

Budget Comparison

Period = Dec 2023
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	428,059.00	460,772.00	-32,713.00	-7.10	5,081,296.00	5,298,474.00	-217,178.00	-4.10	5,298,474.00	12.2023 Market rent reflects an average rent of \$1046.60 and an average price per SF of \$1.31.
41200-000	HAP Rent	748.00	1,858.00	-1,110.00	-59.74	14,071.18	22,296.00	-8,224.82	-36.89	22,296.00	HAP Rent for #142.
41900-000	LossGain to Lease	-43,487.00	-6,302.48	-37,184.52	-590.00	-468,290.73	-216,234.78	-252,055.95	-116.57	-216,234.78	12.2023 Loss to lease.
41999-999	TOTAL GROSS POTENTIAL RENT	385,320.00	456,327.52	-71,007.52	-15.56	4,627,076.45	5,104,535.22	-477,458.77	-9.35	5,104,535.22	
42000-000	OTHER RENTAL INCOME ALLOWANCES										
42300-000	Less: Concessions One Time	-9,183.60	-5,500.00	-3,683.60	-66.97	-59,866.12	-66,000.00	6,133.88	9.29	-66,000.00	29 Move in concessions for \$250-\$350 off 1st month rent (12.2023 & 11.2023) Several corrections were made to 11.2023 Concession charges CV Audited GL.
42350-000	Less: Concessions Recurring	0.00	0.00	0.00	N/A	-162.00	0.00	-162.00	N/A	0.00	
42450-000	Less: Down	-1,300.00	0.00	-1,300.00	N/A	-1,300.00	0.00	-1,300.00	N/A	0.00	12.2023 Fire unit #115.
42500-000	Less: Employee Units	-1,204.80	-1,100.00	-104.80	-9.53	-15,621.00	-13,120.00	-2,501.00	-19.06	-13,120.00	12.2023 employee concessions for two employees.
42550-000	Less: Models	-980.00	-1,020.00	40.00	3.92	-11,760.00	-12,240.00	480.00	3.92	-12,240.00	12.2023 Model.
42600-000	Less: Vacancy	-36,398.84	-17,462.02	-18,936.82	-108.45	-526,463.45	-290,821.02	-235,642.43	-81.03	-290,821.02	12.2023 Average occupancy of 91.50%.
42680-000	Less: WriteOffs	-5,290.64	-13,823.16	8,532.52	61.73	-359,491.18	-171,811.68	-187,679.50	-109.24	-171,811.68	Four move outs with uncollected rent.
42800-000	Plus: Recovery Bad Debt	3,462.04	0.00	3,462.04	N/A	89,666.83	0.00	89,666.83	N/A	0.00	14 Bad debt payments collected.
42900-000	Rent Adjustments	0.00	0.00	0.00	N/A	-246.00	0.00	-246.00	N/A	0.00	
42909-998	TOTAL OTHER RENTAL INCOME	-50,895.84	-38,905.18	-11,990.66	-30.82	-885,242.92	-553,992.70	-331,250.22	-59.79	-553,992.70	
42909-999	TOTAL NET RENTAL INCOME	334,424.16	417,422.34	-82,998.18	-19.88	3,741,833.53	4,550,542.52	-808,708.99	-17.77	4,550,542.52	
43000-000	PARKING AND STORAGE INCOME										
43100-000	CARPORT INCOME										

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43110-000	Carport	2,026.96	2,000.00	26.96	1.35	21,567.27	22,600.00	-1,032.73	-4.57	22,600.00	81 Carport rentals charged at an average of \$25.02 each.
43199-999	TOTAL CARPORT INCOME	2,026.96	2,000.00	26.96	1.35	21,567.27	22,600.00	-1,032.73	-4.57	22,600.00	
43200-000	GARAGE INCOME										
43210-000	Garage	1,400.00	1,800.00	-400.00	-22.22	13,203.32	15,600.00	-2,396.68	-15.36	15,600.00	14 Garages rented at an average of \$100/each.
43299-999	TOTAL GARAGE INCOME	1,400.00	1,800.00	-400.00	-22.22	13,203.32	15,600.00	-2,396.68	-15.36	15,600.00	
43999-999	TOTAL PARKING AND STORAGE	3,426.96	3,800.00	-373.04	-9.82	34,770.59	38,200.00	-3,429.41	-8.98	38,200.00	
45000-000	OTHER INCOME										
45100-000	Admin Fees	807.00	3,000.00	-2,193.00	-73.10	44,154.00	39,450.00	4,704.00	11.92	39,450.00	43 Admin fees collected at \$24/each. Three admin fees uncollected \$225 reversed.
45110-000	Application Fees	3,900.00	2,250.00	1,650.00	73.33	37,200.00	29,587.50	7,612.50	25.73	29,587.50	52 Application fees collected at \$75/each.
45210-000	Electric Commission	0.00	0.00	0.00	N/A	0.00	1,400.00	-1,400.00	-100.00	1,400.00	
45250-000	Evict/Legal Reimbursement	2,888.71	0.00	2,888.71	N/A	35,481.14	0.00	35,481.14	N/A	0.00	Twelve eviction filing charge backs.
45270-000	Gate Access Fee	897.82	728.35	169.47	23.27	3,953.70	4,180.80	-227.10	-5.43	4,180.80	12.2023 Gate access fees.
45360-000	Insufficient Notice Fee	0.00	500.00	-500.00	-100.00	53,210.82	6,000.00	47,210.82	786.85	6,000.00	
45400-000	Late Charges	11,227.97	5,500.00	5,727.97	104.14	125,545.23	88,000.00	37,545.23	42.66	88,000.00	117 Late paying residents charged an average of \$95.97/each.
45420-000	Laundry Commissions	0.00	0.00	0.00	N/A	128.48	0.00	128.48	N/A	0.00	
45450-000	Lease Cancellations	0.00	3,500.00	-3,500.00	-100.00	135,659.47	42,000.00	93,659.47	223.00	42,000.00	
45470-000	Locks and Keys	235.00	275.00	-40.00	-14.55	7,229.50	3,300.00	3,929.50	119.08	3,300.00	Five Move outs charged for lock changes.
45500-000	Month to Month Fees	780.00	1,000.00	-220.00	-22.00	11,093.33	12,000.00	-906.67	-7.56	12,000.00	Four Month to month residents charged \$200/each with a mid month proration.
45510-000	Move Out Damages/Carpet	4,634.00	3,500.00	1,134.00	32.40	76,107.27	42,000.00	34,107.27	81.21	42,000.00	13 Move outs charged for damages beyond normal wear and tear.

