

Trial Balance

Period = Apr 2024

Book = Accrual

	Forward Balance	Debit	Credit	Ending Balance
Cash Property Operating	142,972	0	63,738	79,234
Cash Partnership/Owner	187,127	0	0	187,127
Cash Security Deposits	-14,677	0	0	-14,677
Petty Cash 1	2,100	0	0	2,100
Accounts Receivable	223,908	0	31,859	192,049
AR Insurance Proceeds	-1,560	0	0	-1,560
AR Other/Misc	26,997	0	0	26,997
Escrow Insurance	743,718	25,625	0	769,343
Escrow Real Estate Tax	767,806	48,072	0	815,877
Escrow Replacement Reserve	2,343,602	9,100	0	2,352,702
Prepaid Insurance	-409,615	0	35,282	-444,897
Prepaid Property Taxes	2,000	0	0	2,000
Prepaid Operating Expenses	12,167	8,694	0	20,861
Utility Deposits	52,893	0	0	52,893
Other/Misc Assets	0	0	0	0
Loan Costs	417,415	0	0	417,415
Land	3,700,000	0	0	3,700,000
Building	21,608,543	0	0	21,608,543
Accounts Payable	-89,146	34,428	0	-54,718
Security Deposit Payable	-172,701	0	8,850	-181,551
Security Deposit Refund Clearing	-1,575	0	0	-1,575
Accrued Operating Expenses	112,661	0	31,595	81,066
Accrued Real Estate Taxes	-564,767	0	47,011	-611,778
Accrued Sales Taxes	101	0	0	101
Franchise Tax	-23,858	0	1,988	-25,846
Prepaid Rent	-12,963	0	6,569	-19,532
Mortgage Payable 1	-28,300,000	0	0	-28,300,000
OwnerPartners Contribution	-7,069,715	50,000	0	-7,019,715
Retained Earnings	6,323,087	0	0	6,323,087
Market Rent	-1,295,411	0	432,593	-1,728,004
HAP Rent	-748	0	1,480	-2,228
LossGain to Lease	142,277	48,445	0	190,722
Rental Charges	0	0	0	0
Less: Admin	0	830	0	830
Less: Concessions One Time	21,538	10,125	0	31,663
Less: Concessions Resident Re...	0	0	0	0
Less: Down	3,900	1,300	0	5,200
Less: Employee Units	1,312	0	0	1,312
Less: Models	3,060	1,020	0	4,080
Less: Vacancy	123,726	53,334	0	177,060
Less: WriteOffs	97,710	41,070	0	138,781
Plus: Recovery Bad Debt	-1,400	0	500	-1,900
Carport	-5,935	0	1,883	-7,818
Garage	-4,147	0	1,357	-5,503
Admin Fees	-2,434	0	642	-3,076
Application Fees	-5,000	0	867	-5,867

