

Statement (12 months)

Period = Mar 2025-Feb 2026

Book = Accrual ; Tree = ysi_is

	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Total
41000-000 RENTAL INCOME													
41050-000 GROSS POTENTIAL RENT													
41100-000 Market Rent	237,005.00	237,155.00	239,075.00	239,075.00	239,290.00	239,405.00	239,405.00	239,250.00	239,330.00	239,320.00	239,135.00	243,515.00	2,870,960.00
41900-000 LossGain to Lease	-11,954.00	-14,764.00	-15,383.00	-20,126.00	-23,014.00	-22,932.00	-25,575.00	-25,762.00	-24,167.00	-24,047.00	-24,720.40	-29,552.40	-261,996.80
41999-999 TOTAL GROSS POTENTIAL RENT	225,051.00	222,391.00	223,692.00	218,949.00	216,276.00	216,473.00	213,830.00	213,488.00	215,163.00	215,273.00	214,414.60	213,962.60	2,608,963.20
42000-000 OTHER RENTAL INCOME ALLOWANCES													
42200-000 Less: Admin	-1,430.00	-1,430.00	-1,430.00	-1,430.00	-1,430.00	-1,430.00	-1,430.00	-1,430.00	-1,430.00	-1,430.00	-1,430.00	-1,460.00	-17,190.00
42300-000 Less: Concessions One Time	-5,685.50	-3,323.00	-3,387.00	-3,594.73	-10,983.27	-7,348.50	-2,748.00	-4,649.00	-549.50	-2,049.50	0.00	-2,162.50	-46,480.50
42600-000 Less: Vacancy	-26,096.17	-23,029.51	-25,626.17	-23,897.11	-9,461.00	-6,076.77	-10,530.03	-6,237.43	-11,752.77	-9,677.07	-15,686.10	-11,659.84	-179,729.97
42680-000 Less: WriteOffs	-2,930.13	0.00	-1,091.40	-31.60	0.00	0.00	0.00	0.00	0.00	0.00	-5,897.13	0.00	-9,950.26
42800-000 Plus: Recovery Bad Debt	297.25	2,788.59	147.48	968.16	2,250.36	100.00	100.00	0.00	312.16	0.00	100.00	1,000.00	8,064.00
42909-998 TOTAL OTHER RENTAL INCOME	-35,844.55	-24,993.92	-31,387.09	-27,985.28	-19,623.91	-14,755.27	-14,608.03	-12,316.43	-13,420.11	-13,156.57	-22,913.23	-14,282.34	-245,286.73
42909-999 TOTAL NET RENTAL INCOME	189,206.45	197,397.08	192,304.91	190,963.72	196,652.09	201,717.73	199,221.97	201,171.57	201,742.89	202,116.43	191,501.37	199,680.26	2,363,676.47
43000-000 PARKING AND STORAGE INCOME													
43300-000 RESERVED PARKING INCOME													
43310-000 Reserved Parking	445.83	445.00	432.51	492.50	519.33	546.00	510.00	534.50	614.50	675.00	695.00	620.00	6,530.17
43399-999 TOTAL RESERVED PARKING INCOME	445.83	445.00	432.51	492.50	519.33	546.00	510.00	534.50	614.50	675.00	695.00	620.00	6,530.17
43400-000 STORAGE UNIT INCOME													
43410-000 Storage Unit	480.00	480.00	491.25	637.50	575.50	656.50	643.00	628.00	620.00	648.00	671.00	662.50	7,193.25
43499-999 TOTAL STORAGE UNIT INCOME	480.00	480.00	491.25	637.50	575.50	656.50	643.00	628.00	620.00	648.00	671.00	662.50	7,193.25
43999-999 TOTAL PARKING AND STORAGE	925.83	925.00	923.76	1,130.00	1,094.83	1,202.50	1,153.00	1,162.50	1,234.50	1,323.00	1,366.00	1,282.50	13,723.42
45000-000 OTHER INCOME													
45100-000 Admin Fees	184.00	300.00	650.00	750.00	50.00	225.00	600.00	150.00	225.00	150.00	150.00	300.00	3,734.00
45110-000 Application Fees	268.00	600.00	800.00	950.00	50.00	225.00	750.00	150.00	375.00	150.00	150.00	525.00	4,993.00
45155-000 Condo Association Fees	800.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	5,200.00
45200-000 Deposit Forfeiture	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
45210-000 Electric Commission	0.00	90.00	0.00	0.00	30.00	0.00	0.00	330.00	0.00	0.00	0.00	0.00	450.00
45250-000 Evict/Legal Reimbursement	0.00	0.00	0.00	0.00	139.00	160.00	0.00	0.00	143.02	139.00	139.00	0.00	720.02
45270-000 Gate Access Fee	697.25	784.25	834.67	858.08	947.50	948.75	901.08	889.75	852.00	1,080.75	958.75	991.25	10,744.08
45400-000 Late Charges	1,697.10	1,922.80	2,107.79	1,666.95	1,253.90	912.60	1,201.40	1,686.46	1,477.58	1,929.84	1,055.30	1,454.19	18,365.91
45470-000 Locks and Keys	150.00	0.00	50.00	50.00	0.00	0.00	175.00	0.00	10.81	50.00	100.00	0.00	585.81
45500-000 Month to Month Fees	1,630.74	1,288.08	983.34	641.67	250.00	250.00	-250.00	41.67	0.00	0.00	250.00	400.00	5,485.50
