

Statement (12 months)

Period = Jan 2023-Dec 2023

Book = Accrual ; Tree = ysi_is

		Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
41000-000	RENTAL INCOME													
41050-000	GROSS POTENTIAL RENT													
41100-000	Market Rent	408,269.00	421,916.00	421,243.00	421,998.00	423,450.00	424,335.00	425,044.00	425,849.00	426,313.00	427,133.00	427,687.00	428,059.00	5,081,296.00
41200-000	HAP Rent	1,858.00	2,043.71	2,072.00	2,072.00	789.47	748.00	748.00	748.00	748.00	748.00	748.00	748.00	14,071.18
41900-000	LossGain to Lease	-31,717.00	-43,352.50	-39,906.50	-37,252.86	-36,376.50	-36,489.50	-37,637.37	-38,369.50	-41,202.00	-40,483.00	-42,017.00	-43,487.00	-468,290.73
41999-999	TOTAL GROSS POTENTIAL RENT	378,410.00	380,607.21	383,408.50	386,817.14	387,862.97	388,593.50	388,154.63	388,227.50	385,859.00	387,398.00	386,418.00	385,320.00	4,627,076.45
42000-000	OTHER RENTAL INCOME ALLOWANCES													
42300-000	Less: Concessions One Time	-10,707.94	-3,375.04	-1,709.86	-2,930.66	-3,727.00	-8,646.26	-12,087.73	-4,277.78	-552.72	-533.96	-2,133.57	-9,183.60	-59,866.12
42350-000	Less: Concessions Recurring	-81.00	-81.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-162.00
42450-000	Less: Down	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,300.00	-1,300.00
42500-000	Less: Employee Units	-1,080.00	-1,080.00	-1,080.00	-1,080.00	-1,080.00	-1,207.27	-1,638.93	-1,667.00	-1,501.00	-1,501.00	-1,501.00	-1,204.80	-15,621.00
42550-000	Less: Models	-980.00	-980.00	-980.00	-980.00	-980.00	-980.00	-980.00	-980.00	-980.00	-980.00	-980.00	-980.00	-11,760.00
42600-000	Less: Vacancy	-42,902.25	-40,410.73	-41,727.00	-49,973.01	-53,208.44	-56,761.42	-38,815.56	-34,883.06	-34,735.60	-43,660.27	-52,987.27	-36,398.84	-526,463.45
42680-000	Less: WriteOffs	-42,950.11	-34,209.76	-36,245.38	-22,983.65	-53,009.81	-22,536.62	-24,979.18	-49,858.13	-14,124.96	-26,652.61	-26,650.33	-5,290.64	-359,491.18
42800-000	Plus: Recovery Bad Debt	5,105.22	12,454.06	13,167.12	16,100.13	4,326.53	5,958.58	8,278.60	99.28	2,952.78	10,578.84	7,183.65	3,462.04	89,666.83
42900-000	Rent Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-246.00	0.00	0.00	-246.00
42909-998	TOTAL OTHER RENTAL INCOME	-93,596.08	-67,682.47	-68,575.12	-61,847.19	-107,678.72	-84,172.99	-70,222.80	-91,566.69	-48,941.50	-62,995.00	-77,068.52	-50,895.84	-885,242.92
42909-999	TOTAL NET RENTAL INCOME	284,813.92	312,924.74	314,833.38	324,969.95	280,184.25	304,420.51	317,931.83	296,660.81	336,917.50	324,403.00	309,349.48	334,424.16	3,741,833.53
43000-000	PARKING AND STORAGE INCOME													
43100-000	CARPORT INCOME													
43110-000	Carport	1,450.83	1,447.49	1,510.00	1,731.66	1,690.83	1,814.16	1,880.82	1,874.16	2,164.30	1,941.83	2,034.23	2,026.96	21,567.27
