

Property Solutions of Utah, PLLC

1226 W South Jordan Parkway
Ste D
South Jordan, UT 84095
(801) 701-8033
www.utahpropertysolutions.com



Tiffinie Wolf

10211 South Meadow Creek Lane
South Jordan, UT 84095

Owner Statement

May 19, 2025 - Aug 26, 2025

Victoria Way - 1215 North Victoria Way, Salt Lake City, UT 84116

Property Cash Summary

Beginning Balance	0.00
Cash In	12,464.26
Cash Out	-11,329.45
Ending Cash Balance	1,134.81
Unpaid Bills	-5,736.13
Net Owner Funds	-4,601.32

Please Remit Balance Due

4,601.32

Transactions

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
Beginning Cash Balance as of 05/19/2025							0.00
05/19/2025	Aubrey K. Lovato	CC receipt	CFE3-45C0	Application Fee Income	40.00		40.00
05/22/2025	Property Solutions of Utah, PLLC	eCheck	126B-9140	Application Fee Income - Application Fee Income for 05/2025		40.00	0.00
05/26/2025	1215 North Victoria Way	CC receipt	6800-5790	Application Fee Income	40.00		40.00
06/04/2025	1215 North Victoria Way	Receipt	CK# 0687406804	Rent - Move In Charge: Rent (Prorated)	1,975.50		2,015.50
06/04/2025	1215 North Victoria Way	Receipt	CK# 0687406804	Tenant Admin Fee - Move In Charge: Tenant Admin Fee	10.00		2,025.50
06/04/2025	1215 North Victoria Way	Receipt	CK# 0687406804	Pet Fee-Non Refundable - Move In Charge: Pet Fee-Non Refundable (Prorated)	31.50		2,057.00
06/04/2025	1215 North Victoria Way	Receipt	CK# 0687406804	Lease Initiation Fee - Move In Charge: Lease Initiation Fee	230.00		2,287.00
06/10/2025	Interior Logic Group Property Services	Check	6521	Flooring - INV# CG59BA26 New vinyl in the entryway and dining room only. New carpet and pad throughout the rest of the home.		1,947.04	339.96
06/10/2025	RMZ Landscaping LLC	eCheck	F0A2-5650	Landscaping - Landscaping Opt In Weekly Mowing Service: 5/5, 5/12, 5/19, 5/26		240.00	99.96
06/21/2025	Advanced	eCheck	00FE-E3F0	Repairs - Other - Gas start up: Turned on gas at meter		65.00	34.96

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
	Maintenance, Inc			and lit pilots. Tested for proper operation.			
06/23/2025	1215 North Victoria Way	Receipt		Utility Reimbursement Fee	10.50		45.46
07/03/2025	1215 North Victoria Way	eCheck receipt	5A2A-CC40	Utility Reimbursement Fee - Salt Lake City Public Utilities 06/04/2025 - 06/17/2025 (Prorated)	65.98		111.44
07/03/2025	1215 North Victoria Way	eCheck receipt	5A2A-CC40	Utility Reimbursement Fee - Rocky Mountain Power 6/4/2025 (Prorated)	0.51		111.95
07/03/2025	1215 North Victoria Way	eCheck receipt	5A2A-CC40	Rent - July 2025	2,195.00		2,306.95
07/03/2025	1215 North Victoria Way	eCheck receipt	5A2A-CC40	Tenant Admin Fee - July 2025	10.00		2,316.95
07/03/2025	1215 North Victoria Way	eCheck receipt	5A2A-CC40	Pet Fee-Non Refundable - July 2025	35.00		2,351.95
07/20/2025	Advanced Maintenance, Inc	eCheck	DE2C-73F0	Repairs - Other - Troubleshoot high water bill. Sourced leak to the sprinkler system. Removed and flushed debris that was allowing water to pass through valve. Tested and no further leak.		130.00	2,221.95
07/20/2025	RMZ Landscaping LLC	eCheck	DE33-E590	Landscaping - Landscaping Opt In Weekly Mowing Service: 6/2, 6/9, 6/16, 6/23, 6/30		300.00	1,921.95
07/23/2025	Property Solutions of Utah, PLLC	eCheck	C97E-A820	Eviction & Legal Protection - Eviction Process		475.00	1,446.95
07/23/2025	Property Solutions of Utah, PLLC	eCheck	C97E-A820	Cleaning and Maintenance - UPS - Eviction Process: Purchased and installed new deadbolts.		185.77	1,261.18
07/23/2025	Property Solutions of Utah, PLLC	eCheck	C97E-A820	Management fees - Management fees for 05/2025		196.88	1,064.30
07/23/2025	Property Solutions of Utah, PLLC	eCheck	C97E-A820	Commissions/Placement Fee's - Lease Fee		395.00	669.30
07/23/2025	Property Solutions of Utah, PLLC	eCheck	C97E-A820	Maintenance Coordinating Fees - MAY 2025 Maintenance Fee		315.00	354.30
07/23/2025	Property Solutions of Utah, PLLC	eCheck	C97E-A820	Cleaning and Maintenance - UPS - Completed a final maintenance check and touch up cleaning in preparation for resident move in. Included replacing the furnace filter.		79.55	274.75
07/23/2025	Property Solutions of Utah, PLLC	eCheck	C97E-A820	Application Fee Income - Application Fee Income for 05/2025		40.00	234.75
07/23/2025	Property Solutions of Utah, PLLC	eCheck	C97E-A820	Management fees - Management fees for 06/2025		160.13	74.62
07/23/2025	Property Solutions of Utah, PLLC	eCheck	C97E-A820	Lease Initiation Fee - Lease Initiation Fee for 06/2025		230.00	-155.38
07/23/2025	Property Solutions of Utah, PLLC	eCheck	C97E-A820	Advertising - Courtesy credit - Photos	175.00		19.62
07/23/2025	Property Solutions of Utah, PLLC	eCheck	597A-9350	Utility Reimbursement Fee - Utility Reimbursement Fee for 06/2025		0.79	18.83
07/23/2025	Property Solutions of Utah, PLLC	eCheck	597A-9350	Utility Reimbursement Fee - Utility Reimbursement Fee for 07/2025		4.99	13.84
07/23/2025	Property Solutions of Utah, PLLC	eCheck	597A-9350	Tenant Admin Fee - Tenant Admin Fee for 07/2025		10.00	3.84