45510-000 Move Out Damages/Carpet	150.00	0.00	795.00	1,235.00	150.00	597.02	310.00	0.00	524.30	6.00	1,225.00	125.00	5,117.32
45550-000 NSF Fees	0.00	0.00	0.00	0.00	0.00	0.00	35.00	0.00	70.00	35.00	0.00	140.00	280.00
45610-000 Parking Fee	100.00	100.00	100.00	75.00	75.00	100.00	76.67	100.00	100.00	75.00	75.00	75.00	1,051.67
45700-000 Pet Fees	77.77	202.77	202.77	50.93	50.00	313.88	-19.45	272.55	355.88	330.89	10.05	210.05	2,058.09
45710-000 Pet Rent	692.67	672.00	670.00	650.00	649.00	685.00	650.17	663.00	665.00	765.00	715.00	695.00	8,171.84
45730-000 Reimbursement Electric	587.15	31.97	277.01	133.09	266.44	531.20	331.52	0.00	0.00	0.00	0.00	0.00	2,158.38
45750-000 Reimbursement Pest Control	728.82	664.65	727.12	670.09	605.87	679.88	718.70	673.34	680.91	708.98	758.19	688.19	8,304.74

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45760-000	Reimbursement Trash	4,357.86	3,972.83	4,347.72	4,005.62	3,620.17	4,064.27	4,297.22	4,025.17	4,070.45	4,138.41	4,529.01	4,109.12	49,537.85
45770-000	Reimbursement Utility Fee	417.00	396.00	411.00	390.00	369.00	402.00	420.00	411.00	405.00	399.00	447.00	408.00	4,875.00
45771-000	TCEQ	27.68	25.25	27.64	25.46	23.02	25.82	27.30	25.56	25.86	26.93	28.79	26.15	315.46
45780-000	Reimbursement Water	3,520.76	2,257.03	2,235.05	2,053.91	1,822.99	2,085.41	2,358.24	2,316.02	2,287.31	2,666.49	2,857.29	2,429.32	28,889.82
45781-000	Reimbursement Sewage	4,834.35	3,105.02	3,078.02	2,826.33	2,514.70	2,867.85	3,237.17	3,178.91	3,140.96	3,653.54	3,911.91	3,321.03	39,669.79
45782-000	Reimbursement Drainage	260.84	242.03	267.36	246.65	225.37	250.43	269.78	234.50	235.81	251.66	257.06	240.84	2,982.33
45783-000	Reimbursement Gas	633.86	1,155.82	2,478.21	1,627.02	440.10	319.25	279.24	254.99	242.17	249.96	259.85	298.09	8,238.56
45784-000	Reimbursement Internet	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	122.00	2,735.00	3,654.00	3,660.00	10,171.00
45790-000	Reletting Fees	0.00	0.00	0.00	0.00	0.00	2,085.05	0.00	0.00	0.00	0.00	0.00	0.00	2,085.05
45800-000	Resident Insurance Premiums	860.82	936.50	990.43	964.85	1,019.17	1,071.37	945.50	1,055.50	1,029.92	1,037.98	1,032.00	1,019.00	11,963.04
45810-000	Resident One Bill Fee	812.50	812.50	839.35	803.55	743.75	920.00	868.75	833.35	869.15	863.15	830.30	806.40	10,002.75
45850-000	Transfer Fees	0.00	0.00	0.00	0.00	0.00	175.00	175.00	350.00	0.00	0.00	0.00	0.00	700.00
45860-000	TV/Cable Commissions	0.00	0.00	0.00	873.79	100.00	0.00	0.00	0.00	6,000.00	0.00	0.00	0.00	6,973.79
45900-000	Write Offs Collection Loss	-3,371.77	-480.31	-2,500.16	-1,387.89	-150.00	0.00	-332.05	3,066.90	-763.80	1,275.00	-3,923.12	-226.35	-8,793.55
45990-000	Miscellaneous Income	3,596.42	3,596.42	3,596.42	3,596.42	3,596.42	3,596.42	3,596.42	3,596.42	3,596.42	3,596.42	0.00	0.00	35,964.20
45999-999	TOTAL OTHER INCOME	23,713.82	24,075.61	24,368.74	24,156.52	19,241.40	23,891.20	22,022.66	24,705.09	27,140.75	26,714.00	19,870.38	22,095.28	281,995.45
49999-999	TOTAL REVENUE	213,846.10	222,397.69	217,597.41	216,250.24	216,988.32	226,811.43	222,397.63	227,039.16	230,118.14	230,153.43	212,737.75	223,058.04	2,659,395.34
50000-000	OPERATING EXPENSES													
50100-000	CONTROLLABLE EXPENSES													
51100-000	OFFICE PAYROLL													
51110-000	General Manager Payroll	5,300.54	5,300.54	8,829.83	5,459.57	5,459.57	5,459.56	5,459.57	8,189.34	5,459.56	5,459.56	5,459.56	5,459.57	71,296.77
51175-000	Bonuses	950.01	760.00	1,625.00	992.92	910.00	1,885.00	570.00	3,349.01	0.00	1,432.67	760.00	411.66	13,646.27
51180-000	NOI Bonuses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,250.00	0.00	0.00	0.00	2,250.00
51199-998	TOTAL OFFICE PAYROLL	6,250.55	6,060.54	10,454.83	6,452.49	6,369.57	7,344.56	6,029.57	11,538.35	7,709.56	6,892.23	6,219.56	5,871.23	87,193.04
51200-000	MAINTENANCE SERVICE PAYROLL													
