

Statement (12 months)

Period = Jun 2023-May 2024

Book = Accrual ; Tree = ysi_is

	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Total
41000-000 RENTAL INCOME													
41050-000 GROSS POTENTIAL RENT													
41100-000 Market Rent	424,335.00	425,044.00	425,849.00	426,313.00	427,133.00	427,687.00	428,059.00	431,314.00	431,876.00	432,221.00	432,593.00	432,726.00	5,145,150.00
41200-000 HAP Rent	748.00	748.00	748.00	748.00	748.00	748.00	748.00	748.00	740.00	-740.00	1,480.00	740.00	8,204.00
41900-000 LossGain to Lease	-36,489.50	-37,637.37	-38,369.50	-41,202.00	-40,483.00	-42,017.00	-43,487.00	-47,957.00	-47,203.00	-47,117.11	-48,445.00	-47,851.83	-518,259.31
41999-999 TOTAL GROSS POTENTIAL RENT	388,593.50	388,154.63	388,227.50	385,859.00	387,398.00	386,418.00	385,320.00	384,105.00	385,413.00	384,363.89	385,628.00	385,614.17	4,635,094.69
42000-000 OTHER RENTAL INCOME ALLOWANCES													
42200-000 Less: Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-830.00	-830.00	-1,660.00
42300-000 Less: Concessions One Time	-8,646.26	-12,087.73	-4,277.78	-552.72	-533.96	-2,133.57	-9,183.60	-6,900.00	-7,826.66	-6,811.67	-10,124.53	-13,574.84	-82,653.32
42450-000 Less: Down	0.00	0.00	0.00	0.00	0.00	0.00	-1,300.00	-1,300.00	-1,300.00	-1,300.00	-1,300.00	-1,300.00	-7,800.00
42500-000 Less: Employee Units	-1,207.27	-1,638.93	-1,667.00	-1,501.00	-1,501.00	-1,501.00	-1,204.80	-1,311.60	0.00	0.00	0.00	0.00	-11,532.60
42550-000 Less: Models	-980.00	-980.00	-980.00	-980.00	-980.00	-980.00	-980.00	-1,020.00	-1,020.00	-1,020.00	-1,020.00	-1,020.00	-11,960.00
42600-000 Less: Vacancy	-56,761.42	-38,815.56	-34,883.06	-34,735.60	-43,660.27	-52,987.27	-36,398.84	-23,104.79	-46,733.87	-53,887.51	-53,333.98	-59,266.88	-534,569.05
42680-000 Less: WriteOffs	-22,536.62	-24,979.18	-49,858.13	-14,124.96	-26,652.61	-26,650.33	-5,290.64	-21,730.46	-56,521.47	-19,458.42	-41,070.26	-19,346.94	-328,220.02
42800-000 Plus: Recovery Bad Debt	5,958.58	8,278.60	99.28	2,952.78	10,578.84	7,183.65	3,462.04	0.00	1,400.00	0.00	500.00	2,640.00	43,053.77
42900-000 Rent Adjustments	0.00	0.00	0.00	0.00	-246.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-246.00
42909-998 TOTAL OTHER RENTAL INCOME	-84,172.99	-70,222.80	-91,566.69	-48,941.50	-62,995.00	-77,068.52	-50,895.84	-55,366.85	-112,002.00	-82,477.60	-107,178.77	-92,698.66	-935,587.22
42909-999 TOTAL NET RENTAL INCOME	304,420.51	317,931.83	296,660.81	336,917.50	324,403.00	309,349.48	334,424.16	328,738.15	273,411.00	301,886.29	278,449.23	292,915.51	3,699,507.47
43000-000 PARKING AND STORAGE INCOME													
43100-000 CARPORT INCOME													
43110-000 Carport	1,814.16	1,880.82	1,874.16	2,164.30	1,941.83	2,034.23	2,026.96	2,032.67	1,986.67	1,915.98	1,882.98	1,851.83	23,406.59
43199-999 TOTAL CARPORT INCOME	1,814.16	1,880.82	1,874.16	2,164.30	1,941.83	2,034.23	2,026.96	2,032.67	1,986.67	1,915.98	1,882.98	1,851.83	23,406.59
43200-000 GARAGE INCOME													
43210-000 Garage	1,100.00	1,200.00	1,300.00	1,200.00	1,143.99	1,449.34	1,400.00	1,336.67	1,400.00	1,410.00	1,356.67	1,353.33	15,650.00
43299-999 TOTAL GARAGE INCOME	1,100.00	1,200.00	1,300.00	1,200.00	1,143.99	1,449.34	1,400.00	1,336.67	1,400.00	1,410.00	1,356.67	1,353.33	15,650.00
43999-999 TOTAL PARKING AND STORAGE	2,914.16	3,080.82	3,174.16	3,364.30	3,085.82	3,483.57	3,426.96	3,369.34	3,386.67	3,325.98	3,239.65	3,205.16	39,056.59
45000-000 OTHER INCOME													
45100-000 Admin Fees	7,050.00	6,750.00	6,150.00	2,850.00	3,750.00	2,097.00	807.00	1,116.00	545.00	773.00	642.00	774.00	33,304.00
45110-000 Application Fees	3,975.00	4,200.00	4,725.00	1,950.00	3,525.00	4,050.00	3,900.00	2,700.00	1,077.00	1,223.00	867.00	941.00	33,133.00
45250-000 Evict/Legal Reimbursement	3,974.59	2,768.00	5,954.29	860.14	3,430.41	780.00	2,888.71	3,884.50	4,979.00	253.50	1,371.00	1,744.00	32,888.14
45270-000 Gate Access Fee	231.89	373.69	469.04	530.01	585.65	745.71	897.82	996.98	1,110.86	1,187.98	1,280.29	1,335.27	9,745.19
45360-000 Insufficient Notice Fee	0.00	7,123.60	29,641.69	14,355.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51,120.82
