

Trial Balance

Period = Mar 2026

Book = Accrual

		Balance Forward	Debit	Credit	Ending balance
11010-000	Cash Property Operating	39,840.49	14,299.30	0.00	54,139.79
11060-000	Cash Security Deposits	-43,734.74	0.00	0.00	-43,734.74
11090-000	Petty Cash 1	2,500.00	0.00	0.00	2,500.00
12100-000	Accounts Receivable	152,929.09	2,558.05	0.00	155,487.14
12800-000	AR Management Company	82,643.04	0.00	0.00	82,643.04
12990-000	AR Other/Misc	4,608.04	0.00	0.00	4,608.04
13100-000	Escrow Insurance	933,241.12	16,944.01	0.00	950,185.13
13200-000	Escrow Real Estate Tax	2,027,141.03	36,546.74	0.00	2,063,687.77
13300-000	Escrow Replacement Reserve	273,892.46	4,050.00	0.00	277,942.46
14200-000	Prepaid Insurance	-806,256.06	0.00	20,616.30	-826,872.36
14300-000	Prepaid Property Taxes	26,515.00	0.00	0.00	26,515.00
14310-000	Prepaid Operating Expenses	8,470.47	0.00	703.19	7,767.28
14500-000	Utility Deposits	24,650.00	0.00	0.00	24,650.00
14990-000	Other/Misc Assets	-429.42	0.00	0.00	-429.42
15200-000	Loan Costs	59,091.57	0.00	0.00	59,091.57
17100-000	Land	1,960,000.00	0.00	0.00	1,960,000.00
17200-000	Building	13,050,882.89	0.00	0.00	13,050,882.89
21100-000	Accounts Payable	-53,666.92	0.00	20,864.86	-74,531.78
21990-000	A/P Other/Misc/ AP Take over	367.62	0.00	0.00	367.62
22100-000	Security Deposit Payable	-82,656.78	3,658.00	0.00	-78,998.78
22110-000	Security Deposit Refund Clearing	44.87	0.00	0.00	44.87
23250-000	Accrued Operating Expenses	-25,949.47	0.00	3,023.49	-28,972.96
23300-000	Accrued Real Estate Taxes	-2,177,788.09	0.00	32,796.08	-2,210,584.17
23350-000	Accrued Sales Taxes	-32,796.08	0.00	0.00	-32,796.08
23351-000	Franchise Tax	-288.45	0.00	250.00	-538.45
23600-000	Prepaid Rent	-6,925.86	0.00	3,456.96	-10,382.82
25500-100	Mortgage Payable 1	-14,426,990.24	20,455.71	0.00	-14,406,534.53
32000-000	OwnerPartners Contribution	-2,051,964.04	0.00	0.00	-2,051,964.04
38500-000	Retained Earnings	1,140,641.62	0.00	0.00	1,140,641.62
41100-000	Market Rent	-482,650.00	0.00	243,515.00	-726,165.00
41900-000	LossGain to Lease	54,272.80	29,379.00	0.00	83,651.80
42100-000	Rental Charges	0.00	0.00	0.00	0.00
42200-000	Less: Admin	2,890.00	1,460.00	0.00	4,350.00