51230-000	Maintenance Supervisor Payroll	4,225.88	4,003.08	6,880.16	3,783.15	4,631.76	4,287.69	4,123.92	6,065.40	4,411.20	4,671.73	4,520.10	5,788.58	57,392.65
51235-000	Maintenance Technician Payroll	3,214.40	3,153.13	5,373.47	3,399.37	3,574.40	3,310.40	3,428.96	4,487.66	3,310.40	3,411.79	0.00	0.00	36,663.98
51240-000	Maintenance Overtime	954.16	144.34	768.13	727.30	860.19	943.66	363.56	1,575.54	323.15	370.54	210.91	1,074.98	8,316.46
51299-998	TOTAL MAINTENANCE SERVICE PAYROLL	8,394.44	7,300.55	13,021.76	7,909.82	9,066.35	8,541.75	7,916.44	12,128.60	8,044.75	8,454.06	4,731.01	6,863.56	102,373.09
51700-000	CONTRACT LABOR													
51760-000	Contract Labor Office	800.80	1,432.20	-100.80	520.80	1,822.80	477.40	868.00	477.40	868.00	954.80	838.60	404.60	9,364.60
51799-998	TOTAL CONTRACT LABOR	800.80	1,432.20	-100.80	520.80	1,822.80	477.40	868.00	477.40	868.00	954.80	838.60	404.60	9,364.60
51899-998	TOTAL PAYROLL EXPENSE	15,445.79	14,793.29	23,375.79	14,883.11	17,258.72	16,363.71	14,814.01	24,144.35	16,622.31	16,301.09	11,789.17	13,139.39	198,930.73
51900-000	PAYROLL BURDEN													
51905-000	401k contributions	116.15	111.08	194.44	122.01	124.31	135.01	118.06	199.18	109.20	154.79	142.82	142.82	1,669.87
51915-000	Employee Rent	1,679.50	1,679.50	1,679.50	1,679.50	1,679.50	1,679.50	1,679.50	1,679.50	1,679.50	1,707.50	1,530.59	1,230.50	19,584.09
51920-000	Health Insurance/Other Emp. Benefits	1,334.88	1,308.36	1,972.41	1,095.37	1,165.14	1,156.65	1,128.22	1,681.78	1,176.61	1,165.14	1,165.14	1,165.14	15,514.84
51925-000	Payroll Processing Fees	414.12	190.24	597.32	372.62	403.40	387.22	389.10	582.68	403.68	399.38	399.12	438.46	4,977.34
51930-000	Payroll Taxes	1,122.92	1,012.18	1,781.09	1,094.04	1,175.69	1,210.19	1,061.96	1,802.97	1,199.67	1,168.81	1,064.31	1,130.87	14,824.70

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51935-000	Workmens Compensation	249.67	325.82	48.47	99.94	110.99	110.49	97.24	165.58	109.41	110.22	64.82	85.34	1,577.99
51999-998	TOTAL PAYROLL BURDEN	4,917.24	4,627.18	6,273.23	4,463.48	4,659.03	4,679.06	4,474.08	6,111.69	4,678.07	4,705.84	4,366.80	4,193.13	58,148.83
51999-999	TOTAL PAYROLL RELATED EXPENSE AND BURDEN	20,363.03	19,420.47	29,649.02	19,346.59	21,917.75	21,042.77	19,288.09	30,256.04	21,300.38	21,006.93	16,155.97	17,332.52	257,079.56
52000-000	GENERAL AND ADMINISTRATIVE													
52050-000	Answering Service	80.11	80.11	80.11	80.11	80.11	80.11	80.11	80.11	80.11	112.59	80.11	80.11	993.80
52100-000	Cell Phones and Pagers	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
52120-000	Computer Hardware and Repair	260.00	271.37	267.58	267.58	260.00	271.91	271.91	271.91	264.33	276.24	405.00	436.40	3,524.23
52130-000	Computer Software	834.70	823.33	823.33	823.33	835.24	823.33	823.33	835.24	823.33	823.33	886.67	886.67	10,041.83
52160-000	Credit and Criminal Reports	162.79	284.77	351.26	968.00	611.50	62.79	247.77	130.58	102.34	170.56	43.71	55.43	3,191.50
52170-000	Dues and Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00	798.34	0.00	0.00	0.00	309.32	0.00	1,107.66
52180-000	Employee Recognition	21.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.59
52200-000	Employee Training	50.45	50.45	174.05	50.45	50.45	50.45	90.45	100.90	50.45	139.45	76.00	76.00	959.55
52210-000	Eviction Related Expenses	0.00	0.00	0.00	0.00	139.00	160.00	0.00	143.02	0.00	278.00	1,852.21	711.02	3,283.25
52220-000	Payment Processing	0.00	0.00	0.00	95.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95.93
52230-000	Legal Fees Resident Related	2,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,700.00
52240-000	License_ Fees and Permits	145.61	0.00	0.00	198.65	297.28	99.31	0.00	0.00	0.00	0.00	211.89	0.00	952.74
52350-000	Office Supplies	93.37	14.06	0.00	115.49	19.39	153.05	66.32	0.00	34.85	0.00	34.85	0.00	531.38
52360-000	Parking Expense	0.00	27.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27.06