43199-999	TOTAL CARPORT INCOME	1,450.83	1,447.49	1,510.00	1,731.66	1,690.83	1,814.16	1,880.82	1,874.16	2,164.30	1,941.83	2,034.23	2,026.96	21,567.27
43200-000	GARAGE INCOME													
43210-000	Garage	600.00	800.00	900.00	1,023.33	1,086.66	1,100.00	1,200.00	1,300.00	1,200.00	1,143.99	1,449.34	1,400.00	13,203.32
43299-999	TOTAL GARAGE INCOME	600.00	800.00	900.00	1,023.33	1,086.66	1,100.00	1,200.00	1,300.00	1,200.00	1,143.99	1,449.34	1,400.00	13,203.32
43999-999	TOTAL PARKING AND STORAGE	2,050.83	2,247.49	2,410.00	2,754.99	2,777.49	2,914.16	3,080.82	3,174.16	3,364.30	3,085.82	3,483.57	3,426.96	34,770.59
45000-000	OTHER INCOME													
45100-000	Admin Fees	3,450.00	3,150.00	3,000.00	1,950.00	3,150.00	7,050.00	6,750.00	6,150.00	2,850.00	3,750.00	2,097.00	807.00	44,154.00
45110-000	Application Fees	2,100.00	1,950.00	2,475.00	1,950.00	2,400.00	3,975.00	4,200.00	4,725.00	1,950.00	3,525.00	4,050.00	3,900.00	37,200.00
45250-000	Evict/Legal Reimbursement	1,762.00	259.00	4,374.00	4,193.00	4,237.00	3,974.59	2,768.00	5,954.29	860.14	3,430.41	780.00	2,888.71	35,481.14
45270-000	Gate Access Fee	0.00	0.00	0.00	38.23	81.66	231.89	373.69	469.04	530.01	585.65	745.71	897.82	3,953.70
45360-000	Insufficient Notice Fee	0.00	0.00	2,090.00	0.00	0.00	0.00	7,123.60	29,641.69	14,355.53	0.00	0.00	0.00	53,210.82
45400-000	Late Charges	10,726.23	10,721.61	9,447.34	8,629.78	11,432.05	11,011.79	12,774.28	10,684.80	10,247.08	10,450.83	8,191.47	11,227.97	125,545.23
45420-000	Laundry Commissions	0.00	0.00	0.00	0.00	128.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	128.48
45450-000	Lease Cancellations	12,801.95	1,734.00	8,044.70	10,315.75	36,509.75	10,776.00	13,761.00	17,875.10	20,653.50	3,187.72	0.00	0.00	135,659.47
45470-000	Locks and Keys	564.00	423.00	449.00	270.00	856.00	458.00	282.00	1,100.00	552.50	1,360.00	680.00	235.00	7,229.50
45500-000	Month to Month Fees	400.00	2,206.67	1,226.67	1,266.67	1,146.66	1,480.00	1,126.66	773.34	213.33	200.00	273.33	780.00	11,093.33
45510-000	Move Out Damages/Carpet	4,385.00	3,705.00	6,008.19	3,405.00	8,260.00	6,545.08	7,050.00	10,274.00	4,975.00	11,589.00	5,277.00	4,634.00	76,107.27
45550-000	NSF Fees	310.00	175.00	385.00	105.00	105.00	210.00	140.00	35.00	0.00	140.00	0.00	770.00	2,375.00

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45700-000	Pet Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,600.00	-57.50	0.00	0.00	0.00	1,542.50
45710-000	Pet Rent	450.00	328.00	333.50	300.00	343.50	330.00	356.64	474.17	338.50	335.00	320.00	350.00	4,259.31
45730-000	Reimbursement Electric	917.97	990.20	610.73	1,032.72	370.21	463.41	380.87	848.98	1,181.61	847.14	-139.69	420.33	7,924.48
45750-000	Reimbursement Pest Control	1,362.08	1,599.74	1,705.31	1,728.64	1,858.97	1,743.27	1,737.10	1,764.37	1,768.03	1,944.78	1,828.23	1,802.69	20,843.21