45400-000 Late Charges	11,011.79	12,774.28	10,684.80	10,247.08	10,450.83	8,191.47	11,227.97	11,766.85	10,368.31	9,210.38	8,415.91	8,363.87	122,713.54
45420-000 Laundry Commissions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	297.18	0.00	0.00	0.00	0.00	297.18
45450-000 Lease Cancellations	10,776.00	13,761.00	17,875.10	20,653.50	3,187.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	66,253.32
45470-000 Locks and Keys	458.00	282.00	1,100.00	552.50	1,360.00	680.00	235.00	170.00	802.00	512.00	481.00	268.00	6,900.50
45500-000 Month to Month Fees	1,480.00	1,126.66	773.34	213.33	200.00	273.33	780.00	860.00	613.33	0.00	200.00	540.00	7,059.99
45510-000 Move Out Damages/Carpet	6,545.08	7,050.00	10,274.00	4,975.00	11,589.00	5,277.00	4,634.00	3,797.00	12,865.71	7,164.00	7,561.00	7,551.09	89,282.88
45550-000 NSF Fees	210.00	140.00	35.00	0.00	140.00	0.00	770.00	805.00	105.00	0.00	315.00	60.00	2,580.00

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45700-000	Pet Fees	0.00	0.00	1,600.00	-57.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,542.50
45710-000	Pet Rent	330.00	356.64	474.17	338.50	335.00	320.00	350.00	456.00	314.50	272.00	263.00	137.50	3,947.31
45730-000	Reimbursement Electric	463.41	380.87	848.98	1,181.61	847.14	-139.69	420.33	0.00	46.32	156.72	1,018.97	757.37	5,982.03
45750-000	Reimbursement Pest Control	1,743.27	1,737.10	1,764.37	1,768.03	1,944.78	1,828.23	1,802.69	1,784.96	1,938.12	1,804.04	1,875.10	1,869.78	21,860.47
45760-000	Reimbursement Trash	2,664.34	2,643.53	2,654.08	2,659.47	2,920.92	2,750.89	2,704.00	2,677.37	2,892.51	2,706.10	2,812.24	2,804.76	32,890.21
45770-000	Reimbursement Utility Fee	1,374.23	1,376.00	1,440.00	1,436.25	1,511.25	1,365.00	1,338.75	1,342.50	1,443.75	1,329.44	1,402.50	1,383.75	16,743.42
45771-000	TCEQ	47.01	50.64	55.44	59.26	80.58	76.17	75.45	74.73	79.97	51.51	64.31	77.82	792.89
45780-000	Reimbursement Water	10,869.58	8,810.53	8,158.34	10,940.86	10,421.28	10,960.31	9,156.14	12,901.04	11,834.15	9,860.84	10,068.50	8,288.79	122,270.36
45781-000	Reimbursement Sewage	14,584.50	11,741.02	10,844.93	14,494.59	13,851.22	14,566.31	12,174.36	17,143.86	15,718.11	13,095.63	13,381.85	11,132.70	162,729.08
45782-000	Reimbursement Drainage	1,039.49	1,032.77	1,036.89	1,039.00	1,141.19	1,074.70	1,056.43	1,045.99	1,130.06	1,057.19	1,112.62	1,394.94	13,161.27
45783-000	Reimbursement Gas	2,817.41	2,293.82	2,380.60	2,259.32	2,681.61	2,315.02	2,448.46	2,632.00	3,048.63	2,959.80	3,232.37	2,913.38	31,982.42
45790-000	Reletting Fees	1,760.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,760.00
45800-000	Resident Insurance Premiums	2,536.20	2,541.40	2,900.60	3,097.60	3,172.80	3,283.20	3,636.00	3,625.60	3,634.00	3,616.00	3,600.20	3,599.60	39,243.20
45810-000	Resident One Bill Fee	2,250.70	2,179.00	2,714.55	2,794.20	2,689.65	2,370.30	2,322.50	2,229.95	2,522.65	2,307.45	2,235.95	2,346.50	28,963.40
45850-000	Transfer Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	300.00	300.00	900.00
45860-000	TV/Cable Commissions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,980.00	1,932.34	5,912.34
45880-000	Violation Fees	1,021.25	0.00	0.00	0.00	0.00	0.00	25.00	0.00	325.00	0.00	0.00	0.00	1,371.25
45900-000	Write Offs Collection Loss	-30,829.54	-51,397.27	-86,187.62	-48,459.37	-27,290.06	-16,089.55	-8,750.85	-11,348.95	-37,960.40	-16,315.02	-21,785.35	-17,046.79	-373,460.77
45990-000	Miscellaneous Income	23,086.94	23,086.94	23,086.94	23,086.94	23,086.94	23,086.94	23,086.94	6,679.08	6,679.08	6,679.08	6,679.08	6,679.08	195,003.98
45999-999	TOTAL OTHER INCOME	81,471.14	63,182.22	61,454.53	73,825.85	75,612.91	69,862.34	77,986.70	67,637.64	46,112.66	50,204.64	51,374.54	50,148.75	768,873.92
49999-999	TOTAL REVENUE	388,805.81	384,194.87	361,289.50	414,107.65	403,101.73	382,695.39	415,837.82	399,745.13	322,910.33	355,416.91	333,063.42	346,269.42	4,507,437.98
50000-000	OPERATING EXPENSES													
50100-000	CONTROLLABLE EXPENSES													
51100-000	OFFICE PAYROLL													
51110-000	General Manager Payroll	6,734.62	10,101.93	6,734.62	6,734.63	9,661.66	4,038.47	8,076.93	5,384.62	4,622.03	5,837.55	5,546.16	8,319.24	81,792.46