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42300-000	Less: Concessions One Time	2,162.50	1,850.00	0.00	4,012.50
42360-000	Less: Concessions Resident Referral	0.00	0.00	0.00	0.00
42380-000	Less: Concession Patrol	0.00	0.00	0.00	0.00
42500-000	Less: Employee Units	0.00	0.00	0.00	0.00
42600-000	Less: Vacancy	27,345.94	16,854.95	0.00	44,200.89
42680-000	Less: WriteOffs	5,897.13	2,550.46	0.00	8,447.59
42800-000	Plus: Recovery Bad Debt	-1,100.00	0.00	711.06	-1,811.06
43310-000	Reserved Parking	-1,315.00	0.00	710.00	-2,025.00
43410-000	Storage Unit	-1,333.50	0.00	563.84	-1,897.34
45100-000	Admin Fees	-450.00	0.00	375.00	-825.00
45110-000	Application Fees	-675.00	0.00	525.00	-1,200.00
45155-000	Condo Association Fees	-800.00	0.00	400.00	-1,200.00
45250-000	Evict/Legal Reimbursement	-139.00	0.00	143.00	-282.00
45270-000	Gate Access Fee	-1,950.00	0.00	961.00	-2,911.00
45400-000	Late Charges	-2,509.49	0.00	607.62	-3,117.11
45470-000	Locks and Keys	-100.00	0.00	25.00	-125.00
45500-000	Month to Month Fees	-650.00	0.00	400.01	-1,050.01
45510-000	Move Out Damages/Carpet	-1,350.00	0.00	2,054.40	-3,404.40
45550-000	NSF Fees	-140.00	0.00	0.00	-140.00
45610-000	Parking Fee	-150.00	0.00	100.00	-250.00
45700-000	Pet Fees	-220.10	0.00	160.05	-380.15
45710-000	Pet Rent	-1,410.00	0.00	715.00	-2,125.00
45750-000	Reimbursement Pest Control	-1,446.38	0.00	754.71	-2,201.09
45760-000	Reimbursement Trash	-8,638.13	0.00	4,508.24	-13,146.37
45770-000	Reimbursement Utility Fee	-855.00	0.00	429.00	-1,284.00
45771-000	TCEQ	-54.94	0.00	28.67	-83.61
45780-000	Reimbursement Water	-5,286.61	0.00	2,337.10	-7,623.71
45781-000	Reimbursement Sewage	-7,232.94	0.00	3,198.25	-10,431.19
45782-000	Reimbursement Drainage	-497.90	0.00	259.62	-757.52
45783-000	Reimbursement Gas	-557.94	0.00	724.68	-1,282.62
45784-000	Reimbursement Internet	-7,314.00	0.00	3,869.00	-11,183.00
45800-000	Resident Insurance Premiums	-2,051.00	0.00	1,005.92	-3,056.92
45810-000	Resident One Bill Fee	-1,636.70	0.00	815.35	-2,452.05

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45900-000	Write Offs Collection Loss	4,149.47	1,858.74	0.00	6,008.21
45990-000	Miscellaneous Income	0.00	0.00	0.00	0.00
51110-000	General Manager Payroll	10,919.13	5,459.56	0.00	16,378.69
51175-000	Bonuses	1,171.66	1,520.00	0.00	2,691.66
51230-000	Maintenance Supervisor Payroll	10,308.68	4,891.69	0.00	15,200.37
51240-000	Maintenance Overtime	1,285.89	710.15	0.00	1,996.04
51760-000	Contract Labor Office	1,243.20	599.20	0.00	1,842.40
51905-000	401k contributions	285.64	175.07	0.00	460.71
51910-000	Drug Screening	0.00	0.00	0.00	0.00
51915-000	Employee Rent	2,761.09	1,230.50	0.00	3,991.59
51920-000	Health Insurance/Other Emp. Benefits	2,330.28	1,187.22	0.00	3,517.50
51925-000	Payroll Processing Fees	837.58	418.04	0.00	1,255.62
51930-000	Payroll Taxes	2,195.18	962.20	0.00	3,157.38
51935-000	Workmens Compensation	150.16	75.59	0.00	225.75
52050-000	Answering Service	160.22	80.11	0.00	240.33
52100-000	Cell Phones and Pagers	200.00	100.00	0.00	300.00
52120-000	Computer Hardware and Repair	841.40	405.00	0.00	1,246.40
52130-000	Computer Software	1,773.34	902.37	0.00	2,675.71
52160-000	Credit and Criminal Reports	99.14	217.45	0.00	316.59
52170-000	Dues and Subscriptions	309.32	0.00	0.00	309.32
52200-000	Employee Training	152.00	76.00	0.00	228.00
52210-000	Eviction Related Expenses	2,563.23	0.00	0.00	2,563.23
52240-000	License_ Fees and Permits	211.89	147.82	0.00	359.71
52350-000	Office Supplies	34.85	67.06	0.00	101.91
52370-000	Postage and Delivery	120.20	49.30	0.00	169.50
52380-000	Renters Insurance	1,190.15	561.84	0.00	1,751.99
52550-000	Advertising Internet	3,377.46	1,487.14	0.00	4,864.60
52570-000	Advertising Other	79.95	79.95	0.00	159.90
52600-000	Community Events	468.90	125.34	0.00	594.24
52700-000	Leasing Hospitality	98.54	12.71	0.00	111.25
52750-000	Locator Commissions	0.00	670.00	0.00	670.00
52800-000	Marketing Dues	600.00	300.00	0.00	900.00
52900-000	Resident Referrals	0.00	500.00	0.00	500.00

