

Budget Comparison

Period = Mar 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	214,965.00	28,550.00	13.28	726,165.00	644,703.00	81,462.00	12.64	2,581,299.00	03.2026 Market rent reflects an average rent of \$1,602.07 and an average price per SF of \$1.47.
41900-000	LossGain to Lease	-29,379.00	3,500.00	-32,879.00	-939.40	-83,651.80	10,500.00	-94,151.80	-896.68	42,000.00	03.2026 Loss to lease.
41999-999	TOTAL GROSS POTENTIAL RENT	214,136.00	218,465.00	-4,329.00	-1.98	642,513.20	655,203.00	-12,689.80	-1.94	2,623,299.00	
42000-000	OTHER RENTAL INCOME ALLOWANCES										
42200-000	Less: Admin	-1,460.00	-1,380.00	-80.00	-5.80	-4,350.00	-4,140.00	-210.00	-5.07	-16,560.00	C10- Leasing office.
42300-000	Less: Concessions One Time	-1,850.00	-3,147.00	1,297.00	41.21	-4,012.50	-9,441.00	5,428.50	57.50	-37,764.00	Two move ins with half month special, one \$500 off first fill month and one renewal incentive offer.
42600-000	Less: Vacancy	-16,854.95	-4,299.00	-12,555.95	-292.07	-44,200.89	-12,894.00	-31,306.89	-242.80	-51,629.00	03.2026 Average occupancy of 92.10%.
42680-000	Less: WriteOffs	-2,550.46	-4,369.00	1,818.54	41.62	-8,447.59	-13,104.00	4,656.41	35.53	-52,469.00	One move outs with uncollected rent.
42800-000	Plus: Recovery Bad Debt	711.06	500.00	211.06	42.21	1,811.06	1,500.00	311.06	20.74	6,000.00	One collection received for bad debt.
42909-998	TOTAL OTHER RENTAL INCOME	-22,004.35	-12,695.00	-9,309.35	-73.33	-59,199.92	-38,079.00	-21,120.92	-55.47	-152,422.00	
42909-999	TOTAL NET RENTAL INCOME	192,131.65	205,770.00	-13,638.35	-6.63	583,313.28	617,124.00	-33,810.72	-5.48	2,470,877.00	
43000-000	PARKING AND STORAGE INCOME										
43300-000	RESERVED PARKING INCOME										
43310-000	Reserved Parking	710.00	520.00	190.00	36.54	2,025.00	1,560.00	465.00	29.81	6,240.00	29 reserved parking spaces charged at an aver of \$24.48/each.
43399-999	TOTAL RESERVED PARKING INCOME	710.00	520.00	190.00	36.54	2,025.00	1,560.00	465.00	29.81	6,240.00	
43400-000	STORAGE UNIT INCOME										
43410-000	Storage Unit	563.84	575.00	-11.16	-1.94	1,897.34	1,725.00	172.34	9.99	6,900.00	28 storage units charged at an average of \$22.60/each.
43499-999	TOTAL STORAGE UNIT INCOME	563.84	575.00	-11.16	-1.94	1,897.34	1,725.00	172.34	9.99	6,900.00	
43999-999	TOTAL PARKING AND STORAGE	1,273.84	1,095.00	178.84	16.33	3,922.34	3,285.00	637.34	19.40	13,140.00	
45000-000	OTHER INCOME										

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45100-000	Admin Fees	375.00	450.00	-75.00	-16.67	825.00	975.00	-150.00	-15.38	3,975.00	Five admin fees collected at \$75/each.
45110-000	Application Fees	525.00	675.00	-150.00	-22.22	1,200.00	1,463.00	-263.00	-17.98	5,967.00	Seven application fees collected at \$75/each.
45155-000	Condo Association Fees	400.00	400.00	0.00	0.00	1,200.00	1,200.00	0.00	0.00	4,800.00	03.2026 Condo association fees.
45210-000	Electric Commission	0.00	40.00	-40.00	-100.00	0.00	120.00	-120.00	-100.00	480.00	
45250-000	Evict/Legal Reimbursement	143.00	50.00	93.00	186.00	282.00	150.00	132.00	88.00	600.00	03.2026 Eviction charge backs.
45270-000	Gate Access Fee	961.00	840.00	121.00	14.40	2,911.00	2,520.00	391.00	15.52	10,080.00	03.2026 Gate access fees.
45400-000	Late Charges	607.62	1,600.00	-992.38	-62.02	3,117.11	4,800.00	-1,682.89	-35.06	19,200.00	Nine Late paying residents charged an average of \$109.61/each.
