

Summary by property

	Bates Avenue, St Paul (365) NM CW1	All properties
Beginning cash balance	\$200.00	\$200.00
+ Additions to cash		
Income	1,795.00	1,795.00
Owner contributions	0.00	0.00
Other additions	0.00	0.00
- Subtractions from cash		
Expenses	900.97	900.97
Owner draws	894.03	894.03
Other subtractions	0.00	0.00
Ending cash balance	\$200.00	\$200.00
- Adjustments		
Property reserve	200.00	200.00
Available for payment	\$0.00	\$0.00

Mauzy Properties
 19950 Dodd Blvd
 Suite 102
 Lakeville, MN 55044

Rental Owner Statement



Page 2

Statement period **2/10/2024 - 3/9/2024**

Statement date **3/11/2024**

Income statement

	Bates Avenue, St Paul (365) NM CW1	All properties
Income		
Rent Income	1,795.00	1,795.00
Total income	\$1,795.00	\$1,795.00
Expense		
Fuel Surcharge	15.00	15.00
Management Fees	100.00	100.00
Repairs- Int	340.00	340.00
Repairs- Int - Plumbing Repairs- Int	255.00	255.00
Supplies	190.97	190.97
Total expenses	\$900.97	\$900.97
Net income	\$894.03	\$894.03

Mauzy Properties
 19950 Dodd Blvd
 Suite 102
 Lakeville, MN 55044

Rental Owner Statement



Page 3
 Statement period **2/10/2024 - 3/9/2024**
 Statement date **3/11/2024**

Detail transactions

Date	Property	Account	Name	Memo	Amount	Balance
Beginning cash balance as of 2/10/2024						\$200.00
Additions to cash						
3/1/2024	Bates Avenue, St Paul (365) NM CW1	Rent Income	Unit 1	Prepayment applied to balances	1,795.00	1,995.00
Total from additions to cash					\$1,795.00	
Subtractions from cash						
2/26/2024	Bates Avenue, St Paul (365) NM CW1	Repairs- Int	All Ways Services	Installation of two blinds - Removal of broken blinds that are not required -Install pop-up drain assembly in both bathroom sinks - Repair tub spout in upstairs bathtub	255.00	1,740.00
2/26/2024	Bates Avenue, St Paul (365) NM CW1	Supplies	All Ways Services	Bathroom Sink Drain w/ Pop-Up assembly	69.98	1,670.02
2/26/2024	Bates Avenue, St Paul (365) NM CW1	Supplies	All Ways Services	Permanent emergency lockbox	25.00	1,645.02
2/26/2024	Bates Avenue, St Paul (365) NM CW1	Supplies	All Ways Services	Tub Spout with Diverter	35.99	1,609.03
2/26/2024	Bates Avenue, St Paul (365) NM CW1	Supplies	All Ways Services	6 key copies	60.00	1,549.03
2/26/2024	Bates Avenue, St Paul (365) NM CW1	Repairs- Int - Plumbing Repairs- Int	All Ways Services	Additional labor for tub spout - needed to remove collar from copper pipe for tub spout. Also installed weather stripping	255.00	1,294.03
2/26/2024	Bates Avenue, St Paul (365) NM CW1	Repairs- Int	All Ways Services	Trip fee for blinds, original blinds were not the correct size	85.00	1,209.03
2/26/2024	Bates Avenue, St Paul (365) NM CW1	Fuel Surcharge	All Ways Services	Fuel surcharges	15.00	1,194.03
3/1/2024	Bates Avenue, St Paul (365) NM CW1	Management Fees	Mauzy Properties	Management Fee 3/1/2024 - 3/31/2024 (Flat fee: \$100.00 * 1 property)	100.00	1,094.03
3/7/2024	Bates Avenue, St Paul (365) NM CW1	Owner Draw	Casandra Bradley	Owner Draw	894.03	200.00
Total from subtractions from cash					\$1,795.00	

Rental Owner Statement

Mauzy Properties
19950 Dodd Blvd
Suite 102
Lakeville, MN 55044



Page 4

Statement period **2/10/2024 - 3/9/2024**

Statement date **3/11/2024**

Date	Property	Account	Name	Memo	Amount	Balance
Ending cash balance as of 3/9/2024						\$200.00