

Budget Comparison

Period = Feb 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
41000-000	RENTAL INCOME										
41050-000	GROSS POTENTIAL RENT										
41100-000	Market Rent	243,515.00	214,904.00	28,611.00	13.31	482,650.00	429,738.00	52,912.00	12.31	2,581,299.00	02.2026 Market rent reflects an average rent of \$1,602.07 and an average price per SF of \$1.58.
41900-000	LossGain to Lease	-29,552.40	3,500.00	-33,052.40	-944.35	-54,272.80	7,000.00	-61,272.80	-875.33	42,000.00	02.2026 Loss to lease.
41999-999	TOTAL GROSS POTENTIAL RENT	213,962.60	218,404.00	-4,441.40	-2.03	428,377.20	436,738.00	-8,360.80	-1.91	2,623,299.00	
42000-000	OTHER RENTAL INCOME ALLOWANCES										
42200-000	Less: Admin	-1,460.00	-1,380.00	-80.00	-5.80	-2,890.00	-2,760.00	-130.00	-4.71	-16,560.00	C10 - Leasing office.
42300-000	Less: Concessions One Time	-2,162.50	-3,147.00	984.50	31.28	-2,162.50	-6,294.00	4,131.50	65.64	-37,764.00	Three move ins with \$500 off and one move in with half month special.
42600-000	Less: Vacancy	-11,659.84	-4,298.00	-7,361.84	-171.29	-27,345.94	-8,595.00	-18,750.94	-218.16	-51,629.00	02.2026 Average occupancy of 95.29%.
42680-000	Less: WriteOffs	0.00	-4,368.00	4,368.00	100.00	-5,897.13	-8,735.00	2,837.87	32.49	-52,469.00	
42800-000	Plus: Recovery Bad Debt	1,000.00	500.00	500.00	100.00	1,100.00	1,000.00	100.00	10.00	6,000.00	02.2026 Recovery bad debt.
42909-998	TOTAL OTHER RENTAL INCOME	-14,282.34	-12,693.00	-1,589.34	-12.52	-37,195.57	-25,384.00	-11,811.57	-46.53	-152,422.00	
42909-999	TOTAL NET RENTAL INCOME	199,680.26	205,711.00	-6,030.74	-2.93	391,181.63	411,354.00	-20,172.37	-4.90	2,470,877.00	
43000-000	PARKING AND STORAGE INCOME										
43300-000	RESERVED PARKING INCOME										
43310-000	Reserved Parking	620.00	520.00	100.00	19.23	1,315.00	1,040.00	275.00	26.44	6,240.00	27 reserved parking spaces charged at an aver of \$25.56/each.
43399-999	TOTAL RESERVED PARKING INCOME	620.00	520.00	100.00	19.23	1,315.00	1,040.00	275.00	26.44	6,240.00	
43400-000	STORAGE UNIT INCOME										
43410-000	Storage Unit	662.50	575.00	87.50	15.22	1,333.50	1,150.00	183.50	15.96	6,900.00	30 Storage units charged at an average of \$22.08/each.
43499-999	TOTAL STORAGE UNIT INCOME	662.50	575.00	87.50	15.22	1,333.50	1,150.00	183.50	15.96	6,900.00	
43999-999	TOTAL PARKING AND STORAGE	1,282.50	1,095.00	187.50	17.12	2,648.50	2,190.00	458.50	20.94	13,140.00	
45000-000	OTHER INCOME										
45100-000	Admin Fees	300.00	525.00	-225.00	-42.86	450.00	525.00	-75.00	-14.29	3,975.00	Four admin fees collected at \$75/each.

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45110-000	Application Fees	525.00	788.00	-263.00	-33.38	675.00	788.00	-113.00	-14.34	5,967.00	Seven application fees collected at \$75/each.
45155-000	Condo Association Fees	400.00	400.00	0.00	0.00	800.00	800.00	0.00	0.00	4,800.00	02.2026 Condo fees.
45210-000	Electric Commission	0.00	40.00	-40.00	-100.00	0.00	80.00	-80.00	-100.00	480.00	
45250-000	Evict/Legal Reimbursement	0.00	50.00	-50.00	-100.00	139.00	100.00	39.00	39.00	600.00	
45270-000	Gate Access Fee	991.25	840.00	151.25	18.01	1,950.00	1,680.00	270.00	16.07	10,080.00	02.2026 Gate access fees.
45400-000	Late Charges	1,454.19	1,600.00	-145.81	-9.11	2,509.49	3,200.00	-690.51	-21.58	19,200.00	10 late paying residents charged an average of \$145.42/each.