45470-000	Locks and Keys	25.00	45.00	-20.00	-44.44	125.00	135.00	-10.00	-7.41	540.00	One move out charged for lock changes.
45500-000	Month to Month Fees	400.01	675.00	-274.99	-40.74	1,050.01	2,025.00	-974.99	-48.15	8,100.00	Three month to month residents charged an average of \$133.34/each.
45510-000	Move Out Damages/Carpet	2,054.40	325.00	1,729.40	532.12	3,404.40	975.00	2,429.40	249.17	3,900.00	Three move outs charged for damages beyond normal wear and tear.
45550-000	NSF Fees	0.00	35.00	-35.00	-100.00	140.00	105.00	35.00	33.33	420.00	
45610-000	Parking Fee	100.00	0.00	100.00	N/A	250.00	0.00	250.00	N/A	0.00	Four residents charged for additional parking fees.
45700-000	Pet Fees	160.05	200.00	-39.95	-19.98	380.15	600.00	-219.85	-36.64	2,400.00	Three pet fees collected at an average of \$53.35/each.
45710-000	Pet Rent	715.00	680.00	35.00	5.15	2,125.00	2,040.00	85.00	4.17	8,160.00	31 Pet rents charged at an average of \$23.06/each
45730-000	Reimbursement Electric	0.00	300.00	-300.00	-100.00	0.00	900.00	-900.00	-100.00	3,600.00	
45750-000	Reimbursement Pest Control	754.71	320.00	434.71	135.85	2,201.09	1,356.00	845.09	62.32	6,225.00	03.2026 Pest control reimbursement.
45760-000	Reimbursement Trash	4,508.24	4,307.00	201.24	4.67	13,146.37	10,520.00	2,626.37	24.97	42,127.00	03.2026 Trash reimbursement.

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45770-000	Reimbursement Utility Fee	429.00	502.00	-73.00	-14.54	1,284.00	1,227.00	57.00	4.65	4,914.00	03.2026 Utility fee reimbursements.
45771-000	TCEQ	28.67	30.00	-1.33	-4.43	83.61	90.00	-6.39	-7.10	360.00	03.2026 TCEQ.
45780-000	Reimbursement Water	2,337.10	1,900.00	437.10	23.01	7,623.71	5,700.00	1,923.71	33.75	22,800.00	03.2026 Water reimbursement.
45781-000	Reimbursement Sewage	3,198.25	2,375.00	823.25	34.66	10,431.19	7,125.00	3,306.19	46.40	28,500.00	03.2026 Sewage reimbursement.
45782-000	Reimbursement Drainage	259.62	0.00	259.62	N/A	757.52	0.00	757.52	N/A	0.00	03.2026 Drainage reimbursement.
45783-000	Reimbursement Gas	724.68	573.00	151.68	26.47	1,282.62	1,719.00	-436.38	-25.39	6,876.00	03.2026 Gas reimbursement.
45784-000	Reimbursement Internet	3,869.00	3,650.00	219.00	6.00	11,183.00	10,950.00	233.00	2.13	43,800.00	03.2026 Internet reimbursement.
45790-000	Reletting Fees	0.00	375.00	-375.00	-100.00	0.00	1,125.00	-1,125.00	-100.00	4,500.00	
45800-000	Resident Insurance Premiums	1,005.92	1,055.00	-49.08	-4.65	3,056.92	2,577.00	479.92	18.62	10,320.00	03.2026 Renters insurance premiums.
45810-000	Resident One Bill Fee	815.35	830.00	-14.65	-1.77	2,452.05	2,490.00	-37.95	-1.52	9,960.00	03.2026 Credit builder.
45850-000	Transfer Fees	0.00	60.00	-60.00	-100.00	0.00	180.00	-180.00	-100.00	720.00	
45900-000	Write Offs Collection Loss	-1,858.74	-1,134.00	-724.74	-63.91	-6,008.21	-3,348.00	-2,660.21	-79.46	-13,405.00	Three move outs with charges other than rent uncollected.
45999-999	TOTAL OTHER INCOME	22,537.88	21,158.00	1,379.88	6.52	64,503.54	59,719.00	4,784.54	8.01	239,919.00	
49999-999	TOTAL REVENUE	215,943.37	228,023.00	-12,079.63	-5.30	651,739.16	680,128.00	-28,388.84	-4.17	2,723,936.00	
50000-000	OPERATING EXPENSES										
50100-000	CONTROLLABLE EXPENSES										
51100-000	OFFICE PAYROLL										
51110-000	General Manager Payroll	5,459.56	5,625.00	165.44	2.94	16,378.69	16,875.00	496.31	2.94	73,126.00	03.2026 Manager payroll.