45760-000	Reimbursement Trash	2,319.50	2,634.60	2,747.29	2,704.01	2,875.80	2,664.34	2,643.53	2,654.08	2,659.47	2,920.92	2,750.89	2,704.00	32,278.43
45770-000	Reimbursement Utility Fee	1,230.00	1,443.47	1,471.27	1,397.76	1,470.86	1,374.23	1,376.00	1,440.00	1,436.25	1,511.25	1,365.00	1,338.75	16,854.84
45771-000	TCEQ	28.44	40.98	50.25	53.52	59.11	47.01	50.64	55.44	59.26	80.58	76.17	75.45	676.85
45780-000	Reimbursement Water	7,140.17	8,289.87	11,655.15	8,967.13	9,419.39	10,869.58	8,810.53	8,158.34	10,940.86	10,421.28	10,960.31	9,156.14	114,788.75
45781-000	Reimbursement Sewage	9,672.43	11,227.82	15,797.61	12,148.99	12,755.69	14,584.50	11,741.02	10,844.93	14,494.59	13,851.22	14,566.31	12,174.36	153,859.47
45782-000	Reimbursement Drainage	853.63	969.54	1,011.03	996.04	1,119.58	1,039.49	1,032.77	1,036.89	1,039.00	1,141.19	1,074.70	1,056.43	12,370.29
45783-000	Reimbursement Gas	3,684.20	3,764.83	4,909.69	3,984.26	3,137.04	2,817.41	2,293.82	2,380.60	2,259.32	2,681.61	2,315.02	2,448.46	36,676.26
45790-000	Reletting Fees	0.00	1,660.00	1,461.15	0.00	0.00	1,760.00	0.00	0.00	0.00	0.00	0.00	0.00	4,881.15
45800-000	Resident Insurance Premiums	2,128.40	2,215.20	2,031.40	2,164.65	2,182.00	2,536.20	2,541.40	2,900.60	3,097.60	3,172.80	3,283.20	3,636.00	31,889.45
45810-000	Resident One Bill Fee	1,964.50	2,286.70	2,301.65	2,292.60	2,483.90	2,250.70	2,179.00	2,714.55	2,794.20	2,689.65	2,370.30	2,322.50	28,650.25
45850-000	Transfer Fees	0.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00
45870-000	Vending	0.00	0.00	137.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	137.68
45880-000	Violation Fees	200.00	300.00	-15.00	-25.00	0.00	1,021.25	0.00	0.00	0.00	0.00	0.00	25.00	1,506.25
45900-000	Write Offs Collection Loss	-31,870.66	-21,443.60	-30,837.26	-24,098.15	-71,789.59	-30,829.54	-51,397.27	-86,187.62	-48,459.37	-27,290.06	-16,089.55	-8,750.85	-449,043.52
45990-000	Miscellaneous Income	23,086.94	23,086.94	22,936.94	23,086.94	26,086.94	23,086.94	23,086.94	23,086.94	23,086.94	23,086.94	23,086.94	23,086.94	279,893.28
45999-999	TOTAL OTHER INCOME	59,666.78	63,718.57	76,608.29	68,857.54	60,680.00	81,471.14	63,182.22	61,454.53	73,825.85	75,612.91	69,862.34	77,986.70	832,926.87
49999-999	TOTAL REVENUE	346,531.53	378,890.80	393,851.67	396,582.48	343,641.74	388,805.81	384,194.87	361,289.50	414,107.65	403,101.73	382,695.39	415,837.82	4,609,530.99
50000-000	OPERATING EXPENSES													
50100-000	CONTROLLABLE EXPENSES													
51100-000	OFFICE PAYROLL													
51110-000	General Manager Payroll	6,538.47	6,931.42	6,734.62	6,734.62	6,734.62	6,734.62	10,101.93	6,734.62	6,734.63	9,661.66	4,038.47	8,076.93	85,756.61
51115-000	Assistant Manager Payroll	3,289.50	3,333.00	3,179.00	3,399.00	3,366.00	3,410.00	5,049.00	2,906.66	3,013.40	1,520.00	2,886.00	3,573.68	38,925.24