45470-000	Locks and Keys	0.00	45.00	-45.00	-100.00	100.00	90.00	10.00	11.11	540.00	
45500-000	Month to Month Fees	400.00	675.00	-275.00	-40.74	650.00	1,350.00	-700.00	-51.85	8,100.00	Two month to month residents charged an average of \$200/each.
45510-000	Move Out Damages/Carpet	125.00	325.00	-200.00	-61.54	1,350.00	650.00	700.00	107.69	3,900.00	One resident charged with Move out Damages/Carpet .
45550-000	NSF Fees	140.00	35.00	105.00	300.00	140.00	70.00	70.00	100.00	420.00	Four NSF charged backs.
45610-000	Parking Fee	75.00	0.00	75.00	N/A	150.00	0.00	150.00	N/A	0.00	Three residents charged for parking fees.
45700-000	Pet Fees	210.05	200.00	10.05	5.03	220.10	400.00	-179.90	-44.98	2,400.00	Four pet fees charged at an average of \$52.51/each.
45710-000	Pet Rent	695.00	680.00	15.00	2.21	1,410.00	1,360.00	50.00	3.68	8,160.00	30 Pet rents charged at an average of \$23.17/each
45730-000	Reimbursement Electric	0.00	300.00	-300.00	-100.00	0.00	600.00	-600.00	-100.00	3,600.00	
45750-000	Reimbursement Pest Control	688.19	716.00	-27.81	-3.88	1,446.38	1,036.00	410.38	39.61	6,225.00	02.2026 Pest control reimbursement.
45760-000	Reimbursement Trash	4,109.12	4,293.00	-183.88	-4.28	8,638.13	6,213.00	2,425.13	39.03	42,127.00	02.2026 Trash reimbursement.
45770-000	Reimbursement Utility Fee	408.00	501.00	-93.00	-18.56	855.00	725.00	130.00	17.93	4,914.00	02.2026 Utility fee reimbursements.
45771-000	TCEQ	26.15	30.00	-3.85	-12.83	54.94	60.00	-5.06	-8.43	360.00	02.2026 TCEQ.
45780-000	Reimbursement Water	2,429.32	1,900.00	529.32	27.86	5,286.61	3,800.00	1,486.61	39.12	22,800.00	02.2026 Water reimbursement.

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45781-000	Reimbursement Sewage	3,321.03	2,375.00	946.03	39.83	7,232.94	4,750.00	2,482.94	52.27	28,500.00	02.2026 Sewage reimbursement.
45782-000	Reimbursement Drainage	240.84	0.00	240.84	N/A	497.90	0.00	497.90	N/A	0.00	02.2026 Drainage reimbursement.
45783-000	Reimbursement Gas	298.09	573.00	-274.91	-47.98	557.94	1,146.00	-588.06	-51.31	6,876.00	02.2026 Gas reimbursement.
45784-000	Reimbursement Internet	3,660.00	3,650.00	10.00	0.27	7,314.00	7,300.00	14.00	0.19	43,800.00	02.2026 Internet reimbursement.
45790-000	Reletting Fees	0.00	375.00	-375.00	-100.00	0.00	750.00	-750.00	-100.00	4,500.00	
45800-000	Resident Insurance Premiums	1,019.00	1,052.00	-33.00	-3.14	2,051.00	1,522.00	529.00	34.76	10,320.00	02.2026 Renters insurance premiums.
45810-000	Resident One Bill Fee	806.40	830.00	-23.60	-2.84	1,636.70	1,660.00	-23.30	-1.40	9,960.00	02.2026 Credit builder.
45850-000	Transfer Fees	0.00	60.00	-60.00	-100.00	0.00	120.00	-120.00	-100.00	720.00	
45900-000	Write Offs Collection Loss	-226.35	-1,143.00	916.65	80.20	-4,149.47	-2,214.00	-1,935.47	-87.42	-13,405.00	One move outs with charges other than rent uncollected.
45999-999	TOTAL OTHER INCOME	22,095.28	21,715.00	380.28	1.75	41,965.66	38,561.00	3,404.66	8.83	239,919.00	
49999-999	TOTAL REVENUE	223,058.04	228,521.00	-5,462.96	-2.39	435,795.79	452,105.00	-16,309.21	-3.61	2,723,936.00	
50000-000	OPERATING EXPENSES										
50100-000	CONTROLLABLE EXPENSES										
51100-000	OFFICE PAYROLL										
51110-000	General Manager Payroll	5,459.57	5,625.00	165.43	2.94	10,919.13	11,250.00	330.87	2.94	73,126.00	02.2026 Manager payroll.