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Evict/Legal Reimbursement	-9,117	0	1,371	-10,488
Gate Access Fee	-3,296	0	1,280	-4,576
Insufficient Notice Fee	0	0	0	0
Late Charges	-31,346	0	8,416	-39,761
Laundry Commissions	-297	0	0	-297
Lease Cancellations	0	0	0	0
Locks and Keys	-1,484	0	481	-1,965
Month to Month Fees	-1,473	0	200	-1,673
Move Out Damages/Carpet	-23,827	0	7,561	-31,388
NSF Fees	-910	0	315	-1,225
Pet Rent	-1,042	0	263	-1,306
Reimbursement Electric	-203	0	1,019	-1,222
Reimbursement Pest Control	-5,527	0	1,875	-7,402
Reimbursement Trash	-8,276	0	2,812	-11,088
Reimbursement Utility Fee	-4,116	0	1,402	-5,518
TCEQ	-206	0	64	-271
Reimbursement Water	-34,596	0	10,068	-44,665
Reimbursement Sewage	-45,958	0	13,382	-59,339
Reimbursement Drainage	-3,233	0	1,113	-4,346
Reimbursement Gas	-8,640	0	3,232	-11,873
Resident Insurance Premiums	-10,876	0	3,600	-14,476
Resident One Bill Fee	-7,060	0	2,236	-9,296
Transfer Fees	-300	0	300	-600
TV/Cable Commissions	0	0	3,980	-3,980
Violation Fees	-325	0	0	-325
Write Offs Collection Loss	65,624	21,785	0	87,410
Miscellaneous Income	-20,037	0	6,679	-26,716
General Manager Payroll	15,844	5,546	0	21,390
Assistant Manager Payroll	8,279	2,840	0	11,119
Leasing Consultant Payroll	15,942	3,991	0	19,933
Office Overtime	3,905	100	0	4,004
Bonuses	13,225	2,660	0	15,885
Make Ready Payroll	0	0	0	0
Maintenance Supervisor Payroll	15,476	3,206	0	18,682
Maintenance Technician Payroll	19,671	7,258	0	26,929
Maintenance Overtime	5,310	2,056	0	7,365
Porter /Janitor Payroll	13,715	4,825	0	18,539
Marketing	-60	0	0	-60
Administrative	277	0	0	277
Contract Labor Office	0	1,944	0	1,944
Drug Screening	48	25	0	73
Employee Rent	2,612	1,306	0	3,918
Health Insurance/Other Emp. Be...	6,583	1,559	0	8,142
Payroll Processing Fees	2,194	648	0	2,842
Payroll Taxes	10,321	2,635	0	12,956
Workmens Compensation	966	344	0	1,310

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Answering Service	297	99	0	396
Cell Phones and Pagers	300	100	0	400
Computer Hardware and Repair	1,140	380	0	1,520
Computer Software	5,931	1,977	0	7,908
Credit and Criminal Reports	4,045	1,418	0	5,463
Dues and Subscriptions	2,172	0	0	2,172
Employee Recognition	936	0	0	936
Employee Recruitment	8	0	0	8
Employee Training	384	128	0	511
Eviction Related Expenses	18,259	4,320	0	22,580
Payment Processing	50	75	0	125
License_ Fees and Permits	1,283	1,025	0	2,308
Misc. Administrative Expenses	0	0	168	-168
Office Equipment Leased	1,093	314	0	1,407
Office Supplies	713	331	0	1,044
Postage and Delivery	183	68	0	251
Renters Insurance	6,651	2,063	0	8,713
Travel and Meals	0	23	0	23
Uniforms	929	0	0	929
Advertising Internet	10,460	4,189	0	14,649
Community Events	516	564	0	1,080
Leasing Hospitality	40	0	0	40
Locator Commissions	3,900	1,950	0	5,850
Marketing Dues	2,229	634	0	2,863
Resident Referrals	2,000	1,250	0	3,250
Resident Relations	0	0	0	0
Appliance Parts and Service	296	640	0	936
Carpet Cleaning Occupied Apa...	95	0	0	95
Cleaning Supplies	2,205	474	0	2,679
Doors and Hardware	381	0	0	381
Electrical Supplies	61	171	0	232
HVAC Supplies	3,021	1,203	0	4,224
Light Bulbs	273	420	0	693
Locks and Keys	709	744	0	1,453
Maintenance Supplies	76	54	0	130
Misc. Maint./Operating	420	0	0	420
Plumbing Repairs Contract	0	0	0	0
Plumbing - Sewer	0	0	0	0
Plumbing Supplies	1,147	1,019	0	2,166
Tools and Maintenance Equipment	72	0	0	72
Pool Supplies	730	0	0	730
Safety	135	0	0	135
Apartment Cleans	0	0	0	0
Air Duct Cleaning	0	325	0	325
Carpet Cleaning Vacant	0	0	0	0
Contract Labor- Turn Cost	0	0	0	0