51175-000	Bonuses	1,520.00	1,373.00	-147.00	-10.71	2,691.66	2,903.00	211.34	7.28	12,077.00	02.2026 Leasing (5) and Renewal (11) commissions.
51180-000	NOI Bonuses	0.00	0.00	0.00	N/A	0.00	2,000.00	2,000.00	100.00	11,500.00	
51199-998	TOTAL OFFICE PAYROLL	6,979.56	6,998.00	18.44	0.26	19,070.35	21,778.00	2,707.65	12.43	96,703.00	
51200-000	MAINTENANCE SERVICE PAYROLL										
51230-000	Maintenance Supervisor Payroll	4,891.69	4,532.00	-359.69	-7.94	15,200.37	13,596.00	-1,604.37	-11.80	58,916.00	03.2026 Maintenance supervisor payroll.
51235-000	Maintenance Technician Payroll	0.00	3,461.00	3,461.00	100.00	0.00	10,383.00	10,383.00	100.00	44,992.00	
51240-000	Maintenance Overtime	710.15	700.00	-10.15	-1.45	1,996.04	2,100.00	103.96	4.95	8,400.00	03.2026 Maintenance overtime.

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51299-998	TOTAL MAINTENANCE SERVICE PAYROLL	5,601.84	8,693.00	3,091.16	35.56	17,196.41	26,079.00	8,882.59	34.06	112,308.00	
51700-000	CONTRACT LABOR										
51760-000	Contract Labor Office	599.20	670.00	70.80	10.57	1,842.40	2,010.00	167.60	8.34	8,040.00	03.2026 VA Support.
51799-998	TOTAL CONTRACT LABOR	599.20	670.00	70.80	10.57	1,842.40	2,010.00	167.60	8.34	8,040.00	
51899-998	TOTAL PAYROLL EXPENSE	13,180.60	16,361.00	3,180.40	19.44	38,109.16	49,867.00	11,757.84	23.58	217,051.00	
51900-000	PAYROLL BURDEN										
51905-000	401k contributions	175.07	135.00	-40.07	-29.68	460.71	405.00	-55.71	-13.76	1,620.00	03.2026 401K contributions.
51915-000	Employee Rent	1,230.50	1,682.00	451.50	26.84	3,991.59	5,046.00	1,054.41	20.90	20,184.00	03.2026 Employee Rents.
51920-000	Health Insurance/Other Emp. Benefits	1,187.22	1,339.00	151.78	11.34	3,517.50	4,017.00	499.50	12.43	16,068.00	03.2026 Health insurance.
51925-000	Payroll Processing Fees	418.04	270.00	-148.04	-54.83	1,255.62	810.00	-445.62	-55.01	3,510.00	03.2026 Payroll processing fees.
51930-000	Payroll Taxes	962.20	1,256.00	293.80	23.39	3,157.38	3,768.00	610.62	16.21	16,328.00	03.2026 Payroll taxes.
51935-000	Workmens Compensation	75.59	252.00	176.41	70.00	225.75	756.00	530.25	70.14	3,274.00	03.2026 Workemens Comp.
51999-998	TOTAL PAYROLL BURDEN	4,048.62	4,934.00	885.38	17.94	12,608.55	14,802.00	2,193.45	14.82	60,984.00	
51999-999	TOTAL PAYROLL RELATED EXPENSE AND BURDEN	17,229.22	21,295.00	4,065.78	19.09	50,717.71	64,669.00	13,951.29	21.57	278,035.00	
52000-000	GENERAL AND ADMINISTRATIVE										
52050-000	Answering Service	80.11	80.00	-0.11	-0.14	240.33	240.00	-0.33	-0.14	960.00	03.2026 Answering service.
52100-000	Cell Phones and Pagers	100.00	100.00	0.00	0.00	300.00	300.00	0.00	0.00	1,200.00	03.2026 Cell phones.
52120-000	Computer Hardware and Repair	405.00	405.00	0.00	0.00	1,246.40	1,215.00	-31.40	-2.58	4,860.00	03.2026 IT and support.
52130-000	Computer Software	902.37	490.00	-412.37	-84.16	2,675.71	1,470.00	-1,205.71	-82.02	5,880.00	03.2026 Yardi and spam software.
52160-000	Credit and Criminal Reports	217.45	480.00	262.55	54.70	316.59	1,040.00	723.41	69.56	4,240.00	03.2026 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	228.00	126.00	-102.00	-80.95	504.00	03.2026 Training.