51175-000	Bonuses	411.66	1,221.00	809.34	66.28	1,171.66	1,530.00	358.34	23.42	12,077.00	01.2025 One leasing and eight renewal commissions.
51180-000	NOI Bonuses	0.00	2,000.00	2,000.00	100.00	0.00	2,000.00	2,000.00	100.00	11,500.00	
51199-998	TOTAL OFFICE PAYROLL	5,871.23	8,846.00	2,974.77	33.63	12,090.79	14,780.00	2,689.21	18.19	96,703.00	
51200-000	MAINTENANCE SERVICE PAYROLL										
51230-000	Maintenance Supervisor Payroll	5,788.58	4,532.00	-1,256.58	-27.73	10,308.68	9,064.00	-1,244.68	-13.73	58,916.00	02.2026 Maintenance supervisor payroll.
51235-000	Maintenance Technician Payroll	0.00	3,461.00	3,461.00	100.00	0.00	6,922.00	6,922.00	100.00	44,992.00	
51240-000	Maintenance Overtime	1,074.98	700.00	-374.98	-53.57	1,285.89	1,400.00	114.11	8.15	8,400.00	02.2026 Maintenance overtime.
51299-998	TOTAL MAINTENANCE SERVICE PAYROLL	6,863.56	8,693.00	1,829.44	21.04	11,594.57	17,386.00	5,791.43	33.31	112,308.00	
51700-000	CONTRACT LABOR										
51760-000	Contract Labor Office	404.60	670.00	265.40	39.61	1,243.20	1,340.00	96.80	7.22	8,040.00	02.2026 VA support.

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51799-998	TOTAL CONTRACT LABOR	404.60	670.00	265.40	39.61	1,243.20	1,340.00	96.80	7.22	8,040.00	
51899-998	TOTAL PAYROLL EXPENSE	13,139.39	18,209.00	5,069.61	27.84	24,928.56	33,506.00	8,577.44	25.60	217,051.00	
51900-000	PAYROLL BURDEN										
51905-000	401k contributions	142.82	135.00	-7.82	-5.79	285.64	270.00	-15.64	-5.79	1,620.00	02.2026 401K contributions.
51915-000	Employee Rent	1,230.50	1,682.00	451.50	26.84	2,761.09	3,364.00	602.91	17.92	20,184.00	02.2025 Employee concessions.
51920-000	Health Insurance/Other Emp. Benefits	1,165.14	1,339.00	173.86	12.98	2,330.28	2,678.00	347.72	12.98	16,068.00	02.2026 Health insurance.
51925-000	Payroll Processing Fees	438.46	270.00	-168.46	-62.39	837.58	540.00	-297.58	-55.11	3,510.00	02.2026 Payroll processing fees.
51930-000	Payroll Taxes	1,130.87	1,256.00	125.13	9.96	2,195.18	2,512.00	316.82	12.61	16,328.00	02.2026 Payroll taxes.
51935-000	Workmens Compensation	85.34	252.00	166.66	66.13	150.16	504.00	353.84	70.21	3,274.00	02.2026 Workmen's Comp.
51999-998	TOTAL PAYROLL BURDEN	4,193.13	4,934.00	740.87	15.02	8,559.93	9,868.00	1,308.07	13.26	60,984.00	
51999-999	TOTAL PAYROLL RELATED EXPENSE AND BURDEN	17,332.52	23,143.00	5,810.48	25.11	33,488.49	43,374.00	9,885.51	22.79	278,035.00	
52000-000	GENERAL AND ADMINISTRATIVE										
52050-000	Answering Service	80.11	80.00	-0.11	-0.14	160.22	160.00	-0.22	-0.14	960.00	02.2026 Answering service.
52100-000	Cell Phones and Pagers	100.00	100.00	0.00	0.00	200.00	200.00	0.00	0.00	1,200.00	02.2026 Cell phones.
52120-000	Computer Hardware and Repair	436.40	405.00	-31.40	-7.75	841.40	810.00	-31.40	-3.88	4,860.00	02.2026 IT and support.
52130-000	Computer Software	886.67	490.00	-396.67	-80.95	1,773.34	980.00	-793.34	-80.95	5,880.00	02.2026 Yardi.
52160-000	Credit and Criminal Reports	55.43	560.00	504.57	90.10	99.14	560.00	460.86	82.30	4,240.00	02.2026 Screenings and ID Verify.
52170-000	Dues and Subscriptions	0.00	0.00	0.00	N/A	309.32	290.00	-19.32	-6.66	1,089.00	
52200-000	Employee Training	76.00	42.00	-34.00	-80.95	152.00	84.00	-68.00	-80.95	504.00	02.2026 Training.