51115-000	Assistant Manager Payroll	3,410.00	5,049.00	2,906.66	3,013.40	1,520.00	2,886.00	3,573.68	2,992.00	2,567.00	2,720.00	2,840.36	4,146.64	37,624.74
51150-000	Leasing Consultant Payroll	10,106.50	6,580.09	5,603.20	5,257.71	4,438.55	3,759.03	4,985.27	4,024.82	5,587.11	6,330.12	3,991.08	3,137.88	63,801.36
51170-000	Office Overtime	20.27	651.14	334.03	158.64	406.00	854.99	1,423.16	873.51	1,805.69	1,225.46	99.51	784.35	8,636.75
51175-000	Bonuses	3,335.00	4,085.00	4,838.67	3,250.23	3,230.00	2,660.00	3,705.00	9,044.96	1,520.00	2,660.00	2,660.00	2,350.00	43,338.86
51180-000	NOI Bonuses	0.00	0.00	0.00	0.00	0.00	0.00	6,600.00	0.00	0.00	0.00	0.00	0.00	6,600.00
51199-998	TOTAL OFFICE PAYROLL	23,606.39	26,467.16	20,417.18	18,414.61	19,256.21	14,198.49	28,364.04	22,319.91	16,101.83	18,773.13	15,137.11	18,738.11	241,794.17
51200-000	MAINTENANCE SERVICE PAYROLL													
51210-000	Make Ready Payroll	2,941.68	4,346.51	1,245.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,669.80	12,203.03
51230-000	Maintenance Supervisor Payroll	4,621.12	6,808.20	4,715.04	4,896.90	4,800.00	4,916.40	7,518.90	5,337.60	4,800.00	5,338.11	3,206.35	1,280.85	58,239.47
51235-000	Maintenance Technician Payroll	3,704.15	8,285.88	6,626.66	6,715.55	4,967.60	6,372.81	9,650.29	6,949.66	5,964.64	6,756.87	7,257.70	9,838.56	83,090.37
51240-000	Maintenance Overtime	1,342.34	2,826.99	3,263.87	1,974.57	1,964.77	1,406.29	2,437.32	861.26	3,050.67	1,397.72	2,055.82	2,060.20	24,641.82
51270-000	Porter /Janitor Payroll	7,569.12	7,001.37	5,029.91	4,699.94	5,079.79	4,577.65	7,215.90	4,608.23	4,698.17	4,408.13	4,824.70	6,647.33	66,360.24
51299-998	TOTAL MAINTENANCE SERVICE PAYROLL	20,178.41	29,268.95	20,880.52	18,286.96	16,812.16	17,273.15	26,822.41	17,756.75	18,513.48	17,900.83	17,344.57	23,496.74	244,534.93
51600-000	CORPORATE PAYROLL													

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51625-000	Marketing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-59.60	0.00	0.00	0.00	-59.60
51630-000	Administrative	0.00	0.00	727.59	1,353.00	644.60	97.68	55.00	132.00	0.00	145.20	0.00	0.00	3,155.07
51699-998	TOTAL CORPORATE PAYROLL	0.00	0.00	727.59	1,353.00	644.60	97.68	55.00	132.00	-59.60	145.20	0.00	0.00	3,095.47
51700-000	CONTRACT LABOR													
51760-000	Contract Labor Office	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,943.81	2,604.00	4,547.81
51799-998	TOTAL CONTRACT LABOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,943.81	2,604.00	4,547.81
51899-998	TOTAL PAYROLL EXPENSE	43,784.80	55,736.11	42,025.29	38,054.57	36,712.97	31,569.32	55,241.45	40,208.66	34,555.71	36,819.16	34,425.49	44,838.85	493,972.38
51900-000	PAYROLL BURDEN													
51905-000	401k contributions	0.00	101.02	207.17	204.26	207.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	719.56
51910-000	Drug Screening	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	18.00	25.00	107.00	205.00
51915-000	Employee Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,306.00	1,306.00	1,306.00	1,306.00	5,224.00
51920-000	Health Insurance/Other Emp. Benefits	5,204.83	4,818.09	2,920.71	2,704.15	2,783.85	2,377.55	3,724.01	2,418.87	2,367.22	1,797.36	1,558.56	2,049.41	34,724.61
51925-000	Payroll Processing Fees	606.21	1,020.77	662.56	684.92	746.79	674.00	1,277.93	704.60	771.96	717.43	647.97	915.79	9,430.93
51930-000	Payroll Taxes	2,871.98	4,501.27	3,181.25	2,970.16	3,111.69	2,787.89	4,847.80	3,982.78	3,216.87	3,120.89	2,635.10	3,317.33	40,545.01
51935-000	Workmens Compensation	351.46	541.97	182.00	348.62	357.25	357.16	652.50	369.16	235.19	361.58	344.22	256.20	4,357.31
51999-998	TOTAL PAYROLL BURDEN	9,034.48	11,008.12	7,153.69	6,912.11	7,206.69	6,196.60	10,502.24	7,475.41	7,927.24	7,321.26	6,516.85	7,951.73	95,206.42
51999-999	TOTAL PAYROLL RELATED EXPENSE AND BURDEN	52,819.28	66,744.23	49,178.98	44,966.68	43,919.66	37,765.92	65,743.69	47,684.07	42,482.95	44,140.42	40,942.34	52,790.58	589,178.80
52000-000	GENERAL AND ADMINISTRATIVE													
52050-000	Answering Service	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	1,188.00
52100-000	Cell Phones and Pagers	100.00	100.00	100.00	100.00	50.00	100.00	100.00	100.00	100.00	100.00	100.00	-50.00	1,000.00