51150-000	Leasing Consultant Payroll	6,076.27	5,371.09	5,563.56	6,050.90	4,357.32	10,106.50	6,580.09	5,603.20	5,257.71	4,438.55	3,759.03	4,985.27	68,149.49
51170-000	Office Overtime	0.00	0.00	54.88	42.00	231.01	20.27	651.14	334.03	158.64	406.00	854.99	1,423.16	4,176.12
51175-000	Bonuses	6,460.00	1,425.00	3,145.00	2,154.97	3,390.00	3,335.00	4,085.00	4,838.67	3,250.23	3,230.00	2,660.00	3,705.00	41,678.87
51180-000	NOI Bonuses	0.00	0.00	0.00	1,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,600.00	7,900.00
51199-998	TOTAL OFFICE PAYROLL	22,364.24	17,060.51	18,677.06	19,681.49	18,078.95	23,606.39	26,467.16	20,417.18	18,414.61	19,256.21	14,198.49	28,364.04	246,586.33
51200-000	MAINTENANCE SERVICE PAYROLL													
51210-000	Make Ready Payroll	2,224.68	2,927.49	2,792.85	4,177.56	0.00	2,941.68	4,346.51	1,245.04	0.00	0.00	0.00	0.00	20,655.81
51230-000	Maintenance Supervisor Payroll	4,520.47	4,642.50	4,303.50	2,254.10	4,480.00	4,621.12	6,808.20	4,715.04	4,896.90	4,800.00	4,916.40	7,518.90	58,477.13
51235-000	Maintenance Technician Payroll	5,979.80	6,380.11	3,010.38	3,385.20	4,920.00	3,704.15	8,285.88	6,626.66	6,715.55	4,967.60	6,372.81	9,650.29	69,998.43
51240-000	Maintenance Overtime	220.11	721.68	466.52	556.97	1,478.30	1,342.34	2,826.99	3,263.87	1,974.57	1,964.77	1,406.29	2,437.32	18,659.73
51270-000	Porter /Janitor Payroll	5,026.40	5,026.40	5,905.53	5,211.64	5,332.75	7,569.12	7,001.37	5,029.91	4,699.94	5,079.79	4,577.65	7,215.90	67,676.40
51299-998	TOTAL MAINTENANCE SERVICE PAYROLL	17,971.46	19,698.18	16,478.78	15,585.47	16,211.05	20,178.41	29,268.95	20,880.52	18,286.96	16,812.16	17,273.15	26,822.41	235,467.50
51600-000	CORPORATE PAYROLL													

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51630-000	Administrative	675.00	0.00	0.00	0.00	0.00	0.00	0.00	727.59	1,353.00	644.60	97.68	55.00	3,552.87
51699-998	TOTAL CORPORATE PAYROLL	675.00	0.00	0.00	0.00	0.00	0.00	0.00	727.59	1,353.00	644.60	97.68	55.00	3,552.87
51899-998	TOTAL PAYROLL EXPENSE	41,010.70	36,758.69	35,155.84	35,266.96	34,290.00	43,784.80	55,736.11	42,025.29	38,054.57	36,712.97	31,569.32	55,241.45	485,606.70
51900-000	PAYROLL BURDEN													
51905-000	401k contributions	0.00	0.00	0.00	0.00	0.00	0.00	101.02	207.17	204.26	207.11	0.00	0.00	719.56
51910-000	Drug Screening	0.00	0.00	209.22	0.00	25.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	259.22
51920-000	Health Insurance/Other Emp. Benefits	2,209.12	2,209.12	2,209.12	1,953.41	1,380.70	5,204.83	4,818.09	2,920.71	2,704.15	2,783.85	2,377.55	3,724.01	34,494.66
51925-000	Payroll Processing Fees	766.42	703.63	688.42	676.58	666.72	606.21	1,020.77	662.56	684.92	746.79	674.00	1,277.93	9,174.95
