Cash Flow

Emerald Property Management Services

Properties: 4314 Gillis St - 4314 Gillis St Austin, TX 78745

Date Range: 01/01/2025 to 06/30/2025

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
RENTS				
Rent Income	96,819.52	95.86	96,819.52	95.86
Total RENTS	**96,819.52**	**95.86**	**96,819.52**	**95.86**
Concessions	-2,000.00	-1.98	-2,000.00	-1.98
FEES				
Pet Fee-Non Refundable	300.00	0.30	300.00	0.30
Utility Reimbursement Fee	4,047.67	4.01	4,047.67	4.01
Garbage/Recycling Reimbursement Fee	1,032.15	1.02	1,032.15	1.02
Damage/Relett fees	795.00	0.79	795.00	0.79
Charge back Resident	3.00	0.00	3.00	0.00
Total FEES	**6,177.82**	**6.12**	**6,177.82**	**6.12**
Total Operating Income	**100,997.34**	**100.00**	**100,997.34**	**100.00**
Expense				
CLEANING AND MAINTENANCE				
Property Clean Expense	1,339.65	1.33	1,339.65	1.33
General Maintenance Labor	3,634.95	3.60	3,634.95	3.60
Cleaning	1,800.00	1.78	1,800.00	1.78
Pest Control	1,017.56	1.01	1,017.56	1.01
Window Repair/Replace	236.60	0.23	236.60	0.23
Make Ready Expense	585.00	0.58	585.00	0.58
Total CLEANING AND MAINTENANCE	**8,613.76**	**8.53**	**8,613.76**	**8.53**
LEGAL AND OTHER PROFESSIONAL FEES				
Other Professional Fees	457.94	0.45	457.94	0.45
Total LEGAL AND OTHER PROFESSIONAL FEES	**457.94**	**0.45**	**457.94**	**0.45**

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MANAGEMENT FEES				
Leasing Commissions	2,047.50	2.03	2,047.50	2.03
Renewal Fee	500.00	0.50	500.00	0.50
Management fees	6,326.70	6.26	6,326.70	6.26
Total MANAGEMENT FEES	**8,874.20**	**8.79**	**8,874.20**	**8.79**
REPAIRS				
Painting & Drywall	4,250.00	4.21	4,250.00	4.21
Plumbing	319.85	0.32	319.85	0.32
Electrical Repairs	365.00	0.36	365.00	0.36
Total REPAIRS	**4,934.85**	**4.89**	**4,934.85**	**4.89**
Supplies	1,132.82	1.12	1,132.82	1.12
Office Supplies	489.90	0.49	489.90	0.49
UTILITIES				
Electricity	1,246.46	1.23	1,246.46	1.23
Gas	1,488.76	1.47	1,488.76	1.47
Water	853.39	0.84	853.39	0.84
Sewer	1,628.05	1.61	1,628.05	1.61
Garbage. Recycling. Composting	3,301.87	3.27	3,301.87	3.27
Phone/Internet	722.70	0.72	722.70	0.72
Utility Billing Company	110.16	0.11	110.16	0.11
Total UTILITIES	**9,351.39**	**9.26**	**9,351.39**	**9.26**
OTHER				
Postage	9.68	0.01	9.68	0.01
Total OTHER	**9.68**	**0.01**	**9.68**	**0.01**
CAPITAL EXPENSES				
New Appliances	461.39	0.46	461.39	0.46
Total CAPITAL EXPENSES	**461.39**	**0.46**	**461.39**	**0.46**
Total Operating Expense	**34,325.93**	**33.99**	**34,325.93**	**33.99**
NOI - Net Operating Income	**66,671.41**	**66.01**	**66,671.41**	**66.01**
Total Income	100,997.34	100.00	100,997.34	100.00
Total Expense	34,325.93	33.99	34,325.93	33.99

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Net Income	**66,671.41**	**66.01**	**66,671.41**	**66.01**
Other Items				
Owner Distribution	-76,982.27		-76,982.27	
Net Other Items	**-76,982.27**		**-76,982.27**	
Cash Flow	**-10,310.86**		**-10,310.86**	
Beginning Cash	**21,439.89**		**21,439.89**	
Beginning Cash + Cash Flow	**11,129.03**		**11,129.03**	
Actual Ending Cash	**0.00**		**0.00**	