52120-000	Computer Hardware and Repair	380.00	526.14	380.00	380.00	380.00	413.82	380.00	380.00	380.00	380.00	380.00	447.65	4,807.61
52130-000	Computer Software	1,976.83	1,976.83	1,976.83	1,999.00	1,976.83	1,976.83	1,976.83	1,976.83	1,976.83	1,977.03	1,976.83	1,976.83	23,744.33
52160-000	Credit and Criminal Reports	690.50	1,668.30	1,402.73	1,280.80	674.99	1,145.00	1,531.03	1,830.04	1,231.92	982.58	1,418.19	1,175.53	15,031.61
52170-000	Dues and Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,171.69	0.00	0.00	0.00	0.00	2,171.69
52180-000	Employee Recognition	196.01	0.00	599.50	19.83	20.57	100.07	0.00	432.29	0.00	503.88	0.00	0.00	1,872.15
52190-000	Employee Recruitment	300.00	0.00	265.97	177.31	0.00	0.00	0.00	7.94	0.00	0.00	0.00	0.00	751.22
52200-000	Employee Training	127.85	127.85	127.85	127.85	167.01	127.85	127.85	127.85	127.85	127.92	127.85	127.85	1,573.43
52210-000	Eviction Related Expenses	8,019.90	5,149.34	8,698.50	3,385.83	4,748.50	3,747.76	1,766.07	3,324.92	5,366.29	9,567.85	4,320.44	2,278.88	60,374.28
52220-000	Payment Processing	0.00	100.00	25.00	75.00	0.00	0.00	75.00	25.00	0.00	25.00	75.00	0.00	400.00
52240-000	License_ Fees and Permits	0.00	0.00	64.00	0.00	720.58	0.00	0.00	0.00	772.15	510.80	1,025.44	0.00	3,092.97
52300-000	Misc. Administrative Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-167.58	0.00	-167.58
52310-000	Office Equipment Leased	347.63	396.34	398.87	346.54	389.60	0.00	444.00	313.96	313.96	465.34	313.96	132.03	3,862.23
52350-000	Office Supplies	-252.36	271.93	94.16	144.45	593.61	147.01	0.00	298.22	0.00	414.38	331.30	238.71	2,281.41
52360-000	Parking Expense	0.00	0.00	6.75	0.00	0.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	26.75
52370-000	Postage and Delivery	78.40	80.20	96.95	64.60	83.20	41.60	33.00	63.80	48.60	70.77	67.80	57.40	786.32
52380-000	Renters Insurance	2,431.70	1,425.49	1,875.01	1,971.01	2,005.55	2,074.23	2,075.55	2,199.76	2,265.32	2,185.61	2,062.61	2,088.77	24,660.61
52400-000	Travel and Meals	0.00	0.00	0.00	0.00	49.50	0.00	0.00	0.00	0.00	0.00	22.95	0.00	72.45
52410-000	Uniforms	0.00	0.00	0.00	0.00	0.00	0.00	0.00	928.51	0.00	0.00	0.00	0.00	928.51
52499-999	TOTAL GENERAL AND ADMINISTRATIVE EXPENSES	14,495.46	11,921.42	16,211.12	10,171.22	11,958.94	9,993.17	8,608.33	14,279.81	12,681.92	17,410.16	12,153.79	8,572.65	148,457.99

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		Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Total
52500-000	MARKETING													
52520-000	Advertising Collateral	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	683.86	683.86
52540-000	Advertising Flags/Banners/Balloons/Signs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	155.93	155.93
52550-000	Advertising Internet	2,619.59	5,261.11	5,111.18	4,957.81	4,672.63	4,588.92	3,693.20	3,657.59	3,369.06	3,433.28	4,189.30	3,757.88	49,311.55
52600-000	Community Events	99.03	0.00	363.86	136.70	137.84	440.94	0.00	44.58	471.19	0.00	563.76	0.00	2,257.90
52700-000	Leasing Hospitality	70.37	0.00	194.21	121.77	67.48	93.48	0.00	0.00	40.05	0.00	0.00	0.00	587.36
52750-000	Locator Commissions	0.00	2,976.00	4,395.00	1,257.00	1,000.00	0.00	0.00	1,300.00	2,600.00	0.00	1,950.00	0.00	15,478.00
52800-000	Marketing Dues	300.00	627.20	627.20	627.20	627.20	627.20	634.02	634.02	634.02	961.22	634.02	634.02	7,567.32
52850-000	Printing and Flyers Marketing	-266.84	0.00	648.96	0.00	62.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	444.91
52860-000	Promotions and Outreach	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43.12	43.12
52900-000	Resident Referrals	0.00	0.00	0.00	500.00	1,500.00	1,500.00	2,500.00	0.00	1,000.00	1,000.00	1,250.00	0.00	9,250.00
52999-999	TOTAL MARKETING EXPENSE	2,822.15	8,864.31	11,340.41	7,600.48	8,067.94	7,250.54	6,827.22	5,636.19	8,114.32	5,394.50	8,587.08	5,274.81	85,779.95
53000-000	REPAIRS AND MAINTENANCE													
53001-000	GENERAL MAINTENANCE													
53070-000	Appliance Parts and Service	0.00	0.00	1,091.35	0.00	729.38	0.00	47.63	0.00	0.00	296.08	639.88	0.00	2,804.32
53090-000	Building Interiors	265.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	265.00