52210-000	Eviction Related Expenses	0.00	130.00	130.00	100.00	2,563.23	390.00	-2,173.23	-557.24	1,560.00	
52220-000	Payment Processing	0.00	15.00	15.00	100.00	0.00	45.00	45.00	100.00	180.00	
52240-000	License_ Fees and Permits	147.82	150.00	2.18	1.45	359.71	750.00	390.29	52.04	1,350.00	Annual sign permit.
52330-000	Office Equipment Expense	0.00	300.00	300.00	100.00	0.00	900.00	900.00	100.00	3,600.00	

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52350-000	Office Supplies	67.06	50.00	-17.06	-34.12	101.91	150.00	48.09	32.06	600.00	Two pak of toner and trash can for kitchen.
52370-000	Postage and Delivery	49.30	50.00	0.70	1.40	169.50	150.00	-19.50	-13.00	600.00	03.2026 Postage.
52380-000	Renters Insurance	561.84	774.00	212.16	27.41	1,751.99	2,301.00	549.01	23.86	9,262.00	03.2026 Renters insurance.
52410-000	Uniforms	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	1,600.00	
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	2,606.95	3,466.00	859.05	24.79	10,262.69	9,767.00	-495.69	-5.08	37,705.00	
52500-000	MARKETING										
52550-000	Advertising Internet	1,487.14	3,000.00	1,512.86	50.43	4,864.60	9,000.00	4,135.40	45.95	36,000.00	02.2026 SEO/PPC
52570-000	Advertising Other	79.95	338.00	258.05	76.35	159.90	1,014.00	854.10	84.23	4,056.00	Self guarded tours.
52600-000	Community Events	125.34	60.00	-65.34	-108.90	594.24	180.00	-414.24	-230.13	720.00	March Grow and Glow with us resident event.
52700-000	Leasing Hospitality	12.71	35.00	22.29	63.69	111.25	105.00	-6.25	-5.95	420.00	Two cases of water.
52750-000	Locator Commissions	670.00	500.00	-170.00	-34.00	670.00	1,500.00	830.00	55.33	6,000.00	03.2026 Locator commissions.
52800-000	Marketing Dues	300.00	300.00	0.00	0.00	900.00	900.00	0.00	0.00	3,600.00	03.2026 Marketing dues.
52850-000	Printing and Flyers Marketing	0.00	35.00	35.00	100.00	0.00	105.00	105.00	100.00	420.00	
52900-000	Resident Referrals	500.00	350.00	-150.00	-42.86	500.00	1,050.00	550.00	52.38	4,200.00	C32 Resident referral.
52999-999	TOTAL MARKETING EXPENSE	3,175.14	4,618.00	1,442.86	31.24	7,799.99	13,854.00	6,054.01	43.70	55,416.00	
53000-000	REPAIRS AND MAINTENANCE										
53001-000	GENERAL MAINTENANCE										
53050-000	Amenities Interior	0.00	25.00	25.00	100.00	136.36	75.00	-61.36	-81.81	300.00	
53070-000	Appliance Parts and Service	0.00	45.00	45.00	100.00	25.91	135.00	109.09	80.81	540.00	
53100-000	Carpet Cleaning Occupied Apartments	362.64	75.00	-287.64	-383.52	936.37	225.00	-711.37	-316.16	900.00	Three renewal carpet shampoos.
53150-000	Cleaning Supplies	33.57	50.00	16.43	32.86	88.73	150.00	61.27	40.85	600.00	Trash bags and mop with extra replacement mop heads.
53170-000	Common Area Cleaning Contract	72.00	327.00	255.00	77.98	420.23	439.00	18.77	4.28	1,756.00	03.2026 Fresh aire contract
53200-000	Doors and Hardware	0.00	20.00	20.00	100.00	31.91	60.00	28.09	46.82	240.00	
53260-000	Electrical Supplies	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00	
53270-000	Elevator Service Contract and Repairs	0.00	0.00	0.00	N/A	1,853.47	0.00	-1,853.47	N/A	12,324.00	
53305-000	Fitness Center Repairs	0.00	0.00	0.00	N/A	-43.29	0.00	43.29	N/A	0.00	

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53410-000	HVAC Supplies	159.71	215.00	55.29	25.72	327.99	645.00	317.01	49.15	2,580.00	Six case of filters for work orders and annual inspections.
53500-000	Light Bulbs	0.00	20.00	20.00	100.00	268.55	60.00	-208.55	-347.58	240.00	
53550-000	Locks and Keys	0.00	38.00	38.00	100.00	23.37	114.00	90.63	79.50	456.00	
53610-000	Maintenance Supplies	38.31	28.00	-10.31	-36.82	192.90	84.00	-108.90	-129.64	336.00	Concrete materials.