52370-000	Postage and Delivery	19.25	56.65	35.40	35.40	41.10	36.80	42.00	36.60	40.20	68.40	48.40	71.80	532.00
52380-000	Renters Insurance	457.88	459.35	512.49	512.49	490.79	1,581.28	550.90	539.68	575.06	577.89	612.88	577.27	7,447.96
52400-000	Travel and Meals	0.00	42.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.70
52499-999	TOTAL GENERAL AND ADMINISTRATIVE EXPENSES	4,925.75	2,209.85	2,344.22	3,247.43	2,924.86	3,419.03	3,071.13	2,238.04	2,070.67	2,546.46	4,661.04	2,994.70	36,653.18
52500-000	MARKETING													
52550-000	Advertising Internet	3,985.15	3,425.26	3,646.49	3,321.21	4,038.40	3,448.19	3,566.43	1,392.95	1,595.07	1,606.72	1,545.31	1,832.15	33,403.33
52570-000	Advertising Other	79.95	75.00	84.95	79.95	79.95	159.90	79.95	267.45	0.00	79.95	79.95	0.00	1,067.00
52600-000	Community Events	0.00	210.58	0.00	96.52	30.74	62.95	0.00	171.20	0.00	0.00	280.87	188.03	1,040.89
52700-000	Leasing Hospitality	10.76	37.31	0.00	35.34	67.80	160.45	25.88	32.95	3.88	25.14	0.00	98.54	498.05
52750-000	Locator Commissions	1,349.00	1,340.00	0.00	1,199.00	0.00	0.00	0.00	4,878.00	0.00	670.00	0.00	0.00	9,436.00
52800-000	Marketing Dues	300.00	300.00	300.00	300.00	3,213.41	426.67	426.67	426.67	426.67	426.67	300.00	300.00	7,146.76
52830-000	Model Related Expenses	0.00	110.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.35
52850-000	Printing and Flyers Marketing	0.00	0.00	194.85	0.00	0.00	0.00	0.00	0.00	0.00	196.56	0.00	0.00	391.41
52900-000	Resident Referrals	0.00	0.00	1,000.00	0.00	0.00	1,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00	3,000.00
52910-000	Resident Relations	17.30	22.15	37.77	87.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	165.13
52999-999	TOTAL MARKETING EXPENSE	5,742.16	5,520.65	5,264.06	5,119.93	7,430.30	5,258.16	5,098.93	7,169.22	2,025.62	3,005.04	2,206.13	2,418.72	56,258.92
53000-000	REPAIRS AND MAINTENANCE													
53001-000	GENERAL MAINTENANCE													
53050-000	Amenities Interior	0.00	0.00	45.63	44.21	49.78	47.29	0.00	0.00	37.87	42.21	86.58	49.78	403.35
53070-000	Appliance Parts and Service	145.05	0.00	0.00	77.88	90.27	4.31	0.00	33.10	0.00	0.00	25.91	0.00	376.52

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			Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Total
53100-000	Carpet Cleaning Occupied Apartments		0.00	140.73	205.68	400.53	0.00	0.00	0.00	0.00	0.00	0.00	313.93	259.80	1,320.67
53150-000	Cleaning Supplies		66.79	44.90	105.34	103.08	0.00	63.93	0.00	0.00	21.63	12.60	0.00	55.16	473.43
53170-000	Common Area Cleaning Contract		56.00	56.00	56.00	270.63	218.38	56.00	56.00	326.63	326.63	438.63	270.63	77.60	2,209.13
53200-000	Doors and Hardware		0.00	84.44	7.04	0.00	27.31	0.00	0.00	0.00	0.00	0.00	31.91	0.00	150.70
53260-000	Electrical Supplies		0.00	11.30	41.56	41.92	64.93	0.00	0.00	37.42	0.00	0.00	0.00	0.00	197.13
53270-000	Elevator Service Contract and Repairs		162.35	7,500.01	324.74	0.00	3,888.38	740.00	1,518.66	0.00	124.43	146.04	0.00	1,853.47	16,258.08
53305-000	Fitness Center Repairs		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-43.29	0.00	-43.29
53410-000	HVAC Supplies		0.00	852.42	69.24	255.71	720.62	0.00	151.66	289.63	0.00	0.00	0.00	168.28	2,507.56
53500-000	Light Bulbs		0.00	0.00	90.10	0.00	99.45	43.26	0.00	0.00	0.00	0.00	30.27	238.28	501.36
53550-000	Locks and Keys		0.00	97.20	47.68	0.00	21.43	4.32	79.46	52.38	0.00	0.00	0.00	23.37	325.84
53610-000	Maintenance Supplies		41.35	0.00	91.91	24.77	80.46	39.45	9.37	0.00	19.34	0.00	0.00	154.59	461.24
53760-000	Plumbing Supplies		266.05	292.05	123.58	11.68	333.22	53.52	0.00	116.85	57.27	0.00	78.27	167.69	1,500.18
53850-000	Tools and Maintenance Equipment		0.00	0.00	0.00	0.00	21.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.62
53900-000	Water Backflow Testing and Repair		0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