53100-000	Carpet Cleaning Occupied Apartments	210.00	595.00	0.00	0.00	705.00	0.00	0.00	0.00	0.00	95.00	0.00	195.00	1,800.00
53150-000	Cleaning Supplies	491.77	63.67	135.80	1,007.51	24.26	738.56	542.48	626.08	648.61	930.64	473.84	751.22	6,434.44
53170-000	Common Area Cleaning Contract	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	200.00
53200-000	Doors and Hardware	68.46	384.66	66.62	53.50	399.85	141.85	171.66	0.00	219.83	161.19	0.00	0.00	1,667.62
53260-000	Electrical Supplies	92.89	82.96	20.30	70.15	35.43	265.92	0.00	0.00	0.00	60.75	170.99	0.00	799.39
53410-000	HVAC Supplies	2,368.43	4,550.63	5,210.32	1,754.17	2,903.84	736.18	348.61	427.98	454.51	2,138.31	1,203.34	2,769.13	24,865.45
53500-000	Light Bulbs	531.28	0.00	689.07	0.00	180.99	381.88	0.00	-161.09	434.39	0.00	419.90	0.00	2,476.42
53550-000	Locks and Keys	768.19	498.19	766.92	593.60	73.62	606.66	665.20	57.11	387.91	264.25	743.80	552.30	5,977.75
53610-000	Maintenance Supplies	17.71	0.00	205.54	155.75	64.19	220.19	254.03	2.30	0.00	74.18	53.92	156.80	1,204.61
53650-000	Misc. Maint./Operating	0.00	63.78	0.00	0.00	0.00	0.00	0.00	420.14	0.00	0.00	0.00	0.00	483.92
53760-000	Plumbing Supplies	766.01	1,033.11	1,550.41	1,863.03	277.18	277.41	257.96	456.91	441.44	248.36	1,018.83	660.83	8,851.48
53850-000	Tools and Maintenance Equipment	0.00	0.00	0.00	0.00	71.20	76.41	0.00	0.00	72.01	0.00	0.00	23.30	242.92
53999-999	TOTAL GENERAL MAINTENANCE EXPENSE	5,579.74	7,272.00	9,736.33	5,497.71	5,464.94	3,445.06	2,487.57	1,829.43	2,658.70	4,268.76	4,724.50	5,108.58	58,073.32
54500-000	RECREATIONAL AMENITIES													
54930-000	Pool Supplies	1,879.42	1,444.88	1,808.64	818.64	387.77	0.00	0.00	-158.67	888.63	0.00	0.00	0.00	7,069.31
54960-000	Safety	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	134.51	0.00	0.00	0.00	134.51
54999-998	TOTAL RECREATIONAL AND AMENITIES EXPENSE	1,879.42	1,444.88	1,808.64	818.64	387.77	0.00	0.00	-158.67	1,023.14	0.00	0.00	0.00	7,203.82
55000-000	TURNOVER COSTS													
55050-000	Apartment Cleans	0.00	0.00	0.00	2,230.00	0.00	0.00	962.00	0.00	0.00	0.00	0.00	0.00	3,192.00
55051-000	Air Duct Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	324.75	0.00	324.75
55230-000	Carpet Cleaning Vacant	0.00	0.00	0.00	1,450.00	735.00	0.00	340.00	0.00	0.00	0.00	0.00	0.00	2,525.00

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		Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Total
55700-000	Paint/Drywall and Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.11	31.11
55710-000	Painting Vacant	0.00	0.00	0.00	11,041.00	0.00	2,499.00	1,371.00	0.00	0.00	0.00	0.00	0.00	14,911.00
55800-000	Resurfacing - Tubs Counters	0.00	375.00	0.00	0.00	1,055.00	2,125.00	2,390.00	0.00	0.00	0.00	1,245.00	0.00	7,190.00
55999-998	TOTAL TURNOVER COSTS	0.00	375.00	0.00	14,721.00	1,790.00	4,624.00	5,063.00	0.00	0.00	0.00	1,569.75	31.11	28,173.86
55999-999	TOTAL REPAIRS AND MAINTENANCE	7,459.16	9,091.88	11,544.97	21,037.35	7,642.71	8,069.06	7,550.57	1,670.76	3,681.84	4,268.76	6,294.25	5,139.69	93,451.00
56000-000	CONTRACTS													
56050-000	Access Gate and Entry System Repairs	343.24	343.24	343.24	343.24	343.24	343.24	343.24	343.24	343.24	343.24	343.24	343.24	4,118.88
56080-000	Annual Inspection - Fire Safety	0.00	0.00	0.00	0.00	0.00	0.00	596.46	0.00	0.00	0.00	0.00	0.00	596.46
56100-000	Courtesy/Patrol Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,975.00	7,925.00	2,205.00	8,500.00	6,310.00	29,915.00
56150-000	Security Patrol	11,005.67	15,216.99	9,340.00	8,500.00	7,930.00	4,840.00	7,000.00	0.00	0.00	0.00	0.00	0.00	63,832.66
56160-000	Emergency Phones	392.08	0.00	0.00	0.00	392.08	0.00	0.00	0.00	0.00	422.19	0.00	422.19	1,628.54
56170-000	Key Maintenance	74.57	74.57	74.17	74.97	74.57	74.57	74.57	74.57	76.57	76.57	54.71	74.57	878.98
56400-000	Alarm Monitor	69.17	69.17	69.17	69.17	69.17	69.17	69.17	69.17	69.17	89.17	80.00	58.34	850.04
56410-000	Landscape	4,026.90	4,026.90	4,026.90	4,026.90	4,026.90	4,026.90	4,026.90	4,026.90	4,027.00	4,100.08	4,147.71	4,147.71	48,637.70
56560-000	Pest Control	569.65	688.74	595.65	679.16	824.06	1,419.71	0.00	553.43	4,228.13	581.10	549.14	726.67	11,415.44