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45550-000	NSF Fees	770.00	90.00	680.00	755.56	2,375.00	1,080.00	1,295.00	119.91	1,080.00	12-NSF fees.
45700-000	Pet Fees	0.00	250.00	-250.00	-100.00	1,542.50	3,000.00	-1,457.50	-48.58	3,000.00	
45710-000	Pet Rent	350.00	1,200.00	-850.00	-70.83	4,259.31	11,400.00	-7,140.69	-62.64	11,400.00	20 Pet rents charged at an average of \$17.50/each.
45730-000	Reimbursement Electric	420.33	550.00	-129.67	-23.58	7,924.48	6,600.00	1,324.48	20.07	6,600.00	12.2023 Electric reimbursement.
45750-000	Reimbursement Pest Control	1,802.69	1,770.75	31.94	1.80	20,843.21	20,864.25	-21.04	-0.10	20,864.25	12.2023 Pest Control reimbursement.
45760-000	Reimbursement Trash	2,704.00	2,656.13	47.87	1.80	32,278.43	31,296.38	982.05	3.14	31,296.38	12.2023 Trash reimbursement.
45770-000	Reimbursement Utility Fee	1,338.75	1,328.05	10.70	0.81	16,854.84	15,648.19	1,206.65	7.71	15,648.19	12.2023 Utility fee reimbursements.
45771-000	TCEQ	75.45	90.00	-14.55	-16.17	676.85	1,080.00	-403.15	-37.33	1,080.00	12.2023 TCEQ.
45780-000	Reimbursement Water	9,156.14	11,581.25	-2,425.11	-20.94	114,788.75	138,975.00	-24,186.25	-17.40	138,975.00	12.2023 Water reimbursement.
45781-000	Reimbursement Sewage	12,174.36	14,692.25	-2,517.89	-17.14	153,859.47	176,307.00	-22,447.53	-12.73	176,307.00	12.2023 Sewage reimbursement.
45782-000	Reimbursement Drainage	1,056.43	977.45	78.98	8.08	12,370.29	11,517.07	853.22	7.41	11,517.07	12.2023 Drainage reimbursement.
45783-000	Reimbursement Gas	2,448.46	4,320.00	-1,871.54	-43.32	36,676.26	50,940.00	-14,263.74	-28.00	50,940.00	12.2023 Gas reimbursement.
45790-000	Reletting Fees	0.00	0.00	0.00	N/A	4,881.15	0.00	4,881.15	N/A	0.00	
45800-000	Resident Insurance Premiums	3,636.00	1,963.20	1,672.80	85.21	31,889.45	23,558.40	8,331.05	35.36	23,558.40	12.2023 Renters insurance (319 enrollments).
45810-000	Resident One Bill Fee	2,322.50	1,800.00	522.50	29.03	28,650.25	21,600.00	7,050.25	32.64	21,600.00	12.2023 Credit builder.
45850-000	Transfer Fees	0.00	400.00	-400.00	-100.00	800.00	2,400.00	-1,600.00	-66.67	2,400.00	
45870-000	Vending	0.00	0.00	0.00	N/A	137.68	120.00	17.68	14.73	120.00	
45880-000	Violation Fees	25.00	25.00	0.00	0.00	1,506.25	300.00	1,206.25	402.08	300.00	Trash violation fee for #171.
45900-000	Write Offs Collection Loss	-8,750.85	-10,000.00	1,249.15	12.49	-449,043.52	-120,000.00	-329,043.52	-274.20	-120,000.00	25 Move outs with charges other than rent uncollected.
45990-000	Miscellaneous Income	23,086.94	0.00	23,086.94	N/A	279,893.28	0.00	279,893.28	N/A	0.00	Anticipated tax refund
45999-999	TOTAL OTHER INCOME	77,986.70	53,947.43	24,039.27	44.56	832,926.87	664,604.59	168,322.28	25.33	664,604.59	
49999-999	TOTAL REVENUE	415,837.82	475,169.77	-59,331.95	-12.49	4,609,530.99	5,253,347.11	-643,816.12	-12.26	5,253,347.11	
50000-000	OPERATING EXPENSES										
50100-000	CONTROLLABLE EXPENSES										
51100-000	OFFICE PAYROLL										