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
08/01/2025	1215 North Victoria Way	eCheck receipt	6F41-1D20	Utility Reimbursement Fee - Salt Lake City Public Utilities 06/18/2025 - 07/17/2025	165.27		169.11
08/01/2025	1215 North Victoria Way	eCheck receipt	6F41-1D20	Rent - August 2025	2,195.00		2,364.11
08/01/2025	1215 North Victoria Way	eCheck receipt	6F41-1D20	Tenant Admin Fee - August 2025	10.00		2,374.11
08/01/2025	1215 North Victoria Way	eCheck receipt	6F41-1D20	Pet Fee-Non Refundable - August 2025	35.00		2,409.11
08/05/2025	Tiffinie Wolf	eCheck receipt	6966-5B70	Owner Contribution - Owner Contribution	5,000.00		7,409.11
08/06/2025	Encore HVAC, LLC	eCheck	25D5-8170	HVAC (Heat, Ventilation, Air) - Troubleshoot AC not working. Replaced fan motor, dual capacitor, and cleaned coils. Tested for proper operation.		765.00	6,644.11
08/11/2025	Patriot Pros, LLC	eCheck	444A-BF70	Repairs - Other - Make Ready: Treated underlayment for pet damage, made 4 property keys, filled holes in backyard, replaced light bulbs, replaced exterior door locks, replaced wall vent, replaced two doors, repaired 1 door, repaired damaged walls, and replaced blind (RR)		2,923.53	3,720.58
08/11/2025	Patriot Pros, LLC	eCheck	444A-BF70	Repairs - Other - Move out make ready: Full paint of the interior of the home.		1,587.45	2,133.13
08/12/2025	RMZ Landscaping	Receipt	CK #535	Miscellaneous Income - Reimbursement for duplicate invoice	240.00		2,373.13
08/19/2025	Haley Yardcare LLC	Check	6566	Landscaping - Landscaping Opt In Weekly Mowing Service: 6/4, 6/11, 6/18, 6/25, 7/2, 7/9, 7/16		350.00	2,023.13
08/21/2025	Property Solutions of Utah, PLLC	eCheck	AED9-9800	Maintenance Coordinating Fees - JUNE 2025 Maintenance Fee (Includes 10% discount)		243.22	1,779.91
08/21/2025	Property Solutions of Utah, PLLC	eCheck	AED9-9800	Advertising - Professional Photos		175.00	1,604.91
08/21/2025	Property Solutions of Utah, PLLC	eCheck	AED9-9800	Management fees - Management fees for 07/2025		164.63	1,440.28
08/21/2025	Property Solutions of Utah, PLLC	eCheck	AED9-9800	Pet Fee-Non Refundable - Pet Fee-Non Refundable for 07/2025		17.50	1,422.78
08/21/2025	Property Solutions of Utah, PLLC	eCheck	AED9-9800	Maintenance Coordinating Fees - JULY 2025 Maintenance Fee		83.44	1,339.34
08/21/2025	Property Solutions of Utah, PLLC	eCheck	B47D-F380	Management fees - Management fees for 08/2025		164.63	1,174.71
08/21/2025	Property Solutions of Utah, PLLC	eCheck	B47D-F380	Utility Reimbursement Fee - Utility Reimbursement Fee for 08/2025		12.40	1,162.31
08/21/2025	Property Solutions of Utah, PLLC	eCheck	B47D-F380	Tenant Admin Fee - Tenant Admin Fee for 08/2025		10.00	1,152.31
08/21/2025	Property Solutions of Utah, PLLC	eCheck	B47D-F380	Pet Fee-Non Refundable - Pet Fee-Non Refundable for 08/2025		17.50	1,134.81
				Ending Cash Balance			1,134.81
Total					12,464.26	11,329.45	

Bills Due

Due Date	Payee	Description	Unpaid
08/16/2025	Patriot	Move out MR items: Removed the carpet, installed a gate latch, adjusted master bathroom door, repaired carport	5,736.13

Due Date	Payee	Description	Unpaid
	Pros, LLC	ceiling panels, installed smoke detectors, replaced the furnace filter, touch up painted the cabinets, inspected roof, and installed a vanity	
Total			5,736.13