52210-000	Eviction Related Expenses	711.02	130.00	-581.02	-446.94	2,563.23	260.00	-2,303.23	-885.86	1,560.00	02.2026 Eviction expenses.
52220-000	Payment Processing	0.00	15.00	15.00	100.00	0.00	30.00	30.00	100.00	180.00	
52240-000	License_ Fees and Permits	0.00	600.00	600.00	100.00	211.89	600.00	388.11	64.68	1,350.00	
52330-000	Office Equipment Expense	0.00	300.00	300.00	100.00	0.00	600.00	600.00	100.00	3,600.00	
52350-000	Office Supplies	0.00	50.00	50.00	100.00	34.85	100.00	65.15	65.15	600.00	
52370-000	Postage and Delivery	71.80	50.00	-21.80	-43.60	120.20	100.00	-20.20	-20.20	600.00	02.2026 Postage.
52380-000	Renters Insurance	577.27	771.00	193.73	25.13	1,190.15	1,527.00	336.85	22.06	9,262.00	02.2026 Renters insurance.
52410-000	Uniforms	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,600.00	

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52480-000	Website	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	220.00	
52499-999	TOTAL GENERAL AND ADMINISTRATIVE EXPENSES	2,994.70	3,593.00	598.30	16.65	7,655.74	6,301.00	-1,354.74	-21.50	37,705.00	
52500-000	MARKETING										
52550-000	Advertising Internet	1,832.15	3,000.00	1,167.85	38.93	3,377.46	6,000.00	2,622.54	43.71	36,000.00	02.2026 Google SEO/PPC, and Zillow.
52570-000	Advertising Other	0.00	338.00	338.00	100.00	79.95	676.00	596.05	88.17	4,056.00	
52600-000	Community Events	188.03	60.00	-128.03	-213.38	468.90	120.00	-348.90	-290.75	720.00	Valentines event.
52700-000	Leasing Hospitality	98.54	35.00	-63.54	-181.54	98.54	70.00	-28.54	-40.77	420.00	Move in gifts and key chains.
52750-000	Locator Commissions	0.00	500.00	500.00	100.00	0.00	1,000.00	1,000.00	100.00	6,000.00	
52800-000	Marketing Dues	300.00	300.00	0.00	0.00	600.00	600.00	0.00	0.00	3,600.00	02.2026 Marketing dues with Chat IQ
52850-000	Printing and Flyers Marketing	0.00	35.00	35.00	100.00	0.00	70.00	70.00	100.00	420.00	
52900-000	Resident Referrals	0.00	350.00	350.00	100.00	0.00	700.00	700.00	100.00	4,200.00	
52999-999	TOTAL MARKETING EXPENSE	2,418.72	4,618.00	2,199.28	47.62	4,624.85	9,236.00	4,611.15	49.93	55,416.00	
53000-000	REPAIRS AND MAINTENANCE										
53001-000	GENERAL MAINTENANCE										
53050-000	Amenities Interior	49.78	25.00	-24.78	-99.12	136.36	50.00	-86.36	-172.72	300.00	Gym/Lobby wipes.
53070-000	Appliance Parts and Service	0.00	45.00	45.00	100.00	25.91	90.00	64.09	71.21	540.00	
53100-000	Carpet Cleaning Occupied Apartments	259.80	75.00	-184.80	-246.40	573.73	150.00	-423.73	-282.49	900.00	Two renewal shampoos.
53150-000	Cleaning Supplies	55.16	50.00	-5.16	-10.32	55.16	100.00	44.84	44.84	600.00	Trash bags for writ and wet jet liquid.
53170-000	Common Area Cleaning Contract	77.60	56.00	-21.60	-38.57	348.23	112.00	-236.23	-210.92	1,756.00	Fresh air contract.
53200-000	Doors and Hardware	0.00	20.00	20.00	100.00	31.91	40.00	8.09	20.23	240.00	
53260-000	Electrical Supplies	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00	
53270-000	Elevator Service Contract and Repairs	1,853.47	0.00	-1,853.47	N/A	1,853.47	0.00	-1,853.47	N/A	12,324.00	Repair pit limit switches.
53305-000	Fitness Center Repairs	0.00	0.00	0.00	N/A	-43.29	0.00	43.29	N/A	0.00	
53410-000	HVAC Supplies	168.28	215.00	46.72	21.73	168.28	430.00	261.72	60.87	2,580.00	16x20 filters and AAA -T-stat batteries.
53500-000	Light Bulbs	238.28	20.00	-218.28	-1,091.40	268.55	40.00	-228.55	-571.38	240.00	3watt microwave bulb, 5 watt, 40 watt, and 50 watt bulbs.