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51110-000	General Manager Payroll	8,076.93	10,101.92	2,024.99	20.05	85,756.61	87,550.02	1,793.41	2.05	87,550.02	12.2023 Manager payroll.
51115-000	Assistant Manager Payroll	3,573.68	5,280.00	1,706.32	32.32	38,925.24	45,760.00	6,834.76	14.94	45,760.00	12.2023 Assistant Manager payroll.
51150-000	Leasing Consultant Payroll	4,985.27	8,404.80	3,419.53	40.69	68,149.49	72,841.60	4,692.11	6.44	72,841.60	12.2023 Leasing payroll.
51170-000	Office Overtime	1,423.16	0.00	-1,423.16	N/A	4,176.12	0.00	-4,176.12	N/A	0.00	12.2023 Office Overtime.
51175-000	Bonuses	3,705.00	3,154.00	-551.00	-17.47	41,678.87	39,876.25	-1,802.62	-4.52	39,876.25	11.2023 Leasing (13) and Renewal (24) commissions.
51180-000	NOI Bonuses	6,600.00	7,500.00	900.00	12.00	7,900.00	27,300.00	19,400.00	71.06	27,300.00	Year end bonus.
51199-998	TOTAL OFFICE PAYROLL	28,364.04	34,440.72	6,076.68	17.64	246,586.33	273,327.87	26,741.54	9.78	273,327.87	
51200-000	MAINTENANCE SERVICE PAYROLL										
51210-000	Make Ready Payroll	0.00	3,830.37	3,830.37	100.00	20,655.81	33,196.54	12,540.73	37.78	33,196.54	
51230-000	Maintenance Supervisor Payroll	7,518.90	7,200.00	-318.90	-4.43	58,477.13	62,400.00	3,922.87	6.29	62,400.00	12.2023 Maintenance supervisor payroll.
51235-000	Maintenance Technician Payroll	9,650.29	9,640.83	-9.46	-0.10	69,998.43	83,553.86	13,555.43	16.22	83,553.86	12.2023 Maintenance tech payroll.
51240-000	Maintenance Overtime	2,437.32	1,500.00	-937.32	-62.49	18,659.73	18,000.00	-659.73	-3.67	18,000.00	12.2023 Overtime.
51270-000	Porter /Janitor Payroll	7,215.90	7,539.60	323.70	4.29	67,676.40	65,343.20	-2,333.20	-3.57	65,343.20	12.2023 Porter/House Keeper.
51299-998	TOTAL MAINTENANCE SERVICE PAYROLL	26,822.41	29,710.80	2,888.39	9.72	235,467.50	262,493.60	27,026.10	10.30	262,493.60	
51600-000	CORPORATE PAYROLL										
51630-000	Administrative	55.00	1,483.20	1,428.20	96.29	3,552.87	12,853.60	9,300.73	72.36	12,853.60	12.2023 Admin support.
51699-998	TOTAL CORPORATE PAYROLL	55.00	1,483.20	1,428.20	96.29	3,552.87	12,853.60	9,300.73	72.36	12,853.60	
51899-998	TOTAL PAYROLL EXPENSE	55,241.45	65,634.72	10,393.27	15.84	485,606.70	548,675.07	63,068.37	11.49	548,675.07	
51900-000	PAYROLL BURDEN										
51905-000	401k contributions	0.00	0.00	0.00	N/A	719.56	0.00	-719.56	N/A	0.00	
51910-000	Drug Screening	0.00	50.00	50.00	100.00	259.22	200.00	-59.22	-29.61	200.00	
51920-000	Health Insurance/Other Emp. Benefits	3,724.01	4,537.50	813.49	17.93	34,494.66	54,450.00	19,955.34	36.65	54,450.00	12.2023 Health insurance.
51925-000	Payroll Processing Fees	1,277.93	1,071.84	-206.09	-19.23	9,174.95	9,289.28	114.33	1.23	9,289.28	12.2023 Payroll processing fees.
51930-000	Payroll Taxes	4,847.80	5,469.23	621.43	11.36	39,495.85	47,399.96	7,904.11	16.68	47,399.96	12.2023 Payroll taxes.
51935-000	Workmens Compensation	652.50	645.36	-7.14	-1.11	4,427.22	5,593.12	1,165.90	20.85	5,593.12	12.2023 Workmens compensation.

