

**\*\*New Owner - First statement after tenant has taken possession\*\***

**GDA Property Management, LLC**

2300 Greenhill Dr  
Suite 250  
Round Rock, TX 78664  
512-439-3600  
FAX 512-579-4220

Our owner statements track the current income & expenses in the "Current" column and the Year to Date income and expenses in the "YTD" column.

Jane Doe  
5204 Maverick Dr  
Austin, TX 78727

No "Owner Reserve" had been established prior to tenant taking possession so the beginning balance is 0.00.

Total amount of rent collected. This amount could include a pro-rated amount if the tenant moved in after the 1st of the month.

**Owners Statement**

Ownership: 4405 Elm St  
For the period 6/9/2015 - 7/7/2015

	Current	YTD
Beginning Bank Balance	0.00	0.00
<b>Income</b>		
Rental Income	2,700.00	2,700.00
<b>Expense</b>		
Management Fees Expense	216.00	216.00
Owner Leasing Fee Expense	2,160.00	2,160.00
	2,376.00	2,376.00
<b>Net Income/Loss</b>	324.00	324.00
<b>Other Transactions</b>		
Paid to owner	-74.00	-74.00
	-74.00	-74.00
Ending Bank Balance	250.00	250.00
<b>Cash Requirements</b>		
Total Reserve:	250.00	
Security Deposits Held:	3,400.00	
<b>Total Requirements</b>	3,650.00	

Management fees based on total amount of rent collected.

Listing fee charged for leasing the property. This amount is calculated based on your management contract.

Total net income prior to \$250 reserve amount being established.

**COMMENTS**

Amount disbursed to owner. This amount is the net income minus the \$250 reserve amount required. Amount paid to owner will always be reflected as a negative amount due to funds being deducted from your account.

Security Deposits held shows all monies held in tenants trust account. This includes security deposits, pet deposits, advance rent payments and tenant overpayments.

Ending bank balance shows the \$250 held in the owners trust account