53550-000	Locks and Keys	23.37	38.00	14.63	38.50	23.37	76.00	52.63	69.25	456.00	Key blank replacements.
53610-000	Maintenance Supplies	154.59	28.00	-126.59	-452.11	154.59	56.00	-98.59	-176.05	336.00	Tarps, caulk, batteries, and WD40.

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53760-000	Plumbing Supplies	167.69	125.00	-42.69	-34.15	245.96	250.00	4.04	1.62	1,500.00	Commode seats, fill valves, flappers, and tank levers.
53900-000	Water Backflow Testing and Repair	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	600.00	
53999-999	TOTAL GENERAL MAINTENANCE EXPENSE	3,048.02	722.00	-2,326.02	-322.16	3,842.23	1,444.00	-2,398.23	-166.08	22,672.00	
54000-000	GROUPS										
54120-000	Grounds Supplies	420.57	0.00	-420.57	N/A	528.77	0.00	-528.77	N/A	480.00	Microfiber towels to cover outside pipes, two iron grate covers and dog waste bags.
54499-998	TOTAL GROUNDS	420.57	0.00	-420.57	N/A	528.77	0.00	-528.77	N/A	480.00	
54500-000	RECREATIONAL AMENITIES										
54650-000	Dog Park Supplies	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	200.00	
54999-998	TOTAL RECREATIONAL AND AMENITIES EXPENSE	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	200.00	
55000-000	TURNOVER COSTS										
55051-000	Air Duct Cleaning	0.00	45.00	45.00	100.00	162.38	90.00	-72.38	-80.42	540.00	
55999-998	TOTAL TURNOVER COSTS	0.00	45.00	45.00	100.00	162.38	90.00	-72.38	-80.42	540.00	
55999-999	TOTAL REPAIRS AND MAINTENANCE	3,468.59	767.00	-2,701.59	-352.23	4,533.38	1,534.00	-2,999.38	-195.53	23,892.00	
56000-000	CONTRACTS										
56050-000	Access Gate and Entry System Repairs	0.00	356.00	356.00	100.00	0.00	712.00	712.00	100.00	4,272.00	
56080-000	Annual Inspection - Fire Safety	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,500.00	
56100-000	Courtesy/Patrol Service	1,680.00	1,680.00	0.00	0.00	3,360.00	3,360.00	0.00	0.00	20,160.00	02.2026 Patrol service. Pool service accrual correction since service is no longer active.
56160-000	Emergency Phones	0.00	61.00	61.00	100.00	183.48	122.00	-61.48	-50.39	732.00	
56180-000	Pool Service	27.97	500.00	472.03	94.41	365.58	1,000.00	634.42	63.44	6,000.00	
56400-000	Alarm Monitor	40.89	75.00	34.11	45.48	85.16	150.00	64.84	43.23	900.00	02.2026 Alarm monitoring.
56410-000	Landscape	568.31	568.00	-0.31	-0.05	1,136.62	1,136.00	-0.62	-0.05	6,816.00	02.2026 Landscaping.
56560-000	Pest Control	242.51	243.00	0.49	0.20	485.02	486.00	0.98	0.20	2,916.00	02.2026 Pest control.
56710-000	Satellite and Internet	2,720.31	2,074.00	-646.31	-31.16	5,264.84	3,574.00	-1,690.84	-47.31	72,949.00	02.2026 Office internet with bulk internet.
56800-000	Fitness Contract	0.00	90.00	90.00	100.00	270.63	180.00	-90.63	-50.35	1,080.00	
56999-998	TOTAL CONTRACTS EXPENSES	5,279.99	5,647.00	367.01	6.50	11,151.33	10,720.00	-431.33	-4.02	119,325.00	
58000-000	UTILITIES										
58100-000	Cable TV	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	900.00	

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
58200-000	Electric ClubHouse	298.02	100.00	-198.02	-198.02	433.38	200.00	-233.38	-116.69	1,200.00	02.2026 Office electric.
58250-000	Electric Master/House Meter	2,429.74	2,100.00	-329.74	-15.70	4,858.35	4,200.00	-658.35	-15.68	25,200.00	02.2026 Common area electric.
58290-000	Electric Vacant	925.55	534.00	-391.55	-73.32	1,211.25	1,239.00	27.75	2.24	6,324.00	02.2026 Vacant electric.
58350-000	Gas Master/House Meter	2,094.24	603.00	-1,491.24	-247.30	3,420.21	1,206.00	-2,214.21	-183.60	7,236.00	02.2026 Gas.