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51999-998	TOTAL PAYROLL BURDEN	10,502.24	11,773.93	1,271.69	10.80	88,571.46	116,932.36	28,360.90	24.25	116,932.36	
51999-999	TOTAL PAYROLL RELATED EXPENSE AND BURDEN	65,743.69	77,408.65	11,664.96	15.07	574,178.16	665,607.43	91,429.27	13.74	665,607.43	
52000-000	GENERAL AND ADMINISTRATIVE										
52050-000	Answering Service	99.00	100.00	1.00	1.00	1,188.00	1,200.00	12.00	1.00	1,200.00	12.2023 Answering service.
52090-000	Bank Fees	0.00	100.00	100.00	100.00	0.00	1,200.00	1,200.00	100.00	1,200.00	12.2023 Bank fees.
52100-000	Cell Phones and Pagers	100.00	100.00	0.00	0.00	1,050.00	1,200.00	150.00	12.50	1,200.00	12.2023 Cell phones.
52120-000	Computer Hardware and Repair	380.00	380.00	0.00	0.00	4,739.96	4,560.00	-179.96	-3.95	4,560.00	12.2023 IT and support.
52130-000	Computer Software	1,976.83	1,976.83	0.00	0.00	23,744.13	23,721.96	-22.17	-0.09	23,721.96	12.2023 Yardi.
52140-000	Conventions and Meetings	0.00	0.00	0.00	N/A	81.61	0.00	-81.61	N/A	0.00	
52160-000	Credit and Criminal Reports	1,531.03	1,350.00	-181.03	-13.41	13,034.55	16,200.00	3,165.45	19.54	16,200.00	12.2023 Screening, ID Verify, and RCR.
52170-000	Dues and Subscriptions	0.00	1,100.00	1,100.00	100.00	2,183.15	2,255.00	71.85	3.19	2,255.00	
52180-000	Employee Recognition	0.00	25.00	25.00	100.00	963.16	300.00	-663.16	-221.05	300.00	
52190-000	Employee Recruitment	0.00	0.00	0.00	N/A	743.28	0.00	-743.28	N/A	0.00	
52200-000	Employee Training	127.85	143.15	15.30	10.69	1,667.60	1,717.80	50.20	2.92	1,717.80	12.2023 Training.
52210-000	Eviction Related Expenses	1,766.07	1,500.00	-266.07	-17.74	61,697.85	20,000.00	-41,697.85	-208.49	20,000.00	12.2023 Eviction.
52220-000	Payment Processing	75.00	25.00	-50.00	-200.00	375.00	300.00	-75.00	-25.00	300.00	12.2023 Credit card charge backs.
52240-000	License_ Fees and Permits	0.00	0.00	0.00	N/A	4,386.87	9,860.00	5,473.13	55.51	9,860.00	
52310-000	Office Equipment Leased	444.00	425.00	-19.00	-4.47	4,017.50	5,100.00	1,082.50	21.23	5,100.00	12.2023 Copier rental.
52350-000	Office Supplies	0.00	215.00	215.00	100.00	2,281.02	2,580.00	298.98	11.59	2,580.00	
52360-000	Parking Expense	0.00	0.00	0.00	N/A	29.00	0.00	-29.00	N/A	0.00	
52370-000	Postage and Delivery	33.00	100.00	67.00	67.00	733.15	1,200.00	466.85	38.90	1,200.00	12.2023 Postage.
52380-000	Renters Insurance	2,075.55	1,647.25	-428.30	-26.00	19,463.76	19,767.00	303.24	1.53	19,767.00	12.2023 Renters insurance.
52400-000	Travel and Meals	0.00	0.00	0.00	N/A	49.50	0.00	-49.50	N/A	0.00	
52410-000	Uniforms	0.00	0.00	0.00	N/A	376.18	1,800.00	1,423.82	79.10	1,800.00	
52499-999	TOTAL GENERAL AND ADMINISTRATIVE EXPENSES	8,608.33	9,187.23	578.90	6.30	142,805.27	112,961.76	-29,843.51	-26.42	112,961.76	
52500-000	MARKETING										
52520-000	Advertising Collateral	0.00	400.00	400.00	100.00	757.75	2,400.00	1,642.25	68.43	2,400.00	
52550-000	Advertising Internet	3,693.20	3,500.00	-193.20	-5.52	45,061.73	42,000.00	-3,061.73	-7.29	42,000.00	12.2023 Google SEO and Rentable.
52600-000	Community Events	0.00	1,200.00	1,200.00	100.00	2,813.96	3,700.00	886.04	23.95	3,700.00	

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52700-000	Leasing Hospitality	0.00	125.00	125.00	100.00	748.55	1,500.00	751.45	50.10	1,500.00	
52750-000	Locator Commissions	0.00	500.00	500.00	100.00	10,747.00	6,000.00	-4,747.00	-79.12	6,000.00	
52800-000	Marketing Dues	634.02	300.00	-334.02	-111.34	5,570.02	3,600.00	-1,970.02	-54.72	3,600.00	12.2023 Marketing dues & ChatlQ
52850-000	Printing and Flyers Marketing	0.00	0.00	0.00	N/A	444.91	0.00	-444.91	N/A	0.00	
52860-000	Promotions and Outreach	0.00	50.00	50.00	100.00	128.30	600.00	471.70	78.62	600.00	
52900-000	Resident Referrals	2,500.00	250.00	-2,250.00	-900.00	6,250.00	3,000.00	-3,250.00	-108.33	3,000.00	Five resident referrals.
52999-999	TOTAL MARKETING EXPENSE	6,827.22	6,325.00	-502.22	-7.94	72,522.22	62,800.00	-9,722.22	-15.48	62,800.00	
53000-000	REPAIRS AND MAINTENANCE										
53001-000	GENERAL MAINTENANCE										
53070-000	Appliance Parts and Service	47.63	900.00	852.37	94.71	2,880.87	10,800.00	7,919.13	73.33	10,800.00	Drip pans.
53090-000	Building Interiors	0.00	0.00	0.00	N/A	1,865.00	0.00	-1,865.00	N/A	0.00	
53100-000	Carpet Cleaning Occupied Apartments	0.00	200.00	200.00	100.00	1,635.00	2,400.00	765.00	31.88	2,400.00	
53110-000	Carport and Garage Repairs	0.00	150.00	150.00	100.00	0.00	600.00	600.00	100.00	600.00	
53150-000	Cleaning Supplies	542.48	350.00	-192.48	-54.99	4,715.20	4,200.00	-515.20	-12.27	4,200.00	Bleach, disinfectant, bowl brush, bath tissues, scrubbing pad, Mr. Clean, and steel wool pads.
53170-000	Common Area Cleaning Contract	200.00	0.00	-200.00	N/A	370.00	0.00	-370.00	N/A	0.00	Office end of year deep clean.
53200-000	Doors and Hardware	171.66	350.00	178.34	50.95	1,916.20	4,200.00	2,283.80	54.38	4,200.00	Res bearing hinge and nickel deadbolt strike.
53260-000	Electrical Supplies	0.00	150.00	150.00	100.00	1,232.40	1,800.00	567.60	31.53	1,800.00	
53290-000	Exterminating Contract and Supplies	0.00	50.00	50.00	100.00	27.89	600.00	572.11	95.35	600.00	
53350-000	Windows and Doors	0.00	350.00	350.00	100.00	60.82	4,200.00	4,139.18	98.55	4,200.00	
53410-000	HVAC Supplies	348.61	1,500.00	1,151.39	76.76	26,441.05	19,850.00	-6,591.05	-33.20	19,850.00	Liquid line drier and AC filters.
53500-000	Light Bulbs	0.00	300.00	300.00	100.00	3,480.44	3,600.00	119.56	3.32	3,600.00	
53550-000	Locks and Keys	665.20	700.00	34.80	4.97	6,195.36	8,400.00	2,204.64	26.25	8,400.00	Mailbox locks, passage and privacy knobs.
53610-000	Maintenance Supplies	254.03	125.00	-129.03	-103.22	1,252.51	1,500.00	247.49	16.50	1,500.00	Batteries and gloves.
53650-000	Misc. Maint./Operating	0.00	0.00	0.00	N/A	63.78	0.00	-63.78	N/A	0.00	
53745-000	Plumbing - Interior Leaks	0.00	500.00	500.00	100.00	0.00	6,000.00	6,000.00	100.00	6,000.00	
53760-000	Plumbing Supplies	257.96	900.00	642.04	71.34	10,307.55	11,200.00	892.45	7.97	11,200.00	Toilet supply flares and PVC faucet flares.
53850-000	Tools and Maintenance Equipment	0.00	75.00	75.00	100.00	293.57	900.00	606.43	67.38	900.00	
53880-000	Vehicle and Golf Cart Expense	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00	