56710-000	Satellite and Internet	192.47	190.00	195.88	192.94	193.25	193.25	0.00	196.53	196.53	234.78	431.24	88.49	2,305.36
56800-000	Fitness Contract	0.00	0.00	0.00	254.39	0.00	0.00	254.39	0.00	254.39	254.39	0.00	-254.39	763.17
56999-998	TOTAL CONTRACTS EXPENSES	16,673.75	20,609.61	14,645.01	14,140.77	13,853.27	10,966.84	12,364.73	10,238.84	17,120.03	8,306.52	14,106.04	11,916.82	164,942.23
58000-000	UTILITIES													
58210-000	Electric Common Area	3,048.50	3,578.69	4,712.05	4,174.15	4,187.73	3,757.46	3,591.52	3,866.42	3,684.29	3,235.75	3,142.82	2,969.47	43,948.85
58290-000	Electric Vacant	2,212.64	980.99	3,463.57	3,862.04	6,249.21	1,841.51	1,301.19	1,347.33	1,801.35	1,541.77	2,211.24	2,582.45	29,395.29
58310-000	Gas Common Area	2,337.11	2,391.48	2,579.62	2,359.06	2,461.22	2,637.03	2,882.95	3,079.00	3,243.27	2,905.16	2,325.99	2,249.98	31,451.87
58650-000	Sewer Master/House Meter	15,473.15	22,180.93	17,981.36	11,351.45	24,242.05	15,403.59	19,845.34	15,961.33	22,546.11	14,300.72	10,937.99	5,151.97	195,375.99
58700-000	Trash Removal	2,979.72	2,904.72	2,904.72	2,904.72	5,449.28	3,204.72	2,892.72	3,304.72	3,304.72	2,879.00	3,129.00	3,179.00	39,037.04
58750-000	Telephone	423.22	265.00	-221.50	-233.29	233.36	238.02	0.00	234.95	-234.95	238.25	612.85	70.93	1,626.84
58850-000	Drainage fee	564.26	564.26	564.26	564.26	564.26	564.26	564.26	663.72	546.26	582.26	1,128.52	564.26	7,434.84
58851-000	TCEQ Fee	85.26	85.26	97.86	27.30	128.10	57.54	85.26	42.42	0.42	85.26	126.68	14.62	835.98
58890-000	Utility Billing Fee	3,325.00	3,055.25	3,493.72	3,704.51	3,614.79	3,456.90	1,689.88	3,329.55	5,283.43	3,428.06	3,505.57	2,924.88	40,811.54
58910-000	Water Master/House Meter	11,642.99	16,696.51	13,532.63	8,568.73	18,240.57	11,594.96	14,937.19	12,014.88	16,971.63	10,759.22	7,864.26	3,657.24	146,480.81
58998-999	TOTAL UTILITIES	42,091.85	52,703.09	49,108.29	37,282.93	65,370.57	42,755.99	47,790.31	43,844.32	57,146.53	39,955.45	34,984.92	23,364.80	536,399.05
58999-999	TOTAL CONTROLLABLE EXPENSES	136,361.65	169,934.54	152,028.78	135,199.43	150,813.09	116,801.52	148,884.85	123,353.99	141,227.59	119,475.81	117,068.42	107,059.35	1,618,209.02
59000-000	NONCONTROLLABLE EXPENSES													
59001-000	MANAGEMENT FEES													
59010-000	Property Management Fees	10,971.57	10,833.24	10,146.08	11,695.17	11,400.44	10,743.25	11,813.01	11,783.07	9,486.94	10,061.39	9,752.71	10,187.71	128,874.58
59099-998	TOTAL MANAGEMENT FEES	10,971.57	10,833.24	10,146.08	11,695.17	11,400.44	10,743.25	11,813.01	11,783.07	9,486.94	10,061.39	9,752.71	10,187.71	128,874.58
59100-000	PROFESSIONAL FEES													
59115-000	Audit and Tax Preparation Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	100.00
59150-000	Legal Expenses NonResident Related	0.00	0.00	0.00	612.50	0.00	0.00	0.00	0.00	0.00	0.00	32.08	0.00	644.58
59199-998	TOTAL PROFESSIONAL FEES	0.00	0.00	0.00	612.50	0.00	0.00	0.00	0.00	0.00	100.00	32.08	0.00	744.58

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59200-000	TAX AND INSURANCE EXPENSE													
59260-000	Insurance Property and General Liability	25,624.74	25,624.74	25,624.74	25,624.74	25,624.74	25,624.74	30,648.91	35,282.07	35,282.07	35,282.07	35,282.07	35,282.07	360,807.70
59320-000	Franchise Tax	1,988.18	1,988.18	1,988.18	1,988.18	1,988.18	1,988.18	1,988.18	1,988.18	1,988.18	1,988.18	1,988.18	1,988.18	23,858.16
59350-000	Taxes Real Estate	63,269.63	63,269.63	63,269.63	63,269.63	63,269.93	63,269.63	63,269.63	60,368.75	53,689.67	53,689.67	53,689.67	53,689.67	718,015.14
59399-998	TOTAL TAX AND INSURANCE EXPENSES	90,882.55	90,882.55	90,882.55	90,882.55	90,882.85	90,882.55	95,906.72	97,639.00	90,959.92	90,959.92	90,959.92	90,959.92	1,102,681.00
59899-998	TOTAL NONCONTROLLABLE EXPENSES	101,854.12	101,715.79	101,028.63	103,190.22	102,283.29	101,625.80	107,719.73	109,422.07	100,446.86	101,121.31	100,744.71	101,147.63	1,232,300.16
59999-998	TOTAL OPERATING EXPENSES	238,215.77	271,650.33	253,057.41	238,389.65	253,096.38	218,427.32	256,604.58	232,776.06	241,674.45	220,597.12	217,813.13	208,206.98	2,850,509.18
59999-999	NET OPERATING INCOME	150,590.04	112,544.54	108,232.09	175,718.00	150,005.35	164,268.07	159,233.24	166,969.07	81,235.88	134,819.79	115,250.29	138,062.44	1,656,928.80