53760-000	Plumbing Supplies	0.00	125.00	125.00	100.00	245.96	375.00	129.04	34.41	1,500.00	
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	666.23	993.00	326.77	32.91	4,508.46	2,437.00	-2,071.46	-85.00	22,672.00	
54000-000	GROUPS										
54120-000	Grounds Supplies	58.65	120.00	61.35	51.12	587.42	120.00	-467.42	-389.52	480.00	Dumpster tires replacements.
54499-998	TOTAL GROUNDS	58.65	120.00	61.35	51.12	587.42	120.00	-467.42	-389.52	480.00	
54500-000	RECREATIONAL AMENITIES										
54650-000	Dog Park Supplies	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	200.00	
54960-000	Safety	60.62	0.00	-60.62	N/A	60.62	0.00	-60.62	N/A	0.00	Two fire extinguishers A32 and A38.
54999-998	TOTAL RECREATIONAL AND AMENITIES EXPENSE	60.62	50.00	-10.62	-21.24	60.62	50.00	-10.62	-21.24	200.00	
55000-000	TURNOVER COSTS										
55051-000	Air Duct Cleaning	162.38	45.00	-117.38	-260.84	324.76	135.00	-189.76	-140.56	540.00	D41 duct cleaning.
55999-998	TOTAL TURNOVER COSTS	162.38	45.00	-117.38	-260.84	324.76	135.00	-189.76	-140.56	540.00	
55999-999	TOTAL REPAIRS AND MAINTENANCE	947.88	1,208.00	260.12	21.53	5,481.26	2,742.00	-2,739.26	-99.90	23,892.00	
56000-000	CONTRACTS										
56050-000	Access Gate and Entry System Repairs	356.00	356.00	0.00	0.00	356.00	1,068.00	712.00	66.67	4,272.00	03.2026 Nimbio gate system.
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	5,040.00	5,040.00	0.00	0.00	20,160.00	03.2026 Courtesy/patrol service.
56160-000	Emergency Phones	0.00	61.00	61.00	100.00	183.48	183.00	-0.48	-0.26	732.00	
56180-000	Pool Service	-337.62	500.00	837.62	167.52	27.96	1,500.00	1,472.04	98.14	6,000.00	Accrual correction with a reinstatement fee for services.
56400-000	Alarm Monitor	40.89	75.00	34.11	45.48	126.05	225.00	98.95	43.98	900.00	03.2026 Alarm monitoring.
56410-000	Landscape	586.31	568.00	-18.31	-3.22	1,722.93	1,704.00	-18.93	-1.11	6,816.00	03.2026 Landscape.
56560-000	Pest Control	242.51	243.00	0.49	0.20	727.53	729.00	1.47	0.20	2,916.00	03.2026 Pest control.

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
56710-000	Satellite and Internet	2,734.76	3,750.00	1,015.24	27.07	7,999.60	7,324.00	-675.60	-9.22	72,949.00	03.2026 Office internet with bulk internet.
56800-000	Fitness Contract	0.00	90.00	90.00	100.00	270.63	270.00	-0.63	-0.23	1,080.00	
56999-998	TOTAL CONTRACTS EXPENSES	5,302.85	7,323.00	2,020.15	27.59	16,454.18	18,043.00	1,588.82	8.81	119,325.00	
58000-000	UTILITIES										
58100-000	Cable TV	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	900.00	
58200-000	Electric ClubHouse	73.42	100.00	26.58	26.58	506.80	300.00	-206.80	-68.93	1,200.00	03.2026 Office electric
58250-000	Electric Master/House Meter	2,271.01	2,100.00	-171.01	-8.14	7,129.36	6,300.00	-829.36	-13.16	25,200.00	03.2026 Common area electric.
58290-000	Electric Vacant	516.43	507.00	-9.43	-1.86	1,727.68	1,746.00	18.32	1.05	6,324.00	03.2026 Vacant electric.
58350-000	Gas Master/House Meter	904.51	603.00	-301.51	-50.00	4,324.72	1,809.00	-2,515.72	-139.07	7,236.00	03.2026 Gas.
58650-000	Sewer Master/House Meter	3,131.66	2,500.00	-631.66	-25.27	9,902.82	7,500.00	-2,402.82	-32.04	30,000.00	03.2026 Sewer.
58700-000	Trash Removal	1,908.96	2,700.00	791.04	29.30	8,973.60	8,100.00	-873.60	-10.79	32,400.00	03.2026 Trash.