53999-999	TOTAL GENERAL MAINTENANCE EXPENSE		737.59	9,079.05	1,208.50	1,230.41	6,215.85	1,052.08	1,815.15	856.01	587.17	639.48	794.21	3,048.02	27,263.52
54000-000	GROUNDS														
54120-000	Grounds Supplies		0.00	93.37	0.00	45.78	0.00	0.00	0.00	0.00	0.00	0.00	108.20	420.57	667.92
54499-998	TOTAL GROUNDS		0.00	93.37	0.00	45.78	0.00	0.00	0.00	0.00	0.00	0.00	108.20	420.57	667.92
54500-000	RECREATIONAL AMENITIES														
54650-000	Dog Park Supplies		0.00	0.00	0.00	0.00	0.00	45.78	0.00	45.48	0.00	45.78	0.00	0.00	137.04
54920-000	Pool Repairs		0.00	4,824.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,824.05
54930-000	Pool Supplies		0.00	0.00	0.00	0.00	0.00	518.52	113.97	0.00	18.39	0.00	0.00	0.00	650.88
54960-000	Safety		0.00	0.00	0.00	23.78	46.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.30
54999-998	TOTAL RECREATIONAL AND AMENITIES EXPENSE		0.00	4,824.05	0.00	23.78	46.52	564.30	113.97	45.48	18.39	45.78	0.00	0.00	5,682.27
55000-000	TURNOVER COSTS														
55050-000	Apartment Cleans		0.00	83.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83.89
55051-000	Air Duct Cleaning		232.74	0.00	0.00	0.00	205.68	0.00	0.00	0.00	0.00	0.00	162.38	0.00	600.80
55700-000	Paint/Drywall and Supplies		0.00	42.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.00
55999-998	TOTAL TURNOVER COSTS		232.74	125.89	0.00	0.00	205.68	0.00	0.00	0.00	0.00	0.00	162.38	0.00	726.69
55999-999	TOTAL REPAIRS AND MAINTENANCE		970.33	14,122.36	1,208.50	1,299.97	6,468.05	1,616.38	1,929.12	901.49	605.56	685.26	1,064.79	3,468.59	34,340.40
56000-000	CONTRACTS														
56080-000	Annual Inspection - Fire Safety		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	588.72	0.00	0.00	0.00	588.72
56100-000	Courtesy/Patrol Service		1,680.00	1,680.00	1,680.00	1,680.00	1,680.00	1,680.00	1,680.00	1,680.00	1,680.00	1,680.00	1,680.00	1,680.00	20,160.00
56160-000	Emergency Phones		169.68	169.68	-169.68	0.00	169.68	0.00	169.68	0.00	0.00	0.00	183.48	0.00	692.52
56180-000	Pool Service		324.63	324.63	757.45	541.04	541.04	0.00	541.04	324.63	865.67	440.40	337.61	27.97	5,026.11
56350-000	Fire Protection Contract		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.70	51.98	0.00	0.00	91.68
56400-000	Alarm Monitor		39.70	39.70	533.14	39.70	39.70	39.70	39.70	39.70	0.00	0.00	44.27	40.89	896.20
56410-000	Landscape		568.31	568.31	724.98	568.31	568.31	568.31	568.31	568.31	568.31	568.31	568.31	568.31	6,976.39

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		Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Total
56560-000	Pest Control	235.44	235.44	235.44	263.57	235.44	249.86	235.44	235.44	1,317.94	242.51	242.51	242.51	3,971.54
56600-000	Safety & Fire Supplies	0.00	0.00	0.00	0.00	0.00	15.14	0.00	0.00	0.00	0.00	0.00	0.00	15.14
56710-000	Satellite and Internet	175.00	350.00	269.26	192.00	294.44	241.88	262.33	486.88	820.12	265.10	2,544.53	2,720.31	8,621.85
56800-000	Fitness Contract	0.00	270.63	0.00	0.00	270.63	0.00	0.00	270.63	0.00	0.00	270.63	0.00	1,082.52
56999-998	TOTAL CONTRACTS EXPENSES	3,192.76	3,638.39	4,030.59	3,284.62	3,799.24	2,794.89	3,496.50	3,605.59	5,880.46	3,248.30	5,871.34	5,279.99	48,122.67
58000-000	UTILITIES													
58100-000	Cable TV	235.00	235.00	235.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	705.00
58200-000	Electric ClubHouse	100.66	42.56	37.74	56.31	145.65	110.29	91.27	84.49	64.63	154.48	135.36	298.02	1,321.46
58250-000	Electric Master/House Meter	1,387.79	1,299.15	1,340.18	2,944.49	4,646.25	2,371.37	2,546.28	2,068.47	2,258.56	2,400.26	2,428.61	2,429.74	28,121.15
58290-000	Electric Vacant	808.79	690.14	787.73	1,247.60	2,898.90	857.42	735.97	602.70	310.63	380.90	285.70	925.55	10,532.03
58310-000	Gas Common Area	1,591.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,591.24
58350-000	Gas Master/House Meter	0.00	402.64	212.74	168.47	178.93	158.83	163.58	157.20	215.29	643.85	1,325.97	2,094.24	5,721.74