60001-000	NONOPERATING EXPENSES													
60002-000	ENTITY EXPENSES													
60050-000	Asset Mgmt Fee	7,314.38	7,222.16	6,764.05	7,796.78	7,600.30	7,162.17	7,875.34	7,855.38	6,458.21	6,841.18	6,635.39	6,925.39	86,450.73
60380-000	Investor Fee	545.53	325.24	0.00	0.00	1,380.39	175.00	103.67	507.36	288.67	509.93	519.06	0.00	4,354.85
60400-000	Legal Expenses Entity	1,000.00	0.00	0.00	932.00	4,348.50	0.00	756.00	215.25	0.00	425.00	0.00	-125.00	7,551.75
60600-000	Other Expenses Entity	17,174.00	203.18	0.00	0.00	0.00	331.62	7,064.00	0.00	5,500.00	0.00	14,517.01	1,751.00	46,540.81
60999-998	TOTAL ENTITY EXPENSES	26,033.91	7,750.58	6,764.05	8,728.78	13,329.19	7,668.79	15,799.01	8,577.99	12,246.88	7,776.11	21,671.46	8,551.39	144,898.14
61000-000	LEASE UP COSTS													
61300-000	L/U Marketing	0.00	709.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	647.61	0.00	0.00	1,357.46
61999-998	TOTAL LEASE UP COSTS	0.00	709.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	647.61	0.00	0.00	1,357.46
63699-999	TOTAL NONOPERATING EXPENSES	26,033.91	8,460.43	6,764.05	8,728.78	13,329.19	7,668.79	15,799.01	8,577.99	12,246.88	8,423.72	21,671.46	8,551.39	146,255.60
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	475.00	0.00	0.00	1,045.00	0.00	0.00	1,520.00
64170-000	Carpet	0.00	0.00	4,053.57	4,859.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,912.71
64175-000	Ceiling Fans/Light Fixtures	0.00	0.00	1,179.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74.69	1,254.68
64190-000	Dishwasher	0.00	436.52	0.00	0.00	0.00	0.00	0.00	775.08	0.00	429.49	405.94	0.00	2,047.03
64195-000	Garbage Disposals	0.00	0.00	0.00	0.00	0.00	0.00	0.00	405.81	0.00	0.00	0.00	321.47	727.28
64200-000	Microwave and Range Hoods	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	138.96	62.79	0.00	201.75
64250-000	Refrigerators	0.00	843.55	1,628.36	0.00	0.00	0.00	0.00	0.00	0.00	1,569.62	0.00	784.81	4,826.34
64270-000	Stoves	0.00	853.73	0.00	0.00	0.00	0.00	784.81	594.29	0.00	0.00	0.00	594.29	2,827.12
64280-000	Tile/Vinyl	0.00	0.00	2,329.48	0.00	0.00	394.71	0.00	0.00	0.00	0.00	0.00	81.22	2,805.41
64295-000	Window Treatments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	122.36	0.00	0.00	0.00	122.36
64299-998	TOTAL CAPITAL ITEMS RECURRING	0.00	2,133.80	9,191.40	4,859.14	0.00	394.71	1,259.81	1,775.18	122.36	3,183.07	468.73	1,856.48	25,244.68
64300-000	CAPITAL NONRECURRING													
64315-000	Amenities Interior	0.00	0.00	0.00	0.00	189.29	216.50	0.00	0.00	0.00	0.00	0.00	0.00	405.79
64335-000	Doors and Hardware	374.91	65.27	0.00	372.40	1,350.00	0.00	0.00	0.00	0.00	1,071.77	0.00	0.00	3,234.35
64351-000	Fire Units	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-100,000.00	0.00	0.00	0.00	-100,000.00
64355-000	Furniture_Fixtures and Equipment	0.00	0.00	108.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	108.86
64366-000	Interior Walls and Ceilings	2,280.00	5,537.63	1,172.31	1,165.00	4,620.00	0.00	325.00	700.00	0.00	6,085.00	615.00	2,535.00	25,034.94

Statement (12 months)

Period = Jun 2023-May 2024

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		Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Total
64410-000	Light Fixtures	0.00	0.00	0.00	80.32	0.00	0.00	0.00	0.00	23.62	0.00	0.00	0.00	103.94
64425-000	Plumbing Bath Sinks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47.27	0.00	112.26	0.00	159.53
64426-000	Plumbing Interior	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	282.86	0.00	282.86
64430-000	Plumbing Faucets	0.00	0.00	327.44	0.00	0.00	0.00	0.00	0.00	592.28	247.30	0.00	0.00	1,167.02
64445-000	Plumbing Toilets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	421.10	0.00	421.10
64497-000	Windows and Shutters	0.00	0.00	45.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.70
64499-998	TOTAL CAPITAL NONRECURRING	2,654.91	5,602.90	1,654.31	1,617.72	6,159.29	216.50	325.00	700.00	-99,336.83	7,404.07	1,431.22	2,535.00	-69,035.91
65000-000	CAPITAL REHAB													
65110-000	Access Gates	485.00	0.00	0.00	1,755.00	0.00	0.00	425.00	215.21	0.00	0.00	910.00	0.00	3,790.21