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53050-000	Amenities Interior	136.36	0.00	0.00	136.36
53070-000	Appliance Parts and Service	25.91	0.00	0.00	25.91
53100-000	Carpet Cleaning Occupied Apartments	573.73	362.64	0.00	936.37
53150-000	Cleaning Supplies	55.16	33.57	0.00	88.73
53170-000	Common Area Cleaning Contract	348.23	72.00	0.00	420.23
53200-000	Doors and Hardware	31.91	0.00	0.00	31.91
53270-000	Elevator Service Contract and Repairs	1,853.47	0.00	0.00	1,853.47
53300-000	Fence and Wall Repairs	0.00	0.00	0.00	0.00
53305-000	Fitness Center Repairs	-43.29	0.00	0.00	-43.29
53410-000	HVAC Supplies	168.28	159.71	0.00	327.99
53500-000	Light Bulbs	268.55	0.00	0.00	268.55
53550-000	Locks and Keys	23.37	0.00	0.00	23.37
53610-000	Maintenance Supplies	154.59	38.31	0.00	192.90
53760-000	Plumbing Supplies	245.96	0.00	0.00	245.96
54120-000	Grounds Supplies	528.77	58.65	0.00	587.42
54300-000	Parking and Sidewalk Areas	0.00	0.00	0.00	0.00
54960-000	Safety	0.00	60.62	0.00	60.62
55051-000	Air Duct Cleaning	162.38	162.38	0.00	324.76
55700-000	Paint/Drywall and Supplies	0.00	0.00	0.00	0.00
56050-000	Access Gate and Entry System Repairs	0.00	356.00	0.00	356.00
56100-000	Courtesy/Patrol Service	3,360.00	1,680.00	0.00	5,040.00
56160-000	Emergency Phones	183.48	0.00	0.00	183.48
56180-000	Pool Service	365.58	0.00	337.62	27.96
56400-000	Alarm Monitor	85.16	40.89	0.00	126.05
56410-000	Landscape	1,136.62	586.31	0.00	1,722.93
56560-000	Pest Control	485.02	242.51	0.00	727.53
56600-000	Safety & Fire Supplies	0.00	0.00	0.00	0.00
56710-000	Satellite and Internet	5,264.84	2,734.76	0.00	7,999.60
56800-000	Fitness Contract	270.63	0.00	0.00	270.63
58200-000	Electric ClubHouse	433.38	73.42	0.00	506.80
58250-000	Electric Master/House Meter	4,858.35	2,271.01	0.00	7,129.36
58290-000	Electric Vacant	1,211.25	516.43	0.00	1,727.68
58350-000	Gas Master/House Meter	3,420.21	904.51	0.00	4,324.72