58650-000	Sewer Master/House Meter	3,016.55	2,980.56	3,043.34	3,120.62	3,595.34	3,495.98	3,981.74	0.00	0.00	181.40	3,584.30	3,186.86	30,186.69
58700-000	Trash Removal	3,818.26	5,613.60	3,950.73	2,162.91	3,638.44	3,444.99	4,956.51	3,507.30	1,852.98	3,461.70	2,830.55	4,234.09	43,472.06
58750-000	Telephone	275.55	898.93	0.00	294.35	192.44	245.00	224.55	224.55	502.98	257.98	245.00	245.00	3,606.33
58850-000	Drainage fee	248.84	248.84	248.84	248.84	248.84	248.84	248.84	0.00	0.00	0.00	248.84	248.84	2,239.56
58851-000	TCEQ Fee	27.64	27.64	27.64	27.64	27.64	27.64	27.64	0.00	0.00	0.00	27.64	27.64	248.76
58890-000	Utility Billing Fee	580.76	608.05	1,200.26	1,153.78	1,205.34	1,264.59	1,922.87	1,274.98	1,238.70	2,656.19	597.88	1,242.90	14,946.30
58910-000	Water Master/House Meter	2,190.23	2,168.26	2,221.07	2,278.19	2,629.07	2,555.63	2,914.67	0.00	0.00	2,170.56	2,620.91	2,327.15	24,075.74
58998-999	TOTAL UTILITIES	14,281.31	15,215.37	13,305.27	13,703.20	19,406.84	14,780.58	17,813.92	7,919.69	6,443.77	12,307.32	14,330.76	17,260.03	166,768.06
58999-999	TOTAL CONTROLLABLE EXPENSES	49,475.34	60,127.09	55,801.66	46,001.74	61,947.04	48,911.81	50,697.69	52,090.07	38,326.46	42,799.31	44,290.03	48,754.55	599,222.79
59000-000	NONCONTROLLABLE EXPENSES													
59001-000	MANAGEMENT FEES													
59010-000	Property Management Fees	6,307.49	6,669.23	6,397.14	6,479.58	6,478.49	6,804.36	6,671.93	6,599.70	6,903.54	6,903.54	6,285.31	6,604.43	79,104.74
59099-998	TOTAL MANAGEMENT FEES	6,307.49	6,669.23	6,397.14	6,479.58	6,478.49	6,804.36	6,671.93	6,599.70	6,903.54	6,903.54	6,285.31	6,604.43	79,104.74
59200-000	TAX AND INSURANCE EXPENSE													
59240-000	Insurance Flood	652.00	652.00	652.00	652.00	652.00	652.00	652.00	652.00	652.00	652.00	652.00	652.00	7,824.00
59260-000	Insurance Property and General Liability	19,964.30	19,964.30	19,964.30	19,964.30	19,964.30	19,964.30	19,964.30	19,964.30	19,964.30	19,964.30	19,964.30	19,964.30	239,571.60
59320-000	Franchise Tax	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
59350-000	Taxes Real Estate	32,796.08	32,796.08	32,796.08	32,796.08	32,796.08	32,796.08	32,796.08	32,796.08	32,796.08	32,796.08	32,796.08	32,796.08	393,552.96
59399-998	TOTAL TAX AND INSURANCE EXPENSES	53,662.38	53,662.38	53,662.38	53,662.38	53,662.38	53,662.38	53,662.38	53,662.38	53,662.38	53,662.38	53,662.38	53,662.38	643,948.56
59899-998	TOTAL NONCONTROLLABLE EXPENSES	59,969.87	60,331.61	60,059.52	60,141.96	60,140.87	60,466.74	60,334.31	60,262.08	60,565.92	60,565.92	59,947.69	60,266.81	723,053.30
59999-998	TOTAL OPERATING EXPENSES	109,445.21	120,458.70	115,861.18	106,143.70	122,087.91	109,378.55	111,032.00	112,352.15	98,892.38	103,365.23	104,237.72	109,021.36	1,322,276.09
59999-999	NET OPERATING INCOME	104,400.89	101,938.99	101,736.23	110,106.54	94,900.41	117,432.88	111,365.63	114,687.01	131,225.76	126,788.20	108,500.03	114,036.68	1,337,119.25
60001-000	NONOPERATING EXPENSES													
60002-000	ENTITY EXPENSES													
60050-000	Asset Mgmt Fee	4,204.99	4,446.16	4,264.76	4,319.73	4,319.00	4,536.24	4,447.95	4,399.80	4,602.36	4,602.36	4,190.55	4,402.95	52,736.85
60380-000	Investor Fee	-112.85	652.00	234.49	186.26	-289.00	322.65	322.81	322.81	-194.18	0.00	323.00	322.99	2,090.98

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		Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Total
60400-000	Legal Expenses Entity	0.00	35,113.14	0.00	0.00	-125.00	926.10	0.00	4,500.00	32,901.97	0.00	8,590.50	-27,223.64	54,683.07
60600-000	Other Expenses Entity	1,000.00	13,358.00	1,071.10	0.00	206.33	0.00	-125.00	354.67	0.00	0.00	0.00	0.00	15,865.10
60999-998	TOTAL ENTITY EXPENSES	5,092.14	53,569.30	5,570.35	4,505.99	4,111.33	5,784.99	4,645.76	9,577.28	37,310.15	4,602.36	13,104.05	-22,497.70	125,376.00
63699-999	TOTAL NONOPERATING EXPENSES	5,092.14	53,569.30	5,570.35	4,505.99	4,111.33	5,784.99	4,645.76	9,577.28	37,310.15	4,602.36	13,104.05	-22,497.70	125,376.00