Budget Comparison

Period = Dec 2023
Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
53999-999	TOTAL GENERAL MAINTENANCE EXPENSE	2,487.57	6,600.00	4,112.43	62.31	62,737.64	81,250.00	18,512.36	22.78	81,250.00	
54000-000	 GROUND S										
54120-000	Grounds Supplies	0.00	200.00	200.00	100.00	118.64	2,400.00	2,281.36	95.06	2,400.00	
54300-000	Parking and Sidewalk Areas	0.00	125.00	125.00	100.00	0.00	1,500.00	1,500.00	100.00	1,500.00	
54499-998	TOTAL GROUND S	0.00	325.00	325.00	100.00	118.64	3,900.00	3,781.36	96.96	3,900.00	
54500-000	 RECREATIONAL AMENITIES										
54930-000	Pool Supplies	0.00	0.00	0.00	N/A	9,051.95	0.00	-9,051.95	N/A	0.00	
54960-000	Safety	0.00	300.00	300.00	100.00	156.52	3,600.00	3,443.48	95.65	3,600.00	
54999-998	TOTAL RECREATIONAL AND AMENITIES EXPENSE	0.00	300.00	300.00	100.00	9,208.47	3,600.00	-5,608.47	-155.79	3,600.00	
55000-000	 TURNOVER COST S										
55050-000	Apartment Cleans	962.00	0.00	-962.00	N/A	3,192.00	0.00	-3,192.00	N/A	0.00	Trash outs #103, 439, and 312.
55230-000	Carpet Cleaning Vacant	340.00	0.00	-340.00	N/A	2,525.00	0.00	-2,525.00	N/A	0.00	Carpet cleaning for #239 and 103.
55710-000	Painting Vacant	1,371.00	0.00	-1,371.00	N/A	14,911.00	0.00	-14,911.00	N/A	0.00	Full paint for #103, 439, and 312.
55800-000	Resurfacing - Tubs Counters	2,390.00	0.00	-2,390.00	N/A	6,820.00	0.00	-6,820.00	N/A	0.00	Resurfacing for #387, 439, and 312, 141.
55999-998	TOTAL TURNOVER COST S	5,063.00	0.00	-5,063.00	N/A	27,448.00	0.00	-27,448.00	N/A	0.00	
55999-999	TOTAL REPAIRS AND MAINTENANCE	7,550.57	7,225.00	-325.57	-4.51	99,512.75	88,750.00	-10,762.75	-12.13	88,750.00	
56000-000	 CONTRACT S										
56050-000	Access Gate and Entry System Repairs	343.24	276.16	-67.08	-24.29	3,725.90	3,037.76	-688.14	-22.65	3,037.76	12.2023 Access gates.
56080-000	Annual Inspection - Fire Safety	596.46	1,500.00	903.54	60.24	596.46	1,500.00	903.54	60.24	1,500.00	Annual fire safety inspection and fire extinguishers.
56150-000	Security Patrol	7,000.00	8,500.00	1,500.00	17.65	96,461.83	102,000.00	5,538.17	5.43	102,000.00	12.2023 Patrol service.
56160-000	Emergency Phones	0.00	405.00	405.00	100.00	1,176.24	1,620.00	443.76	27.39	1,620.00	
56170-000	Key Maintenance	74.57	75.00	0.43	0.57	946.22	900.00	-46.22	-5.14	900.00	12.023 Handi-trac.
56400-000	Alarm Monitor	69.17	65.00	-4.17	-6.42	830.04	780.00	-50.04	-6.42	780.00	12.2023 Alarm
56410-000	Landscape	4,026.90	4,557.00	530.10	11.63	48,948.07	54,684.00	5,735.93	10.49	54,684.00	12.2023 Landscaping.
56560-000	Pest Control	0.00	640.00	640.00	100.00	7,331.67	7,680.00	348.33	4.54	7,680.00	12.2023 Pest Control, billed 11.2023 allowing for YTD reconciliation.