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58650-000	Sewer Master/House Meter	6,771.16	3,131.66	0.00	9,902.82
58700-000	Trash Removal	7,064.64	1,908.96	0.00	8,973.60
58750-000	Telephone	490.00	245.00	0.00	735.00
58850-000	Drainage fee	497.68	248.84	0.00	746.52
58851-000	TCEQ Fee	55.28	27.64	0.00	82.92
58890-000	Utility Billing Fee	1,840.78	1,295.72	0.00	3,136.50
58910-000	Water Master/House Meter	4,948.06	2,286.35	0.00	7,234.41
59010-000	Property Management Fees	12,889.74	6,478.30	0.00	19,368.04
59240-000	Insurance Flood	1,304.00	652.00	0.00	1,956.00
59260-000	Insurance Property and General Liability	39,928.60	19,964.30	0.00	59,892.90
59320-000	Franchise Tax	500.00	250.00	0.00	750.00
59350-000	Taxes Real Estate	65,592.16	32,796.08	0.00	98,388.24
60050-000	Asset Mgmt Fee	8,593.50	4,318.87	0.00	12,912.37
60380-000	Investor Fee	645.99	323.34	0.00	969.33
60400-000	Legal Expenses Entity	-18,633.14	400.00	0.00	-18,233.14
60600-000	Other Expenses Entity	0.00	9,434.07	0.00	9,434.07
64150-000	Cabinets Kitchen	150.00	0.00	0.00	150.00
64170-000	Carpet	0.00	374.82	0.00	374.82
64190-000	Dishwasher	579.94	356.14	0.00	936.08
64195-000	Garbage Disposals	164.54	0.00	0.00	164.54
64250-000	Refrigerators	31.38	0.00	0.00	31.38
64270-000	Stoves	10.00	575.51	0.00	585.51
64295-000	Window Treatments	0.00	38.28	0.00	38.28
64310-000	Amenities Exterior	160.16	0.00	0.00	160.16
64315-000	Amenities Interior	418.93	0.00	0.00	418.93
64335-000	Doors and Hardware	69.32	116.16	0.00	185.48
64340-000	Electrical	94.53	31.30	0.00	125.83
64355-000	Furniture_Fixtures and Equipment	0.00	194.85	0.00	194.85
64360-000	HVAC and Other Mechanical	136.53	5,123.95	0.00	5,260.48
64366-000	Interior Walls and Ceilings	3,161.69	1,498.06	0.00	4,659.75
64410-000	Light Fixtures	137.85	0.00	0.00	137.85
64425-000	Plumbing Bath Sinks	0.00	0.00	0.00	0.00
64426-000	Plumbing Interior	-73.06	0.00	0.00	-73.06

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64430-000	Plumbing Faucets	211.04	0.00	0.00	211.04
64445-000	Plumbing Toilets	186.14	201.48	0.00	387.62
64450-000	Plumbing Water Heaters	1,927.91	32.30	0.00	1,960.21
64497-000	Windows and Shutters	0.00	825.00	0.00	825.00
65110-000	Access Gates	85.51	919.56	0.00	1,005.07
65120-000	Amenities Exterior	0.00	54.11	0.00	54.11
65130-000	Amenities Interior	40.04	0.00	0.00	40.04
65200-000	Carpet	376.88	1,262.97	0.00	1,639.85
65300-000	Doors and Hardware	210.01	0.00	0.00	210.01
65310-000	Exterior Lightings	0.00	377.00	0.00	377.00
65441-000	Interior Rehab Labor	7,306.85	4,293.68	0.00	11,600.53
65590-000	Life Safety & Fire Equipment	525.88	0.00	0.00	525.88
65610-000	Maintenance Tools	421.37	0.00	287.76	133.61
65620-000	Microwave and Range Hoods	0.00	222.84	0.00	222.84
65680-000	Plumbing Other	0.00	1,373.76	0.00	1,373.76
65760-000	Refrigerators	680.89	0.00	0.00	680.89
65770-000	Rehab Packages	3,125.65	4,325.54	0.00	7,451.19
65800-000	Stoves	0.00	0.00	0.00	0.00
65930-000	Vinyl	1,533.49	0.00	0.00	1,533.49
70500-000	Interest Expense 1st Lien	171,702.69	74,997.97	0.00	246,700.66
70505-000	Additional Interest Expense	-39,458.96	0.00	14,553.62	-54,012.58
	Total	0.00	366,786.40	366,786.40	0.00