58750-000	Telephone	245.00	514.00	269.00	52.33	735.00	1,542.00	807.00	52.33	6,168.00	03.2026 Phones.
58850-000	Drainage fee	248.84	249.00	0.16	0.06	746.52	747.00	0.48	0.06	2,988.00	03.2026 Drainage fee.
58851-000	TCEQ Fee	27.64	28.00	0.36	1.29	82.92	84.00	1.08	1.29	336.00	03.2026 TCEQ Fee.
58890-000	Utility Billing Fee	1,295.72	1,350.00	54.28	4.02	3,136.50	4,050.00	913.50	22.56	16,200.00	03.2026 Utility fee.
58910-000	Water Master/House Meter	2,286.35	2,000.00	-286.35	-14.32	7,234.41	6,000.00	-1,234.41	-20.57	24,000.00	03.2026 Water
58998-999	TOTAL UTILITIES	12,909.54	12,726.00	-183.54	-1.44	44,500.33	38,403.00	-6,097.33	-15.88	152,952.00	
58999-999	TOTAL CONTROLLABLE EXPENSES	42,171.58	50,636.00	8,464.42	16.72	135,216.16	147,478.00	12,261.84	8.31	667,325.00	
59000-000	NONCONTROLLABLE EXPENSES										
59001-000	MANAGEMENT FEES										
59010-000	Property Management Fees	6,478.30	6,841.00	362.70	5.30	19,368.04	20,405.00	1,036.96	5.08	81,719.00	03.2026 Property Management Fees.
59099-998	TOTAL MANAGEMENT FEES	6,478.30	6,841.00	362.70	5.30	19,368.04	20,405.00	1,036.96	5.08	81,719.00	
59200-000	TAX AND INSURANCE EXPENSE										
59240-000	Insurance Flood	652.00	652.00	0.00	0.00	1,956.00	1,956.00	0.00	0.00	7,824.00	03.2026 Flood insurance.
59260-000	Insurance Property and General Liability	19,964.30	1,664.00	-18,300.30	-1,099.78	59,892.90	4,992.00	-54,900.90	-1,099.78	19,968.00	03.2026 Property Insurance.
59320-000	Franchise Tax	250.00	250.00	0.00	0.00	750.00	750.00	0.00	0.00	3,000.00	03.2026 Franchise tax.
59350-000	Taxes Real Estate	32,796.08	32,796.00	-0.08	0.00	98,388.24	98,388.00	-0.24	0.00	393,552.00	03.2026 Taxes.
59399-998	TOTAL TAX AND INSURANCE EXPENSES	53,662.38	35,362.00	-18,300.38	-51.75	160,987.14	106,086.00	-54,901.14	-51.75	424,344.00	
59899-998	TOTAL NONCONTROLLABLE EXPENSES	60,140.68	42,203.00	-17,937.68	-42.50	180,355.18	126,491.00	-53,864.18	-42.58	506,063.00	
59999-998	TOTAL OPERATING EXPENSES	102,312.26	92,839.00	-9,473.26	-10.20	315,571.34	273,969.00	-41,602.34	-15.19	1,173,388.00	
59999-999	NET OPERATING INCOME	113,631.11	135,184.00	-21,552.89	-15.94	336,167.82	406,159.00	-69,991.18	-17.23	1,550,548.00	

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
60001-000	NONOPERATING EXPENSES										
60002-000	ENTITY EXPENSES										
60050-000	Asset Mgmt Fee	4,318.87	4,560.00	241.13	5.29	12,912.37	13,602.00	689.63	5.07	54,476.00	03.2026 Asset Mgmt fee.
60380-000	Investor Fee	323.34	200.00	-123.34	-61.67	969.33	600.00	-369.33	-61.56	2,400.00	03.2026 Investor Portal.
60400-000	Legal Expenses Entity	400.00	6,300.00	5,900.00	93.65	-18,233.14	18,900.00	37,133.14	196.47	75,600.00	03.2026 Legal expenses entity.
60600-000	Other Expenses Entity	9,434.07	1,400.00	-8,034.07	-573.86	9,434.07	4,200.00	-5,234.07	-124.62	16,800.00	CPA with A20 reasonable accommodation request notice.
60999-998	TOTAL ENTITY EXPENSES	14,476.28	12,460.00	-2,016.28	-16.18	5,082.63	37,302.00	32,219.37	86.37	149,276.00	
63699-999	TOTAL NONOPERATING EXPENSES	14,476.28	12,460.00	-2,016.28	-16.18	5,082.63	37,302.00	32,219.37	86.37	149,276.00	
64001-000	CAPITAL ITEMS										
64100-000	CAPITAL ITEMS RECURRING										
64150-000	Cabinets Kitchen	0.00	0.00	0.00	N/A	150.00	0.00	-150.00	N/A	0.00	
64170-000	Carpet	374.82	167.00	-207.82	-124.44	374.82	501.00	126.18	25.19	2,004.00	B36 Repair/pad carpet from HVAC leak.