Budget Comparison

Period = Dec 2023
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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
56710-000	Satellite and Internet	0.00	190.00	190.00	100.00	2,114.93	2,280.00	165.07	7.24	2,280.00	12.2023 Internet-Year end reconciliation-Next invoice will generate 01.2024 no expense
56800-000	Fitness Contract	254.39	275.00	20.61	7.49	1,017.56	1,100.00	82.44	7.49	1,100.00	Q4-2023 Gym Maintenance.
56999-998	TOTAL CONTRACTS EXPENSES	12,364.73	16,483.16	4,118.43	24.99	163,148.92	175,581.76	12,432.84	7.08	175,581.76	
58000-000	UTILITIES										
58210-000	Electric Common Area	3,591.52	2,890.00	-701.52	-24.27	40,888.07	34,680.00	-6,208.07	-17.90	34,680.00	12.2023 Common are electric.
58290-000	Electric Vacant	1,301.19	1,162.50	-138.69	-11.93	26,821.71	20,362.50	-6,459.21	-31.72	20,362.50	12.2023 Vacant electric.
58310-000	Gas Common Area	2,882.95	4,800.00	1,917.05	39.94	34,873.83	56,600.00	21,726.17	38.39	56,600.00	12.2023 Common area gas.
58650-000	Sewer Master/House Meter	19,845.34	17,285.00	-2,560.34	-14.81	220,165.22	207,420.00	-12,745.22	-6.14	207,420.00	12.2023 Sewer.
58700-000	Trash Removal	2,892.72	2,900.00	7.28	0.25	39,464.76	54,600.00	15,135.24	27.72	54,600.00	12.2023 Trash.
58750-000	Telephone	0.00	256.00	256.00	100.00	2,799.09	2,817.00	17.91	0.64	2,817.00	12.2023 Internet-Year end reconciliation-Next invoice will generate 01.2024 no expense
58850-000	Drainage fee	564.26	564.26	0.00	0.00	6,771.12	6,771.12	0.00	0.00	6,771.12	12.2023 Drainage fee.
58851-000	TCEQ Fee	85.26	100.00	14.74	14.74	922.32	1,200.00	277.68	23.14	1,200.00	12.2023 TCEQ Fee.
58890-000	Utility Billing Fee	1,689.88	2,767.50	1,077.62	38.94	40,353.80	33,210.00	-7,143.80	-21.51	33,210.00	12.2023 Utility billing fee.
58910-000	Water Master/House Meter	14,937.19	13,625.00	-1,312.19	-9.63	153,791.10	163,500.00	9,708.90	5.94	163,500.00	12.2023 Water.
58998-999	TOTAL UTILITIES	47,790.31	46,350.26	-1,440.05	-3.11	566,851.02	581,160.62	14,309.60	2.46	581,160.62	
58999-999	TOTAL CONTROLLABLE EXPENSES	148,884.85	162,979.30	14,094.45	8.65	1,619,018.34	1,686,861.57	67,843.23	4.02	1,686,861.57	
59000-000	NONCONTROLLABLE EXPENSES										
59001-000	MANAGEMENT FEES										
59010-000	Property Management Fees	11,813.01	14,255.09	2,442.08	17.13	129,830.86	157,924.39	28,093.53	17.79	157,924.39	12.2023 Property management fees.
59099-998	TOTAL MANAGEMENT FEES	11,813.01	14,255.09	2,442.08	17.13	129,830.86	157,924.39	28,093.53	17.79	157,924.39	
59100-000	PROFESSIONAL FEES										
59150-000	Legal Expenses NonResident Related	0.00	0.00	0.00	N/A	612.50	0.00	-612.50	N/A	0.00	
59199-998	TOTAL PROFESSIONAL FEES	0.00	0.00	0.00	N/A	612.50	0.00	-612.50	N/A	0.00	
59200-000	TAX AND INSURANCE EXPENSE										