51930-000	Payroll Taxes	3,897.19	3,280.83	2,849.90	2,442.18	2,753.71	2,871.98	4,501.27	3,181.25	2,970.16	3,111.69	2,787.89	4,847.80	39,495.85
51935-000	Workmens Compensation	392.65	398.83	295.41	221.87	327.50	351.46	541.97	182.00	348.62	357.25	357.16	652.50	4,427.22
51999-998	TOTAL PAYROLL BURDEN	7,265.38	6,592.41	6,252.07	5,294.04	5,153.63	9,034.48	11,008.12	7,153.69	6,912.11	7,206.69	6,196.60	10,502.24	88,571.46
51999-999	TOTAL PAYROLL RELATED EXPENSE AND BURDEN	48,276.08	43,351.10	41,407.91	40,561.00	39,443.63	52,819.28	66,744.23	49,178.98	44,966.68	43,919.66	37,765.92	65,743.69	574,178.16
52000-000	GENERAL AND ADMINISTRATIVE													
52050-000	Answering Service	198.00	0.00	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	50.00	50.00	100.00	100.00	100.00	100.00	100.00	50.00	100.00	100.00	1,050.00
52120-000	Computer Hardware and Repair	380.00	380.00	380.00	380.00	380.00	380.00	526.14	380.00	380.00	380.00	413.82	380.00	4,739.96
52130-000	Computer Software	1,976.83	1,976.83	1,976.83	1,976.83	1,976.83	1,976.83	1,976.83	1,976.83	1,999.00	1,976.83	1,976.83	1,976.83	23,744.13
52140-000	Conventions and Meetings	0.00	40.54	41.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	81.61
52160-000	Credit and Criminal Reports	1,579.46	940.58	595.00	909.77	616.39	690.50	1,668.30	1,402.73	1,280.80	674.99	1,145.00	1,531.03	13,034.55
52170-000	Dues and Subscriptions	2,183.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,183.15
52180-000	Employee Recognition	0.00	0.00	27.18	0.00	0.00	196.01	0.00	599.50	19.83	20.57	100.07	0.00	963.16
52190-000	Employee Recruitment	0.00	0.00	0.00	0.00	0.00	300.00	0.00	265.97	177.31	0.00	0.00	0.00	743.28
52200-000	Employee Training	222.09	127.85	127.85	127.85	127.85	127.85	127.85	127.85	127.85	167.01	127.85	127.85	1,667.60
52210-000	Eviction Related Expenses	3,251.34	4,410.65	8,463.98	5,843.18	4,212.80	8,019.90	5,149.34	8,698.50	3,385.83	4,748.50	3,747.76	1,766.07	61,697.85
52220-000	Payment Processing	0.00	75.00	0.00	0.00	25.00	0.00	100.00	25.00	75.00	0.00	0.00	75.00	375.00
52240-000	License_ Fees and Permits	0.00	0.00	764.43	1,560.00	1,277.86	0.00	0.00	64.00	0.00	720.58	0.00	0.00	4,386.87
52310-000	Office Equipment Leased	348.74	333.54	312.38	385.41	314.45	347.63	396.34	398.87	346.54	389.60	0.00	444.00	4,017.50
52350-000	Office Supplies	445.87	226.01	265.41	128.97	215.96	-252.36	271.93	94.16	144.45	593.61	147.01	0.00	2,281.02
52360-000	Parking Expense	0.00	2.25	0.00	0.00	0.00	0.00	0.00	6.75	0.00	0.00	20.00	0.00	29.00
52370-000	Postage and Delivery	51.80	47.60	51.50	51.10	53.20	78.40	80.20	96.95	64.60	83.20	41.60	33.00	733.15
52380-000	Renters Insurance	921.17	1,115.95	1,154.10	1,207.00	1,207.00	2,431.70	1,425.49	1,875.01	1,971.01	2,005.55	2,074.23	2,075.55	19,463.76
52400-000	Travel and Meals	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.50	0.00	0.00	49.50