64001-000	CAPITAL ITEMS													
64100-000	CAPITAL ITEMS RECURRING													
64150-000	Cabinets Kitchen	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.96	0.00	0.00	150.00	165.96
64175-000	Ceiling Fans/Light Fixtures	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.05	71.42	0.00	0.00	99.47
64190-000	Dishwasher	0.00	0.00	0.00	61.69	0.00	0.00	0.00	0.00	34.99	0.00	88.75	491.19	676.62
64195-000	Garbage Disposals	159.75	120.76	173.39	0.00	272.79	0.00	173.41	0.00	0.00	0.00	0.00	164.54	1,064.64
64200-000	Microwave and Range Hoods	269.54	0.00	0.00	0.00	0.00	232.74	0.00	0.00	0.00	0.00	0.00	0.00	502.28
64250-000	Refrigerators	0.00	0.00	54.07	934.88	200.63	142.45	0.00	160.92	69.34	0.00	0.00	31.38	1,593.67
64270-000	Stoves	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	10.00
64280-000	Tile/Vinyl	0.00	0.00	175.00	0.00	0.00	80.06	771.24	0.00	0.00	0.00	0.00	0.00	1,026.30
64290-000	Washer and Dryer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67.55	198.00	35.62	0.00	0.00	301.17
64295-000	Window Treatments	0.00	68.16	0.00	1,500.00	163.28	24.58	0.00	0.00	0.00	0.00	0.00	0.00	1,756.02
64299-998	TOTAL CAPITAL ITEMS RECURRING	429.29	188.92	402.46	2,496.57	636.70	479.83	944.65	228.47	346.34	107.04	98.75	837.11	7,196.13
64300-000	CAPITAL NONRECURRING													
64310-000	Amenities Exterior	0.00	0.00	0.00	0.00	0.00	76.08	0.00	0.00	173.55	31.91	0.00	160.16	441.70
64315-000	Amenities Interior	127.33	0.00	0.00	0.00	0.00	280.50	481.71	0.00	38.04	233.85	0.00	418.93	1,580.36
64321-000	Baseboards	0.00	230.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	230.00
64335-000	Doors and Hardware	0.00	0.00	0.00	47.68	241.60	0.00	94.12	42.30	0.00	60.78	0.00	69.32	555.80
64340-000	Electrical	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	137.46	0.00	94.53	231.99
64352-000	Bathtubs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.06	0.00	0.00	0.00	14.06
64360-000	HVAC and Other Mechanical	0.00	2,742.97	2,487.84	2,729.34	636.71	1,540.51	245.88	3,310.38	0.00	0.00	0.00	136.53	13,830.16
64366-000	Interior Walls and Ceilings	2,050.00	425.00	448.32	1,007.97	1,057.51	755.00	350.00	550.00	43.28	325.00	0.00	3,161.69	10,173.77
64410-000	Light Fixtures	0.00	54.09	364.49	0.00	91.95	0.00	54.09	0.00	0.00	45.94	0.00	137.85	748.41
64426-000	Plumbing Interior	175.00	0.00	487.13	0.00	0.00	70.10	0.00	0.00	0.00	0.00	-73.06	0.00	659.17
64430-000	Plumbing Faucets	0.00	0.00	108.18	169.58	0.00	50.91	0.00	0.00	29.20	0.00	211.04	0.00	568.91
64445-000	Plumbing Toilets	104.46	101.76	0.00	14.56	117.99	0.00	117.99	117.99	117.99	0.00	0.00	186.14	878.88
64450-000	Plumbing Water Heaters	518.52	0.00	0.00	0.00	0.00	618.67	0.00	72.61	160.01	0.00	1,489.78	438.13	3,297.72
64461-000	Resurfacing Tubs - Countertops	0.00	0.00	0.00	580.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	580.00
64465-000	Signage and Flag Poles	404.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	404.27
64497-000	Windows and Shutters	0.00	0.00	0.00	0.00	0.00	0.00	2,317.21	0.00	0.00	0.00	0.00	0.00	2,317.21
64499-998	TOTAL CAPITAL NONRECURRING	3,379.58	3,553.82	3,895.96	4,549.13	2,145.76	3,391.77	3,661.00	4,093.28	576.13	834.94	1,627.76	4,803.28	36,512.41
65000-000	CAPITAL REHAB													
65110-000	Access Gates	0.00	0.00	0.00	0.00	0.00	4,268.26	0.00	0.00	0.00	0.00	85.51	0.00	4,353.77
65120-000	Amenities Exterior	146.12	1,925.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,071.12
65130-000	Amenities Interior	257.60	983.18	0.00	40.04	0.00	0.00	0.00	0.00	359.07	0.00	40.04	0.00	1,679.93
65137-000	Building Improvements Ext	364.91	1,179.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,544.00

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65150-000	Cabinets Bathroom	0.00	0.00	0.00	0.00	495.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	495.79