Budget Comparison

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			PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
59260-000	Insurance	Property and General Liability	30,648.91	26,560.24	-4,088.67	-15.39	314,391.57	318,722.88	4,331.31	1.36	318,722.88	12.2023 Property insurance and general liability.
59320-000	Franchise Tax		1,988.18	1,055.00	-933.18	-88.45	21,991.80	12,660.00	-9,331.80	-73.71	12,660.00	12.2023 Franchise tax.
59350-000	Taxes	Real Estate	63,269.63	64,770.67	1,501.04	2.32	759,235.86	777,248.04	18,012.18	2.32	777,248.04	12.223 Taxes.
59399-998	TOTAL TAX AND INSURANCE EXPENSES		95,906.72	92,385.91	-3,520.81	-3.81	1,095,619.23	1,108,630.92	13,011.69	1.17	1,108,630.92	
59899-998	TOTAL NONCONTROLLABLE EXPENSES		107,719.73	106,641.00	-1,078.73	-1.01	1,226,062.59	1,266,555.31	40,492.72	3.20	1,266,555.31	
59999-998	TOTAL OPERATING EXPENSES		256,604.58	269,620.30	13,015.72	4.83	2,845,080.93	2,953,416.88	108,335.95	3.67	2,953,416.88	
59999-999	NET OPERATING INCOME		159,233.24	205,549.47	-46,316.23	-22.53	1,764,450.06	2,299,930.23	-535,480.17	-23.28	2,299,930.23	
60001-000	NONOPERATING EXPENSES											
60002-000	ENTITY EXPENSES											
60050-000	Asset Mgmt Fee		7,875.34	9,503.40	1,628.06	17.13	86,553.90	105,282.94	18,729.04	17.79	105,282.94	12.2023 Asset management fee.
60380-000	Investor Fee		103.67	300.00	196.33	65.44	3,973.06	3,600.00	-373.06	-10.36	3,600.00	12.2023 Portal fee.
60400-000	Legal Expenses	Entity	756.00	360.00	-396.00	-110.00	7,706.97	4,320.00	-3,386.97	-78.40	4,320.00	Legal Expenses ownership.
60600-000	Other Expenses	Entity	7,064.00	525.00	-6,539.00	-1,245.52	31,203.11	6,300.00	-24,903.11	-395.29	6,300.00	HOA Renewal.
60999-998	TOTAL ENTITY EXPENSES		15,799.01	10,688.40	-5,110.61	-47.81	129,437.04	119,502.94	-9,934.10	-8.31	119,502.94	
61000-000	LEASE UP COSTS											
61300-000	L/U	Marketing	0.00	0.00	0.00	N/A	3,064.74	0.00	-3,064.74	N/A	0.00	
61600-000	L/U	Safety	0.00	0.00	0.00	N/A	8,918.83	0.00	-8,918.83	N/A	0.00	
61999-998	TOTAL LEASE UP COSTS		0.00	0.00	0.00	N/A	11,983.57	0.00	-11,983.57	N/A	0.00	
63699-999	TOTAL NONOPERATING EXPENSES		15,799.01	10,688.40	-5,110.61	-47.81	141,420.61	119,502.94	-21,917.67	-18.34	119,502.94	
64001-000	CAPITAL ITEMS											
64100-000	CAPITAL ITEMS RECURRING											
64150-000	Cabinets	Kitchen	475.00	0.00	-475.00	N/A	850.00	0.00	-850.00	N/A	0.00	Kitchen cabinet repair #391.
64170-000	Carpet		0.00	0.00	0.00	N/A	8,912.71	0.00	-8,912.71	N/A	0.00	
64175-000	Ceiling Fans/Light Fixtures		0.00	0.00	0.00	N/A	1,387.83	0.00	-1,387.83	N/A	0.00	
64190-000	Dishwasher		0.00	0.00	0.00	N/A	436.52	0.00	-436.52	N/A	0.00	
64250-000	Refrigerators		0.00	0.00	0.00	N/A	2,471.91	0.00	-2,471.91	N/A	0.00	
64270-000	Stoves		784.81	0.00	-784.81	N/A	1,638.54	0.00	-1,638.54	N/A	0.00	Stove replacement for #396.
64280-000	Tile/Vinyl		0.00	0.00	0.00	N/A	3,151.77	0.00	-3,151.77	N/A	0.00	
64299-998	TOTAL CAPITAL ITEMS RECURRING		1,259.81	0.00	-1,259.81	N/A	18,849.28	0.00	-18,849.28	N/A	0.00	
64300-000	CAPITAL NONRECURRING											
64315-000	Amenities	Interior	0.00	0.00	0.00	N/A	405.79	0.00	-405.79	N/A	0.00	
64335-000	Doors and Hardware		0.00	0.00	0.00	N/A	3,120.27	0.00	-3,120.27	N/A	0.00	
64355-000	Furniture_Fixtures and Equipment		0.00	0.00	0.00	N/A	108.86	0.00	-108.86	N/A	0.00	