52410-000	Uniforms	0.00	0.00	0.00	0.00	376.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	376.18
52499-999	TOTAL GENERAL AND ADMINISTRATIVE EXPENSES	11,658.45	9,776.80	14,308.73	12,719.11	10,982.52	14,495.46	11,921.42	16,211.12	10,171.22	11,958.94	9,993.17	8,608.33	142,805.27
52500-000	MARKETING													
52520-000	Advertising Collateral	430.02	0.00	0.00	0.00	327.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	757.75
52550-000	Advertising Internet	1,993.61	2,167.34	2,045.28	4,007.06	3,944.00	2,619.59	5,261.11	5,111.18	4,957.81	4,672.63	4,588.92	3,693.20	45,061.73
52600-000	Community Events	0.00	87.97	227.06	721.38	599.18	99.03	0.00	363.86	136.70	137.84	440.94	0.00	2,813.96
52700-000	Leasing Hospitality	0.00	46.77	44.92	54.88	54.67	70.37	0.00	194.21	121.77	67.48	93.48	0.00	748.55

Statement (12 months)

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		Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
52750-000	Locator Commissions	419.00	350.00	0.00	350.00	0.00	0.00	2,976.00	4,395.00	1,257.00	1,000.00	0.00	0.00	10,747.00
52800-000	Marketing Dues	300.00	300.00	300.00	300.00	300.00	300.00	627.20	627.20	627.20	627.20	627.20	634.02	5,570.02
52850-000	Printing and Flyers Marketing	0.00	0.00	0.00	0.00	0.00	-266.84	0.00	648.96	0.00	62.79	0.00	0.00	444.91
52860-000	Promotions and Outreach	0.00	40.80	87.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	128.30
52900-000	Resident Referrals	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	500.00	1,500.00	1,500.00	2,500.00	6,250.00
52999-999	TOTAL MARKETING EXPENSE	3,142.63	2,992.88	2,954.76	5,433.32	5,225.58	2,822.15	8,864.31	11,340.41	7,600.48	8,067.94	7,250.54	6,827.22	72,522.22
53000-000	REPAIRS AND MAINTENANCE													
53001-000	GENERAL MAINTENANCE													
53070-000	Appliance Parts and Service	434.37	351.08	227.06	0.00	0.00	0.00	0.00	1,091.35	0.00	729.38	0.00	47.63	2,880.87
53090-000	Building Interiors	0.00	0.00	1,600.00	0.00	0.00	265.00	0.00	0.00	0.00	0.00	0.00	0.00	1,865.00
53100-000	Carpet Cleaning Occupied Apartments	0.00	0.00	125.00	0.00	0.00	210.00	595.00	0.00	0.00	705.00	0.00	0.00	1,635.00
53150-000	Cleaning Supplies	375.08	373.33	376.60	231.91	354.23	491.77	63.67	135.80	1,007.51	24.26	738.56	542.48	4,715.20
53170-000	Common Area Cleaning Contract	170.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	370.00
53200-000	Doors and Hardware	125.15	2.78	23.04	116.57	362.06	68.46	384.66	66.62	53.50	399.85	141.85	171.66	1,916.20
53260-000	Electrical Supplies	113.80	6.88	63.71	103.60	376.76	92.89	82.96	20.30	70.15	35.43	265.92	0.00	1,232.40
53290-000	Exterminating Contract and Supplies	27.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27.89
53350-000	Windows and Doors	60.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.82