65200-000	Carpet	797.42	0.00	753.29	0.00	1,364.49	1,008.67	609.14	360.36	972.84	0.00	0.00	376.88	6,243.09
65220-000	Carports and Garages	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,200.00	0.00	0.00	3,200.00
65230-000	Interior Walls and Ceilings	0.00	0.00	0.00	0.00	490.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	490.00
65240-000	Ceiling Fans/Light Fixtures	0.00	64.92	480.81	0.00	0.00	0.00	0.00	0.00	0.00	46.54	0.00	0.00	592.27
65300-000	Doors and Hardware	0.00	0.00	16.14	968.84	0.00	0.00	0.00	0.00	367.19	0.00	0.00	210.01	1,562.18
65320-000	Electrical	0.00	0.00	196.85	74.40	0.01	0.00	0.00	65.57	0.00	0.00	0.00	0.00	336.83
65420-000	HVAC and Other Mechanical	0.00	0.00	0.00	0.00	0.00	0.00	2,535.73	-65.57	0.00	0.00	0.00	0.00	2,470.16
65441-000	Interior Rehab Labor	1,929.95	1,246.23	3,007.81	5,131.53	4,257.15	3,753.87	4,821.74	2,698.89	2,698.31	1,543.52	4,084.98	3,221.87	38,395.85
65590-000	Life Safety & Fire Equipment	0.00	0.00	0.00	0.00	1,455.00	0.00	0.00	2,004.52	0.00	0.00	0.00	525.88	3,985.40
65600-000	Light Fixtures	0.00	0.00	91.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	91.95
65610-000	Maintenance Tools	0.00	0.00	0.00	54.10	0.00	0.00	0.00	0.00	0.00	0.00	117.40	303.97	475.47
65620-000	Microwave and Range Hoods	0.00	0.00	0.00	0.00	1,060.85	69.56	0.00	0.00	0.00	0.00	0.00	0.00	1,130.41
65680-000	Plumbing Other	0.00	0.00	0.00	920.13	1,302.72	0.00	0.00	0.00	0.00	0.00	595.38	-595.38	2,222.85
65690-000	Plumbing Toilets	0.00	0.00	0.00	0.00	0.00	0.00	111.79	0.00	0.00	0.00	0.00	0.00	111.79
65720-000	Pool and Spa	0.00	0.00	0.00	5,700.00	5,700.00	0.00	0.00	0.00	-20,300.00	0.00	0.00	0.00	-8,900.00
65740-000	Pool Furniture	0.00	0.00	0.00	0.00	20,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,300.00
65760-000	Refrigerators	0.00	0.00	730.69	603.03	950.97	702.41	0.00	947.51	0.00	0.00	0.00	680.89	4,615.50
65765-000	Roofs	0.00	2,119.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,119.00
65770-000	Rehab Packages	2,484.71	353.36	3,303.36	1,180.57	3,211.39	2,835.61	3,643.50	1,104.90	1,091.65	1,289.23	1,618.56	1,507.09	23,623.93
65780-000	Signage and Flag Poles	0.00	0.00	0.00	0.00	27.59	43.29	0.00	0.00	0.00	0.00	0.00	0.00	70.88
65795-000	Storm Damages	0.00	160.00	0.00	0.00	2,147.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,307.00
65930-000	Vinyl	2,348.64	0.00	0.00	0.00	0.00	1,483.66	0.00	396.20	1,326.33	0.00	0.00	1,533.49	7,088.32
65960-000	Washer and Dryer	0.00	0.00	0.00	0.00	0.00	2,914.71	0.00	0.00	1,259.91	0.00	0.00	0.00	4,174.62
65980-000	Window Treatments	0.00	0.00	0.00	189.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	189.96
65990-000	Windows and Shutters	0.00	0.00	219.37	7.61	879.33	16.21	0.00	0.00	289.30	0.00	0.00	0.00	1,411.82
65995-000	Renovation Supervison	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
65999-998	TOTAL CAPITAL REHAB	8,579.35	8,030.78	8,800.27	14,870.21	43,642.29	17,096.25	11,721.90	7,512.38	-11,935.40	6,079.29	6,541.87	7,764.70	128,703.89
69899-999	TOTAL CAPITAL ITEMS	12,388.22	11,773.52	13,098.69	21,915.91	46,424.75	20,967.85	16,327.55	11,834.13	-11,012.93	7,021.27	8,268.38	13,405.09	172,412.43
70001-000	INTEREST AND DEBT SERVICE													
70500-000	Interest Expense 1st Lien	83,050.66	92,188.77	88,925.93	92,023.43	88,522.07	91,488.27	91,696.71	88,843.87	91,135.22	86,858.81	87,265.39	84,437.30	1,066,436.43
70505-000	Additional Interest Expense	-23,640.51	-26,531.25	-25,443.53	-26,506.07	-25,174.24	-26,110.46	-26,383.94	-25,700.51	-24,062.24	-21,969.47	-39,458.96	0.00	-290,981.18
70899-998	TOTAL INTEREST AND OTHER DEBT SERVICE EXPENSES	59,410.15	65,657.52	63,482.40	65,517.36	63,347.83	65,377.81	65,312.77	63,143.36	67,072.98	64,889.34	47,806.43	84,437.30	775,455.25
99998-999	TOTAL NET INCOME	27,510.38	-29,061.35	19,584.79	18,167.28	-18,983.50	25,302.23	25,079.55	30,132.24	37,855.56	50,275.23	39,321.17	38,691.99	263,875.57