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
64360-000	HVAC and Other Mechanical	0.00	0.00	0.00	N/A	630.34	0.00	-630.34	N/A	0.00	
64366-000	Interior Walls and Ceilings	325.00	0.00	-325.00	N/A	38,018.17	0.00	-38,018.17	N/A	0.00	Sheetrock repair #427.
64410-000	Light Fixtures	0.00	0.00	0.00	N/A	80.32	0.00	-80.32	N/A	0.00	
64425-000	Plumbing Bath Sinks	0.00	0.00	0.00	N/A	138.67	0.00	-138.67	N/A	0.00	
64430-000	Plumbing Faucets	0.00	0.00	0.00	N/A	920.45	0.00	-920.45	N/A	0.00	
64461-000	Resurfacing Tubs - Countertops	0.00	0.00	0.00	N/A	2,055.00	0.00	-2,055.00	N/A	0.00	
64497-000	Windows and Shutters	0.00	0.00	0.00	N/A	45.70	0.00	-45.70	N/A	0.00	
64499-998	TOTAL CAPITAL NONRECURRING	325.00	0.00	-325.00	N/A	45,523.57	0.00	-45,523.57	N/A	0.00	
65000-000	CAPITAL REHAB										
65110-000	Access Gates	425.00	0.00	-425.00	N/A	9,261.84	0.00	-9,261.84	N/A	0.00	Pedestrian gate by office repair, due to unit 115 fire - will be reimbursed by resident insurance.
65120-000	Amenities Exterior	0.00	0.00	0.00	N/A	6,460.42	0.00	-6,460.42	N/A	0.00	
65130-000	Amenities Interior	0.00	0.00	0.00	N/A	2,474.34	0.00	-2,474.34	N/A	0.00	
65136-000	Building Improvements Int	0.00	0.00	0.00	N/A	3,647.03	0.00	-3,647.03	N/A	0.00	
65200-000	Carpet	7,496.72	0.00	-7,496.72	N/A	70,418.67	0.00	-70,418.67	N/A	0.00	12 Carpet installs.
65210-000	Fire Units	0.00	0.00	0.00	N/A	745.00	0.00	-745.00	N/A	0.00	
65220-000	Carports and Garages	0.00	0.00	0.00	N/A	11,545.96	0.00	-11,545.96	N/A	0.00	
65255-000	Clubhouse	0.00	0.00	0.00	N/A	1,040.84	0.00	-1,040.84	N/A	0.00	
65271-000	Computers	0.00	0.00	0.00	N/A	1,103.98	0.00	-1,103.98	N/A	0.00	
65280-000	Dishwasher	1,949.92	0.00	-1,949.92	N/A	20,012.63	0.00	-20,012.63	N/A	0.00	Dishwasher for #312, 321, 287, 358 with connection cord.
65300-000	Doors and Hardware	0.00	0.00	0.00	N/A	116.13	0.00	-116.13	N/A	0.00	
65310-000	Exterior Lightings	0.00	0.00	0.00	N/A	353.86	0.00	-353.86	N/A	0.00	
65320-000	Electrical	1,177.00	0.00	-1,177.00	N/A	21,268.07	0.00	-21,268.07	N/A	0.00	Service tech #474 and 419 panel meter jaw, trouble shoot meter jaws #208.
65400-000	Garbage Disposals	0.00	0.00	0.00	N/A	3,224.39	0.00	-3,224.39	N/A	0.00	
65420-000	HVAC and Other Mechanical	1,395.34	0.00	-1,395.34	N/A	64,038.20	0.00	-64,038.20	N/A	0.00	AC install #346.
65441-000	Interior Rehab Labor	25,924.41	0.00	-25,924.41	N/A	581,475.98	0.00	-581,475.98	N/A	0.00	12.2023 Rehab labor.
65480-000	Landscape Grounds	0.00	0.00	0.00	N/A	4,605.84	0.00	-4,605.84	N/A	0.00	
65590-000	Life Safety & Fire Equipment	0.00	0.00	0.00	N/A	1,550.00	0.00	-1,550.00	N/A	0.00	
65610-000	Maintenance Tools	115.97	0.00	-115.97	N/A	1,785.18	0.00	-1,785.18	N/A	0.00	Trash tongs.

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
65620-000	Microwave and Range Hoods	145.86	0.00	-145.86	N/A	3,973.68	0.00	-3,973.68	N/A	0.00	Three rangehoods with power cord. BLDG 30 & Delta valves.
65680-000	Plumbing Other	2,826.21	0.00	-2,826.21	N/A	71,278.15	0.00	-71,278.15	N/A	0.00	
65720-000	Pool and Spa	0.00	0.00	0.00	N/A	6,334.47	0.00	-6,334.47	N/A	0.00	
65760-000	Refrigerators	2,354.43	0.00	-2,354.43	N/A	47,136.99	0.00	-47,136.99	N/A	0.00	
65770-000	Rehab Packages	4,983.99	0.00	-4,983.99	N/A	154,199.50	0.00	-154,199.50	N/A	0.00	12.2023 Rehab packages.
65780-000	Signage and Flag Poles	0.00	0.00	0.00	N/A	1,007.73	0.00	-1,007.73	N/A	0.00	Stoves for #207, 358 and range cord.
65800-000	Stoves	1,204.33	0.00	-1,204.33	N/A	27,322.54	0.00	-27,322.54	N/A	0.00	
65820-000	Structures Exterior Painting	0.00	0.00	0.00	N/A	90,000.00	0.00	-90,000.00	N/A	0.00	14 Vinyl installs.
65930-000	Vinyl	10,373.54	0.00	-10,373.54	N/A	106,280.59	0.00	-106,280.59	N/A	0.00	
65940-000	Vehicles and Golf Carts	0.00	0.00	0.00	N/A	796.62	0.00	-796.62	N/A	0.00	
65990-000	Windows and Shutters	0.00	0.00	0.00	N/A	8,358.16	0.00	-8,358.16	N/A	0.00	
65999-998	TOTAL CAPITAL REHAB	60,372.72	0.00	-60,372.72	N/A	1,321,816.79	0.00	-1,321,816.79	N/A	0.00	
69899-999	TOTAL CAPITAL ITEMS	61,957.53	0.00	-61,957.53	N/A	1,386,189.64	0.00	-1,386,189.64	N/A	0.00	
70001-000	INTEREST AND DEBT SERVICE										
70500-000	Interest Expense 1st Lien	91,739.17	93,300.00	1,560.83	1.67	1,113,101.91	1,119,600.00	6,498.09	0.58	1,119,600.00	12.2023 Interest.
70899-998	TOTAL INTEREST AND OTHER DEBT SERVICE EXPENSES	91,739.17	93,300.00	1,560.83	1.67	1,113,101.91	1,119,600.00	6,498.09	0.58	1,119,600.00	
99998-999	TOTAL NET INCOME	-10,262.47	101,561.07	-111,823.54	-110.10	-876,262.10	1,060,827.29	-1,937,089.39	-182.60	1,060,827.29	