64175-000	Ceiling Fans/Light Fixtures	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	900.00	
64190-000	Dishwasher	356.14	71.00	-285.14	-401.61	936.08	213.00	-723.08	-339.47	852.00	A36 Replacement dishwasher.
64195-000	Garbage Disposals	0.00	71.00	71.00	100.00	164.54	213.00	48.46	22.75	852.00	
64200-000	Microwave and Range Hoods	0.00	20.00	20.00	100.00	0.00	60.00	60.00	100.00	240.00	
64250-000	Refrigerators	0.00	267.00	267.00	100.00	31.38	801.00	769.62	96.08	3,204.00	
64270-000	Stoves	575.51	83.00	-492.51	-593.39	585.51	249.00	-336.51	-135.14	996.00	A12 Replacement stove and B27 Replacement stove block.
64280-000	Tile/Vinyl	0.00	200.00	200.00	100.00	0.00	600.00	600.00	100.00	2,400.00	
64290-000	Washer and Dryer	0.00	83.00	83.00	100.00	0.00	249.00	249.00	100.00	996.00	
64295-000	Window Treatments	38.28	200.00	161.72	80.86	38.28	600.00	561.72	93.62	2,400.00	B39 Replacement blind for primary bedroom.
64299-998	TOTAL CAPITAL ITEMS RECURRING	1,344.75	1,237.00	-107.75	-8.71	2,280.61	3,711.00	1,430.39	38.54	14,844.00	
64300-000	CAPITAL NONRECURRING										
64310-000	Amenities Exterior	0.00	0.00	0.00	N/A	160.16	0.00	-160.16	N/A	0.00	
64315-000	Amenities Interior	0.00	185.00	185.00	100.00	418.93	555.00	136.07	24.52	2,220.00	
64321-000	Baseboards	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00	
64335-000	Doors and Hardware	116.16	50.00	-66.16	-132.32	185.48	150.00	-35.48	-23.65	600.00	A17 Charlie bar for sliding door.

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
64340-000	Electrical	31.30	50.00	18.70	37.40	125.83	150.00	24.17	16.11	600.00	Switch and switch cover.
64355-000	Furniture_Fixtures and Equipment	194.85	0.00	-194.85	N/A	194.85	0.00	-194.85	N/A	0.00	Trouble shooting for office phone and phone lines.
64360-000	HVAC and Other Mechanical	5,123.95	1,167.00	-3,956.95	-339.07	5,260.48	3,501.00	-1,759.48	-50.26	14,004.00	Replacement evaporator/cond ensers for B36 and D13. Three thermostats are for work orders, a transformer for A20 and additional transformers for work orders.
64366-000	Interior Walls and Ceilings	1,498.06	700.00	-798.06	-114.01	4,659.75	2,100.00	-2,559.75	-121.89	8,400.00	Water extraction for A25, A26 and A35.
64380-000	Landscape Grounds	0.00	208.00	208.00	100.00	0.00	624.00	624.00	100.00	2,496.00	
64410-000	Light Fixtures	0.00	0.00	0.00	N/A	137.85	0.00	-137.85	N/A	0.00	
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	189.00	-22.04	-11.66	756.00	
64445-000	Plumbing Toilets	201.48	50.00	-151.48	-302.96	387.62	150.00	-237.62	-158.41	600.00	Toilet seat and fluid master replacements.
64450-000	Plumbing Water Heaters	32.30	300.00	267.70	89.23	1,960.21	900.00	-1,060.21	-117.80	3,600.00	B37 Water heater parts
64465-000	Signage and Flag Poles	0.00	33.00	33.00	100.00	0.00	99.00	99.00	100.00	396.00	
64497-000	Windows and Shutters	825.00	200.00	-625.00	-312.50	825.00	600.00	-225.00	-37.50	2,400.00	B42 window leak repair.
64499-998	TOTAL CAPITAL NONRECURRING	8,023.10	3,106.00	-4,917.10	-158.31	14,454.14	9,318.00	-5,136.14	-55.12	37,272.00	
65000-000	CAPITAL REHAB										
65110-000	Access Gates	919.56	360.00	-559.56	-155.43	1,005.07	1,080.00	74.93	6.94	4,320.00	Replacement chain for exit gate and adjustments for all three access gates.
