

Hendricks Real Estate
9600 Escarpment Blvd #745-45
Austin, TX 78749



Phone: (512) 201-4350
www.512re.com

Owner Statement

Statement Period	Statement Date
07-11-2023 to 08-10-2023	08-10-2023

[Redacted]
Austin, TX 78749

SUMMARY

Beginning Balance	\$1,200.00
Total Income (+)	\$9,180.00
Total Expenses (-)	\$1,589.98
Total Adjustments (+)	\$ (7,590.02)
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Ending Balance	\$1,200.00

RESERVES

Reserve	\$1,200.00
Unpaid Bills	\$0.00
Work Order Estimates	\$0.00
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Total Required Reserves	\$1,200.00

Total Distribution: \$7,590.02

TRANSACTION SUMMARY

Account	Statement Period	Year to Date
Beginning Balance	\$1,200.00	\$600.00
Income		
Rent	\$9,180.00	\$51,780.65
Total Income	\$9,180.00	\$51,780.65
Expenses		
Appliances	\$668.96	\$4,784.70
Keys/Locks & Detectors	\$0.00	\$428.04
Landscaping & Fencing	\$0.00	\$518.55
Leasing Commission	\$0.00	\$0.00
Management Fees	\$550.80	\$3,427.44
Plumbing	\$0.00	\$1,766.77
Utilities	\$370.22	\$939.08
Total Expenses	\$1,589.98	\$11,864.58
Adjustments		
Owner Draw	\$ (7,590.02)	\$ (39,316.07)
Total Adjustments	\$ (7,590.02)	\$ (39,316.07)
Ending Balance	\$1,200.00	\$1,200.00

TRANSACTION DETAILS

Description	Date	Increase	Decrease	Balance
Beginning Balance	07-11-2023			\$1,200.00
[REDACTED]				
Owner Draw - Owner Distribution	08-10-2023	\$0.00	\$7,590.02	
Net \$ (7,590.02)		\$0.00	\$7,590.02	
[REDACTED], New Braunfels, TX 78130 (Reserve: \$300.00)				
Rent - Rent (08-2023)	08-01-2023	\$2,200.00	\$0.00	
Management Fees		\$0.00	\$132.00	
Net \$2,068.00		\$2,200.00	\$132.00	
[REDACTED], Austin, TX 78723 (Reserve: \$300.00)				
Rent - Rent (08-2023)	08-01-2023	\$2,600.00	\$0.00	
Management Fees		\$0.00	\$156.00	
Net \$2,444.00		\$2,600.00	\$156.00	
[REDACTED], New Braunfels, TX 78130 (Reserve: \$300.00)				
Utilities - NBU Utilities during Vacancy 4/5/23-5/9/23	07-11-2023	\$0.00	\$370.22	
Rent - Rent (08-2023)	08-01-2023	\$2,400.00	\$0.00	
Management Fees		\$0.00	\$144.00	
Net \$1,885.78		\$2,400.00	\$514.22	
[REDACTED] Austin, TX 78725 (Reserve: \$300.00)				
Appliances - GE 30 in. 4.8 cu. ft. Freestanding Gas Range in Black Nat Gas Cooking Parts Kit Haul Away Your Old Appliance	07-11-2023	\$0.00	\$668.96	
Rent - Rent (08-2023)	08-08-2023	\$1,980.00	\$0.00	
Management Fees		\$0.00	\$118.80	
Net \$1,192.24		\$1,980.00	\$787.76	
Statement Net \$0.00		\$9,180.00	\$9,180.00	
Ending Balance				\$1,200.00

MANAGED UNITS

Unit	Lease Info	Move in Date	Current Rent	Deposit Held	Balance
██████████ 78130	Occupied 06-07-2023 to 07-31-2024	06-07-2023	\$2,200.00	\$4,700.00	\$0.00
██████████ Austin, TX 78723	Occupied 12-01-2022 to 05-31-2024	12-01-2022	\$2,600.00	\$2,600.00	\$0.00
██████████ 130	Occupied 05-09-2023 to 05-31-2025	05-09-2023	\$2,400.00	\$2,600.00	\$0.00
██████████ 5	Occupied 11-01-2020 (no end)	11-01-2020	\$1,980.00	\$1,600.00	\$0.00
Totals			\$9,180.00	\$11,500.00	\$0.00