53410-000	HVAC Supplies	3,072.01	672.00	1,313.72	312.16	3,198.98	2,368.43	4,550.63	5,210.32	1,754.17	2,903.84	736.18	348.61	26,441.05
53500-000	Light Bulbs	249.87	347.06	75.78	423.74	600.77	531.28	0.00	689.07	0.00	180.99	381.88	0.00	3,480.44
53550-000	Locks and Keys	845.54	15.16	370.07	456.72	535.49	768.19	498.19	766.92	593.60	73.62	606.66	665.20	6,195.36
53610-000	Maintenance Supplies	43.61	0.00	18.59	136.45	136.45	17.71	0.00	205.54	155.75	64.19	220.19	254.03	1,252.51
53650-000	Misc. Maint./Operating	0.00	0.00	0.00	0.00	0.00	0.00	63.78	0.00	0.00	0.00	0.00	0.00	63.78
53760-000	Plumbing Supplies	552.41	1,640.56	56.07	624.73	1,408.67	766.01	1,033.11	1,550.41	1,863.03	277.18	277.41	257.96	10,307.55
53850-000	Tools and Maintenance Equipment	11.65	118.09	16.22	0.00	0.00	0.00	0.00	0.00	0.00	71.20	76.41	0.00	293.57
53999-999	TOTAL GENERAL MAINTENANCE EXPENSE	6,082.20	3,526.94	4,265.86	2,405.88	6,973.41	5,579.74	7,272.00	9,736.33	5,497.71	5,464.94	3,445.06	2,487.57	62,737.64
54000-000	GROUNDS													
54120-000	Grounds Supplies	36.59	0.00	82.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	118.64
54499-998	TOTAL GROUNDS	36.59	0.00	82.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	118.64
54500-000	RECREATIONAL AMENITIES													
54930-000	Pool Supplies	337.67	45.15	1,398.04	275.85	655.89	1,879.42	1,444.88	1,808.64	818.64	387.77	0.00	0.00	9,051.95
54960-000	Safety	0.00	0.00	63.53	24.80	68.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	156.52
54999-998	TOTAL RECREATIONAL AND AMENITIES EXPENSE	337.67	45.15	1,461.57	300.65	724.08	1,879.42	1,444.88	1,808.64	818.64	387.77	0.00	0.00	9,208.47
55000-000	TURNOVER COSTS													
55050-000	Apartment Cleans	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,230.00	0.00	0.00	962.00	3,192.00
55230-000	Carpet Cleaning Vacant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,450.00	735.00	0.00	340.00	2,525.00
55710-000	Painting Vacant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,041.00	0.00	2,499.00	1,371.00	14,911.00
55800-000	Resurfacing - Tubs Counters	610.00	0.00	0.00	265.00	0.00	0.00	375.00	0.00	0.00	1,055.00	2,125.00	2,390.00	6,820.00
55999-998	TOTAL TURNOVER COSTS	610.00	0.00	0.00	265.00	0.00	0.00	375.00	0.00	14,721.00	1,790.00	4,624.00	5,063.00	27,448.00

Statement (12 months)

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		Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
55999-999	TOTAL REPAIRS AND MAINTENANCE	7,066.46	3,572.09	5,809.48	2,971.53	7,697.49	7,459.16	9,091.88	11,544.97	21,037.35	7,642.71	8,069.06	7,550.57	99,512.75
56000-000	CONTRACTS													
56050-000	Access Gate and Entry System Repairs	0.00	276.16	360.58	343.24	343.24	343.24	343.24	343.24	343.24	343.24	343.24	343.24	3,725.90