58650-000	Sewer Master/House Meter	3,186.86	2,500.00	-686.86	-27.47	6,771.16	5,000.00	-1,771.16	-35.42	30,000.00	02.2026 Sewer.
58700-000	Trash Removal	4,234.09	2,700.00	-1,534.09	-56.82	7,064.64	5,400.00	-1,664.64	-30.83	32,400.00	02.2026 Trash.
58750-000	Telephone	245.00	514.00	269.00	52.33	490.00	1,028.00	538.00	52.33	6,168.00	02.2026 Phones.
58850-000	Drainage fee	248.84	249.00	0.16	0.06	497.68	498.00	0.32	0.06	2,988.00	02.2026 Drainage fee.
58851-000	TCEQ Fee	27.64	28.00	0.36	1.29	55.28	56.00	0.72	1.29	336.00	02.2026 TCEQ Fee.
58890-000	Utility Billing Fee	1,242.90	1,350.00	107.10	7.93	1,840.78	2,700.00	859.22	31.82	16,200.00	02.2026 Utility fee.
58910-000	Water Master/House Meter	2,327.15	2,000.00	-327.15	-16.36	4,948.06	4,000.00	-948.06	-23.70	24,000.00	02.2026 Water
58998-999	TOTAL UTILITIES	17,260.03	12,753.00	-4,507.03	-35.34	31,590.79	25,677.00	-5,913.79	-23.03	152,952.00	
58999-999	TOTAL CONTROLLABLE EXPENSES	48,754.55	50,521.00	1,766.45	3.50	93,044.58	96,842.00	3,797.42	3.92	667,325.00	
59000-000	NONCONTROLLABLE EXPENSES										
59001-000	MANAGEMENT FEES										
59010-000	Property Management Fees	6,604.43	6,856.00	251.57	3.67	12,889.74	13,564.00	674.26	4.97	81,719.00	02.2026 Property Management Fees.
59099-998	TOTAL MANAGEMENT FEES	6,604.43	6,856.00	251.57	3.67	12,889.74	13,564.00	674.26	4.97	81,719.00	
59200-000	TAX AND INSURANCE EXPENSE										
59240-000	Insurance Flood	652.00	652.00	0.00	0.00	1,304.00	1,304.00	0.00	0.00	7,824.00	02.2026 Flood insurance.
59260-000	Insurance Property and General Liability	19,964.30	1,664.00	-18,300.30	-1,099.78	39,928.60	3,328.00	-36,600.60	-1,099.78	19,968.00	02.2026 Property Insurance.
59320-000	Franchise Tax	250.00	250.00	0.00	0.00	500.00	500.00	0.00	0.00	3,000.00	02.2026 Franchise tax.
59350-000	Taxes Real Estate	32,796.08	32,796.00	-0.08	0.00	65,592.16	65,592.00	-0.16	0.00	393,552.00	02.2026 Taxes.
59399-998	TOTAL TAX AND INSURANCE EXPENSES	53,662.38	35,362.00	-18,300.38	-51.75	107,324.76	70,724.00	-36,600.76	-51.75	424,344.00	
59899-998	TOTAL NONCONTROLLABLE EXPENSES	60,266.81	42,218.00	-18,048.81	-42.75	120,214.50	84,288.00	-35,926.50	-42.62	506,063.00	
59999-998	TOTAL OPERATING EXPENSES	109,021.36	92,739.00	-16,282.36	-17.56	213,259.08	181,130.00	-32,129.08	-17.74	1,173,388.00	
59999-999	NET OPERATING INCOME	114,036.68	135,782.00	-21,745.32	-16.01	222,536.71	270,975.00	-48,438.29	-17.88	1,550,548.00	
60001-000	NONOPERATING EXPENSES										
60002-000	ENTITY EXPENSES										
60050-000	Asset Mgmt Fee	4,402.95	4,570.00	167.05	3.66	8,593.50	9,042.00	448.50	4.96	54,476.00	02.2026 Asset Mgmt fee.
60380-000	Investor Fee	322.99	200.00	-122.99	-61.50	645.99	400.00	-245.99	-61.50	2,400.00	02.2026 Investor Portal.

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
60400-000	Legal Expenses Entity	-27,223.64	6,300.00	33,523.64	532.12	-18,633.14	12,600.00	31,233.14	247.88	75,600.00	Texas franchise tax renewal with correction to katz balance due.
