

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



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

## Owner Statement

Statement Period	Statement Date
08-11-2024 to 09-10-2024	09-10-2024

## SUMMARY

Beginning Balance	\$500.00
Total Income (+)	\$8,800.00
Total Expenses (-)	\$944.11
Total Adjustments (+)	\$ (7,855.89)
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Ending Balance	\$500.00

### RESERVES

Reserve	\$500.00
Unpaid Bills	\$0.00
Work Order Estimates	\$0.00
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Total Required Reserves	\$500.00

**Total Distribution: \$7,855.89**

## TRANSACTION SUMMARY

Account	Statement Period	Year to Date
<b>Beginning Balance</b>	\$500.00	\$ (611.39)
<b>Income</b>		
Rent	\$8,800.00	\$101,690.00
Tenant Reimbursements (Chargeable Repairs, Damages, Fees/Fines)	\$0.00	\$610.00
Utility Reimbursements	\$0.00	\$309.28
<b>Total Income</b>	\$8,800.00	\$102,609.28
<b>Expenses</b>		
Appliances	\$0.00	\$285.79
HVAC	\$0.00	\$466.00
Keys/Locks & Detectors	\$0.00	\$248.96
Landscaping & Fencing	\$110.00	\$410.00
Leasing Commission	\$455.00	\$2,012.50
Legal and Professional Fees	\$216.62	\$216.62
Pest Control	\$0.00	\$1,450.00
Utilities	\$162.49	\$814.56
<b>Total Expenses</b>	\$944.11	\$5,904.43
<b>Adjustments</b>		
Owner Draw	\$ (7,855.89)	\$ (95,593.46)
<b>Total Adjustments</b>	\$ (7,855.89)	\$ (95,593.46)
<b>Ending Balance</b>	<b>\$500.00</b>	<b>\$500.00</b>

## TRANSACTION DETAILS

Description	Date	Increase	Decrease	Balance
Beginning Balance	08-11-2024			\$500.00
[REDACTED]				
Owner Draw - Owner Distribution	09-10-2024	\$0.00	\$7,855.89	
<b>Net \$ (7,855.89)</b>		<b>\$0.00</b>	<b>\$7,855.89</b>	
[REDACTED]				
[REDACTED]	08-28-2024	\$0.00	\$216.62	
<b>Net \$ (216.62)</b>		<b>\$0.00</b>	<b>\$216.62</b>	
[REDACTED]				
<i>No transactions for this unit in this reporting period.</i>				
<b>Net \$0.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
[REDACTED]				
Rent - Rent (09-2024)	09-01-2024	\$1,850.00	\$0.00	
<b>Net \$1,850.00</b>		<b>\$1,850.00</b>	<b>\$0.00</b>	
[REDACTED]				
Rent - Rent (09-2024)	09-01-2024	\$1,850.00	\$0.00	
Rent - Rent (09-2024)	09-02-2024	\$750.00	\$0.00	
<b>Net \$2,600.00</b>		<b>\$2,600.00</b>	<b>\$0.00</b>	
[REDACTED]				
Rent - Rent (09-2024)	09-02-2024	\$2,800.00	\$0.00	
<b>Net \$2,800.00</b>		<b>\$2,800.00</b>	<b>\$0.00</b>	
[REDACTED]				
Rent - Rent (09-2024)	09-04-2024	\$1,550.00	\$0.00	
<b>Net \$1,550.00</b>		<b>\$1,550.00</b>	<b>\$0.00</b>	
[REDACTED]				
Utilities - City of Austin Utilities during Vacancy: 7/5/24-8/5/24	08-18-2024	\$0.00	\$162.49	
Landscaping & Fencing - Service on 7/27/24	08-28-2024	\$0.00	\$55.00	
Leasing Commission - Lease Fee	09-08-2024	\$0.00	\$455.00	
Landscaping & Fencing - 8/17/24 Mow, Blow and Edge	09-08-2024	\$0.00	\$55.00	
<b>Net \$ (727.49)</b>		<b>\$0.00</b>	<b>\$727.49</b>	
<b>Statement Net \$0.00</b>		<b>\$8,800.00</b>	<b>\$8,800.00</b>	
<b>Ending Balance</b>				<b>\$500.00</b>

## MANAGED UNITS

Unit	Lease Info	Move in Date	Current Rent	Deposit Held	Balance
[REDACTED]	Occupied 07-12-2023 to 08-31-2024	07-12-2023	\$2,145.00	\$1,900.00	\$0.00
[REDACTED]	Occupied 04-15-2024 to 05-31-2025	04-15-2024	\$1,850.00	\$2,200.00	\$0.00
[REDACTED]	Occupied 04-02-2024 to 04-30-2025	04-02-2024	\$2,600.00	\$2,800.00	\$0.00
[REDACTED]	Occupied 07-01-2024 to 06-30-2025	07-15-2023	\$2,800.00	\$3,100.00	\$0.00
[REDACTED]	Occupied 06-01-2023 (no end)	06-04-2022	\$1,550.00	\$2,400.00	\$0.00
[REDACTED]	Vacant Lease Starting 09-12-2024		\$0.00	\$0.00	\$0.00
<b>Totals</b>			<b>\$10,945.00</b>	<b>\$12,400.00</b>	<b>\$0.00</b>