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Paint/Drywall and Supplies	0	0	0	0
Resurfacing - Tubs Counters	0	1,245	0	1,245
Access Gate and Entry System...	1,030	343	0	1,373
Courtesy/Patrol Service	15,105	8,500	0	23,605
Security Patrol	0	0	0	0
Emergency Phones	422	0	0	422
Key Maintenance	228	55	0	282
Alarm Monitor	228	80	0	308
Landscape	12,154	4,148	0	16,302
Pest Control	5,363	549	0	5,912
Satellite and Internet	628	431	0	1,059
Fitness Contract	509	0	0	509
Electric Common Area	10,786	3,143	0	13,929
Electric Vacant	4,690	2,211	0	6,902
Gas Common Area	9,227	2,326	0	11,553
Sewer Master/House Meter	52,808	10,938	0	63,746
Trash Removal	9,488	3,129	0	12,617
Telephone	238	613	0	851
Drainage fee	1,792	1,129	0	2,921
TCEQ Fee	128	127	0	255
Utility Billing Fee	12,041	3,506	0	15,547
Water Master/House Meter	39,746	7,864	0	47,610
Property Management Fees	31,331	9,753	0	41,084
Audit and Tax Preparation Exp...	100	0	0	100
Legal Expenses NonResident R...	0	32	0	32
Insurance Property and General...	105,846	35,282	0	141,128
Franchise Tax	5,965	1,988	0	7,953
Taxes Real Estate	167,748	53,690	0	221,438
Asset Mgmt Fee	21,155	6,635	0	27,790
Investor Fee	1,306	519	0	1,825
Legal Expenses Entity	640	0	0	640
Other Expenses Entity	5,500	14,517	0	20,017
L/U Marketing	648	0	0	648
Cabinets Kitchen	1,045	0	0	1,045
Carpet	0	0	0	0
Dishwasher	1,205	406	0	1,611
Garbage Disposals	406	0	0	406
Microwave and Range Hoods	139	63	0	202
Refrigerators	1,570	0	0	1,570
Stoves	594	0	0	594
Window Treatments	122	0	0	122
Doors and Hardware	1,072	0	0	1,072
Electrical	0	0	0	0
Fire Units	-100,000	0	0	-100,000
Interior Walls and Ceilings	6,785	615	0	7,400
Light Fixtures	24	0	0	24

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Plumbing Bath Sinks	47	112	0	160
Plumbing Interior	0	283	0	283
Plumbing Sewer	0	0	0	0
Plumbing Faucets	840	0	0	840
Plumbing Toilets	0	421	0	421
Resurfacing Tubs - Countertops	0	0	0	0
Access Gates	215	910	0	1,125
Building Improvements Int	2,100	0	0	2,100
Building Improvements Ext	6,038	875	0	6,913
Carpet	6,793	3,134	0	9,927
Fire Units	0	4,085	0	4,085
Windows	0	0	0	0
Doors and Hardware	0	0	0	0
Electrical	680	0	3	678
Garbage Disposals	272	3	0	275
HVAC and Other Mechanical	4,151	3,263	0	7,414
Interior Rehab Labor	79,314	22,398	0	101,712
Maintenance Tools	108	2,063	0	2,171
Microwave and Range Hoods	459	63	0	522
Painting	0	0	0	0
Plumbing Kitchen Sinks	0	0	0	0
Plumbing Other	24,276	0	0	24,276
Plumbing Toilets	0	0	0	0
Pool and Spa	173	0	0	173
Refrigerators	785	0	0	785
Rehab Packages	21,811	6,296	0	28,107
Stoves	0	588	0	588
Vinyl	7,741	4,181	0	11,922
Window Treatments	0	0	0	0
Windows and Shutters	216	0	0	216
Bond Expense Commission Fee	0	0	0	0
Interest Expense 1st Lien	278,275	94,797	0	373,073
Total	0	738,034	738,034	0