65120-000	Amenities Exterior	54.11	200.00	145.89	72.94	54.11	600.00	545.89	90.98	2,400.00	Garage ceiling tile grid replacement.
65130-000	Amenities Interior	0.00	150.00	150.00	100.00	40.04	450.00	409.96	91.10	1,800.00	
65137-000	Building Improvements Ext	0.00	12,500.00	12,500.00	100.00	0.00	37,500.00	37,500.00	100.00	150,000.00	
65140-000	Asphalt/Concrete/Resurfacing	0.00	20,833.00	20,833.00	100.00	0.00	62,499.00	62,499.00	100.00	249,996.00	
65145-000	Buildings	0.00	1,083.00	1,083.00	100.00	0.00	3,249.00	3,249.00	100.00	12,996.00	
65200-000	Carpet	1,262.97	4,500.00	3,237.03	71.93	1,639.85	9,750.00	8,110.15	83.18	39,750.00	A44 and B42 carpet replacement.

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
65220-000	Carports and Garages	0.00	1,333.00	1,333.00	100.00	0.00	3,999.00	3,999.00	100.00	15,996.00	
65280-000	Dishwasher	0.00	675.00	675.00	100.00	0.00	1,463.00	1,463.00	100.00	5,967.00	
65300-000	Doors and Hardware	0.00	0.00	0.00	N/A	210.01	0.00	-210.01	N/A	0.00	
65310-000	Exterior Lightings	377.00	0.00	-377.00	N/A	377.00	0.00	-377.00	N/A	0.00	Four replacement garage lights and two exterior replacement lights.
65441-000	Interior Rehab Labor	4,293.68	3,600.00	-693.68	-19.27	11,600.53	7,800.00	-3,800.53	-48.72	31,800.00	03.2026 Interior rehab labor.
65590-000	Life Safety & Fire Equipment	0.00	0.00	0.00	N/A	525.88	0.00	-525.88	N/A	470,000.00	
65610-000	Maintenance Tools	-287.76	50.00	337.76	675.52	133.61	150.00	16.39	10.93	600.00	Credit for returning key machine blade from previous period.
65620-000	Microwave and Range Hoods	222.84	330.00	107.16	32.47	222.84	715.00	492.16	68.83	2,915.00	B42 Microwave install.
65680-000	Plumbing Other	1,373.76	292.00	-1,081.76	-370.47	1,373.76	876.00	-497.76	-56.82	3,504.00	Valve replacements for A47/C31.
65760-000	Refrigerators	0.00	1,200.00	1,200.00	100.00	680.89	2,600.00	1,919.11	73.81	10,600.00	
65765-000	Roofs	0.00	208.00	208.00	100.00	0.00	624.00	624.00	100.00	2,496.00	
65770-000	Rehab Packages	4,325.54	3,000.00	-1,325.54	-44.18	7,451.19	6,500.00	-951.19	-14.63	26,500.00	03.2026 Rehab packages.
65795-000	Storm Damages	0.00	208.00	208.00	100.00	0.00	624.00	624.00	100.00	2,496.00	
65800-000	Stoves	0.00	825.00	825.00	100.00	0.00	1,788.00	1,788.00	100.00	7,292.00	
65930-000	Vinyl	0.00	5,400.00	5,400.00	100.00	1,533.49	11,700.00	10,166.51	86.89	47,700.00	
65999-998	TOTAL CAPITAL REHAB	12,541.70	56,747.00	44,205.30	77.90	26,848.27	153,967.00	127,118.73	82.56	1,089,128.00	
69899-999	TOTAL CAPITAL ITEMS	21,909.55	61,090.00	39,180.45	64.14	43,583.02	166,996.00	123,412.98	73.90	1,141,244.00	
70001-000	INTEREST AND DEBT SERVICE										
70500-000	Interest Expense 1st Lien	74,997.97	88,764.00	13,766.03	15.51	246,700.66	266,292.00	19,591.34	7.36	1,065,168.00	03.2026 Interest.
70505-000	Additional Interest Expense	-14,553.62	-1,831.00	12,722.62	694.85	-54,012.58	-5,493.00	48,519.58	883.30	-21,972.00	03.2026 Additional Tax accrual.
70899-998	TOTAL INTEREST AND OTHER DEBT SERVICE EXPENSES	60,444.35	86,933.00	26,488.65	30.47	192,688.08	260,799.00	68,110.92	26.12	1,043,196.00	
99998-999	TOTAL NET INCOME	16,800.93	-25,299.00	42,099.93	166.41	94,814.09	-58,938.00	153,752.09	260.87	-783,168.00	