60600-000	Other Expenses Entity	0.00	1,400.00	1,400.00	100.00	0.00	2,800.00	2,800.00	100.00	16,800.00	
60999-998	TOTAL ENTITY EXPENSES	-22,497.70	12,470.00	34,967.70	280.41	-9,393.65	24,842.00	34,235.65	137.81	149,276.00	
63699-999	TOTAL NONOPERATING EXPENSES	-22,497.70	12,470.00	34,967.70	280.41	-9,393.65	24,842.00	34,235.65	137.81	149,276.00	
64001-000	CAPITAL ITEMS										
64100-000	CAPITAL ITEMS RECURRING										
64150-000	Cabinets Kitchen	150.00	0.00	-150.00	N/A	150.00	0.00	-150.00	N/A	0.00	D32 Two cabinet doors.
64170-000	Carpet	0.00	167.00	167.00	100.00	0.00	334.00	334.00	100.00	2,004.00	
64175-000	Ceiling Fans/Light Fixtures	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	900.00	
64190-000	Dishwasher	491.19	71.00	-420.19	-591.82	579.94	142.00	-437.94	-308.41	852.00	C24 replacement dishwasher and C20 dishwasher timer.
64195-000	Garbage Disposals	164.54	71.00	-93.54	-131.75	164.54	142.00	-22.54	-15.87	852.00	
64200-000	Microwave and Range Hoods	0.00	20.00	20.00	100.00	0.00	40.00	40.00	100.00	240.00	
64250-000	Refrigerators	31.38	267.00	235.62	88.25	31.38	534.00	502.62	94.12	3,204.00	Replacement freezer handle.
64270-000	Stoves	0.00	83.00	83.00	100.00	10.00	166.00	156.00	93.98	996.00	
64280-000	Tile/Vinyl	0.00	200.00	200.00	100.00	0.00	400.00	400.00	100.00	2,400.00	
64290-000	Washer and Dryer	0.00	83.00	83.00	100.00	0.00	166.00	166.00	100.00	996.00	
64295-000	Window Treatments	0.00	200.00	200.00	100.00	0.00	400.00	400.00	100.00	2,400.00	
64299-998	TOTAL CAPITAL ITEMS RECURRING	837.11	1,237.00	399.89	32.33	935.86	2,474.00	1,538.14	62.17	14,844.00	
64300-000	CAPITAL NONRECURRING										
64310-000	Amenities Exterior	160.16	0.00	-160.16	N/A	160.16	0.00	-160.16	N/A	0.00	Final four replacement cameras.
64315-000	Amenities Interior	418.93	185.00	-233.93	-126.45	418.93	370.00	-48.93	-13.22	2,220.00	
64321-000	Baseboards	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00	C33 Replacement sliding door handle.
64335-000	Doors and Hardware	69.32	50.00	-19.32	-38.64	69.32	100.00	30.68	30.68	600.00	
64340-000	Electrical	94.53	50.00	-44.53	-89.06	94.53	100.00	5.47	5.47	600.00	
64360-000	HVAC and Other Mechanical	136.53	1,167.00	1,030.47	88.30	136.53	2,334.00	2,197.47	94.15	14,004.00	Transformer and capacitor.

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
64366-000	Interior Walls and Ceilings	3,161.69	700.00	-2,461.69	-351.67	3,161.69	1,400.00	-1,761.69	-125.84	8,400.00	A16, A25, A26, A35, and A45 water extraction and carpet repairs. A14, A22 and B11 sheet rock repairs.
64380-000	Landscape Grounds	0.00	208.00	208.00	100.00	0.00	416.00	416.00	100.00	2,496.00	
64410-000	Light Fixtures	137.85	0.00	-137.85	N/A	137.85	0.00	-137.85	N/A	0.00	C45 Replacement kitchen light under sink and C47 replacement kitchen light.
64426-000	Plumbing Interior	0.00	0.00	0.00	N/A	-73.06	0.00	73.06	N/A	0.00	
64430-000	Plumbing Faucets	0.00	63.00	63.00	100.00	211.04	126.00	-85.04	-67.49	756.00	
64445-000	Plumbing Toilets	186.14	50.00	-136.14	-272.28	186.14	100.00	-86.14	-86.14	600.00	B31 Replacement flush valve, C33 Replacement hall toilet, extra flush valve and fill valves.
64450-000	Plumbing Water Heaters	438.13	300.00	-138.13	-46.04	1,927.91	600.00	-1,327.91	-221.32	3,600.00	B37 Replacement water heater.