65120-000	Amenities Exterior	0.00	0.00	530.42	0.00	2,985.00	1,475.00	0.00	0.00	0.00	0.00	0.00	0.00	4,990.42
65130-000	Amenities Interior	0.00	0.00	0.00	0.00	824.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	824.04
65136-000	Building Improvements Int	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,100.00	0.00	0.00	2,100.00
65137-000	Building Improvements Ext	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,172.19	0.00	866.00	875.00	0.00	6,913.19
65200-000	Carpet	3,457.54	5,773.13	11,441.30	3,093.58	2,829.69	3,577.14	7,496.72	2,780.79	1,652.02	2,360.19	3,133.95	0.00	47,596.05
65210-000	Fire Units	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,084.62	38,116.21	42,200.83
65220-000	Carports and Garages	185.00	2,895.00	0.00	285.00	1,210.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,575.00
65271-000	Computers	0.00	428.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	428.58
65280-000	Dishwasher	1,246.24	1,630.97	1,226.56	1,659.47	1,550.16	0.00	1,949.92	0.00	0.00	0.00	0.00	0.00	9,263.32
65300-000	Doors and Hardware	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,702.54	1,702.54
65310-000	Exterior Lightings	0.00	196.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	196.91
65320-000	Electrical	262.50	13,840.00	0.00	0.00	0.00	479.89	1,177.00	0.00	680.32	0.00	-2.69	0.00	16,437.02
65400-000	Garbage Disposals	576.47	722.45	276.04	0.00	0.00	181.23	0.00	0.00	271.85	0.00	2.69	0.00	2,030.73
65420-000	HVAC and Other Mechanical	4,181.36	5,618.34	17,666.97	4,977.25	3,459.05	1,856.77	1,395.34	-1,199.69	1,727.17	3,623.68	3,262.56	1,555.83	48,124.63
65441-000	Interior Rehab Labor	23,205.73	32,496.07	44,839.50	84,756.64	62,998.21	15,180.58	25,924.41	21,610.16	9,610.68	48,093.22	22,398.41	45,615.78	436,729.39
65590-000	Life Safety & Fire Equipment	0.00	1,550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,550.00
65610-000	Maintenance Tools	0.00	124.49	215.42	71.20	0.00	221.47	115.97	0.00	108.41	0.00	2,062.77	0.00	2,919.73
65620-000	Microwave and Range Hoods	62.79	463.32	363.74	287.95	188.37	0.00	145.86	251.16	208.05	0.00	62.79	0.00	2,034.03
65680-000	Plumbing Other	3,944.96	1,168.47	2,500.00	2,845.25	6,824.83	7,783.47	2,826.21	10,525.50	146.14	13,604.18	0.00	4,478.26	56,647.27
65720-000	Pool and Spa	316.00	0.00	0.00	284.89	0.00	0.00	0.00	0.00	172.63	0.00	0.00	0.00	773.52
65760-000	Refrigerators	4,933.74	3,182.54	794.98	3,182.54	3,950.23	2,402.06	2,354.43	784.81	0.00	0.00	0.00	0.00	21,585.33
65770-000	Rehab Packages	10,496.26	18,808.23	13,768.46	14,630.15	6,221.64	3,878.68	4,983.99	6,603.41	7,911.59	7,296.00	6,295.71	10,040.02	110,934.14
65780-000	Signage and Flag Poles	0.00	194.85	223.27	229.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	647.61
65800-000	Stoves	1,419.39	1,682.67	2,215.39	1,802.36	2,828.30	1,220.08	1,204.33	0.00	0.00	0.00	588.27	0.00	12,960.79
65930-000	Vinyl	7,071.81	10,957.20	13,520.72	11,916.98	5,433.30	3,665.28	10,373.54	3,343.23	2,146.73	2,251.45	4,180.52	1,279.95	76,140.71
65940-000	Vehicles and Golf Carts	0.00	0.00	0.00	796.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	796.62
65990-000	Windows and Shutters	2,072.19	641.42	-868.06	0.00	0.00	37.80	0.00	0.00	0.00	215.83	0.00	0.00	2,099.18
65999-998	TOTAL CAPITAL REHAB	63,916.98	102,374.64	108,714.71	132,574.37	101,302.82	41,959.45	60,372.72	50,086.77	24,635.59	80,410.55	47,854.60	102,788.59	916,991.79
69899-999	TOTAL CAPITAL ITEMS	66,571.89	110,111.34	119,560.42	139,051.23	107,462.11	42,570.66	61,957.53	52,561.95	-74,578.88	90,997.69	49,754.55	107,180.07	873,200.56
70001-000	INTEREST AND DEBT SERVICE													
70500-000	Interest Expense 1st Lien	91,739.17	91,739.17	94,797.14	94,797.14	91,739.17	94,797.14	91,739.17	94,797.14	94,797.14	88,681.19	94,797.14	91,739.17	1,116,159.88

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70899-998 TOTAL INTEREST AND OTHER DEBT SERVICE EXPENSES	91,739.17	91,739.17	94,797.14	94,797.14	91,739.17	94,797.14	91,739.17	94,797.14	94,797.14	88,681.19	94,797.14	91,739.17	1,116,159.88
99998-999 TOTAL NET INCOME	-33,754.93	-97,766.40	-112,889.52	-66,859.15	-62,525.12	19,231.48	-10,262.47	11,031.99	48,770.74	-53,282.81	-50,972.86	-69,408.19	-478,687.24