64465-000	Signage and Flag Poles	0.00	33.00	33.00	100.00	0.00	66.00	66.00	100.00	396.00	
64497-000	Windows and Shutters	0.00	200.00	200.00	100.00	0.00	400.00	400.00	100.00	2,400.00	
64499-998	TOTAL CAPITAL NONRECURRING	4,803.28	3,106.00	-1,697.28	-54.65	6,431.04	6,212.00	-219.04	-3.53	37,272.00	
65000-000	CAPITAL REHAB										
65110-000	Access Gates	0.00	360.00	360.00	100.00	85.51	720.00	634.49	88.12	4,320.00	
65120-000	Amenities Exterior	0.00	200.00	200.00	100.00	0.00	400.00	400.00	100.00	2,400.00	
65130-000	Amenities Interior	0.00	150.00	150.00	100.00	40.04	300.00	259.96	86.65	1,800.00	
65137-000	Building Improvements Ext	0.00	12,500.00	12,500.00	100.00	0.00	25,000.00	25,000.00	100.00	150,000.00	
65140-000	Asphalt/Concrete/Resurfacing	0.00	20,833.00	20,833.00	100.00	0.00	41,666.00	41,666.00	100.00	249,996.00	
65145-000	Buildings	0.00	1,083.00	1,083.00	100.00	0.00	2,166.00	2,166.00	100.00	12,996.00	
65200-000	Carpet	376.88	5,250.00	4,873.12	92.82	376.88	5,250.00	4,873.12	92.82	39,750.00	C44 Replacement bedroom carpet.
65220-000	Carports and Garages	0.00	1,333.00	1,333.00	100.00	0.00	2,666.00	2,666.00	100.00	15,996.00	
65280-000	Dishwasher	0.00	788.00	788.00	100.00	0.00	788.00	788.00	100.00	5,967.00	
65300-000	Doors and Hardware	210.01	0.00	-210.01	N/A	210.01	0.00	-210.01	N/A	0.00	B36 replacement bedroom doors.
65441-000	Interior Rehab Labor	3,221.87	4,200.00	978.13	23.29	7,306.85	4,200.00	-3,106.85	-73.97	31,800.00	02.2026 Interior rehab labor.
65590-000	Life Safety & Fire Equipment	525.88	0.00	-525.88	N/A	525.88	0.00	-525.88	N/A	470,000.00	Omni repair to fire alarm in garage.

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
65610-000	Maintenance Tools	303.97	50.00	-253.97	-507.94	421.37	100.00	-321.37	-321.37	600.00	Replacement blade for key machine - will see credit in March for return.
65620-000	Microwave and Range Hoods	0.00	385.00	385.00	100.00	0.00	385.00	385.00	100.00	2,915.00	
65680-000	Plumbing Other	-595.38	292.00	887.38	303.90	0.00	584.00	584.00	100.00	3,504.00	Voided plumbing invoice that was coded to the wrong property.
65760-000	Refrigerators	680.89	1,400.00	719.11	51.36	680.89	1,400.00	719.11	51.36	10,600.00	C44 Replacement refrigerator.
65765-000	Roofs	0.00	208.00	208.00	100.00	0.00	416.00	416.00	100.00	2,496.00	
65770-000	Rehab Packages	1,507.09	3,500.00	1,992.91	56.94	3,125.65	3,500.00	374.35	10.70	26,500.00	02.2026 Rehab packages.
65795-000	Storm Damages	0.00	208.00	208.00	100.00	0.00	416.00	416.00	100.00	2,496.00	
65800-000	Stoves	0.00	963.00	963.00	100.00	0.00	963.00	963.00	100.00	7,292.00	
65930-000	Vinyl	1,533.49	6,300.00	4,766.51	75.66	1,533.49	6,300.00	4,766.51	75.66	47,700.00	C44 Replacement flooring.
65999-998	TOTAL CAPITAL REHAB	7,764.70	60,003.00	52,238.30	87.06	14,306.57	97,220.00	82,913.43	85.28	1,089,128.00	
69899-999	TOTAL CAPITAL ITEMS	13,405.09	64,346.00	50,940.91	79.17	21,673.47	105,906.00	84,232.53	79.54	1,141,244.00	
70001-000	INTEREST AND DEBT SERVICE										
70500-000	Interest Expense 1st Lien	84,437.30	88,764.00	4,326.70	4.87	171,702.69	177,528.00	5,825.31	3.28	1,065,168.00	02.2026 Interest.
70505-000	Additional Interest Expense	0.00	-1,831.00	-1,831.00	-100.00	-39,458.96	-3,662.00	35,796.96	977.52	-21,972.00	
70899-998	TOTAL INTEREST AND OTHER DEBT SERVICE EXPENSES	84,437.30	86,933.00	2,495.70	2.87	132,243.73	173,866.00	41,622.27	23.94	1,043,196.00	
99998-999	TOTAL NET INCOME	38,691.99	-27,967.00	66,658.99	238.35	78,013.16	-33,639.00	111,652.16	331.91	-783,168.00	