56080-000	Annual Inspection - Fire Safety	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	596.46	596.46
56150-000	Security Patrol	4,091.17	3,510.00	8,158.50	7,394.50	9,475.00	11,005.67	15,216.99	9,340.00	8,500.00	7,930.00	4,840.00	7,000.00	96,461.83
56160-000	Emergency Phones	0.00	0.00	392.08	0.00	0.00	392.08	0.00	0.00	0.00	392.08	0.00	0.00	1,176.24
56170-000	Key Maintenance	74.57	74.57	74.57	74.57	125.95	74.57	74.57	74.17	74.97	74.57	74.57	74.57	946.22
56400-000	Alarm Monitor	80.00	58.34	69.17	69.17	69.17	69.17	69.17	69.17	69.17	69.17	69.17	69.17	830.04
56410-000	Landscape	4,339.54	4,339.53	4,026.90	4,026.90	4,026.90	4,026.90	4,026.90	4,026.90	4,026.90	4,026.90	4,026.90	4,026.90	48,948.07
56560-000	Pest Control	623.79	623.79	553.43	753.69	0.00	569.65	688.74	595.65	679.16	824.06	1,419.71	0.00	7,331.67
56710-000	Satellite and Internet	187.12	192.53	192.53	192.53	192.43	192.47	190.00	195.88	192.94	193.25	193.25	0.00	2,114.93
56800-000	Fitness Contract	0.00	0.00	254.39	0.00	254.39	0.00	0.00	0.00	254.39	0.00	0.00	254.39	1,017.56
56999-998	TOTAL CONTRACTS EXPENSES	9,396.19	9,074.92	14,082.15	12,854.60	14,487.08	16,673.75	20,609.61	14,645.01	14,140.77	13,853.27	10,966.84	12,364.73	163,148.92
58000-000	UTILITIES													
58210-000	Electric Common Area	3,021.11	2,719.48	2,666.93	2,753.00	2,677.45	3,048.50	3,578.69	4,712.05	4,174.15	4,187.73	3,757.46	3,591.52	40,888.07
58290-000	Electric Vacant	1,865.20	1,402.27	1,014.78	1,218.07	1,410.24	2,212.64	980.99	3,463.57	3,862.04	6,249.21	1,841.51	1,301.19	26,821.71
58310-000	Gas Common Area	5,070.63	4,134.74	2,948.75	2,724.11	2,347.13	2,337.11	2,391.48	2,579.62	2,359.06	2,461.22	2,637.03	2,882.95	34,873.83
58650-000	Sewer Master/House Meter	21,419.58	25,446.81	11,760.98	18,020.40	12,338.00	15,473.15	22,180.93	17,981.36	11,351.45	28,943.63	15,403.59	19,845.34	220,165.22
58700-000	Trash Removal	3,405.00	3,030.00	3,129.72	3,679.72	2,979.72	2,979.72	2,904.72	2,904.72	2,904.72	5,449.28	3,204.72	2,892.72	39,464.76
58750-000	Telephone	462.57	462.60	231.30	410.00	527.81	423.22	265.00	-221.50	-233.29	233.36	238.02	0.00	2,799.09
58850-000	Drainage fee	564.26	564.26	564.26	564.26	564.26	564.26	564.26	564.26	564.26	564.26	564.26	564.26	6,771.12
58851-000	TCEQ Fee	85.26	85.26	57.54	42.42	57.54	85.26	85.26	97.86	27.30	155.82	57.54	85.26	922.32
58890-000	Utility Billing Fee	4,872.43	2,799.00	3,741.72	3,324.93	3,275.67	3,325.00	3,055.25	3,493.72	3,704.51	3,614.79	3,456.90	1,689.88	40,353.80
58910-000	Water Master/House Meter	15,803.33	12,135.38	8,682.37	9,133.33	9,285.40	11,642.99	16,696.51	13,532.63	8,568.73	21,778.28	11,594.96	14,937.19	153,791.10
58998-999	TOTAL UTILITIES	56,569.37	52,779.80	34,798.35	41,870.24	35,463.22	42,091.85	52,703.09	49,108.29	37,282.93	73,637.58	42,755.99	47,790.31	566,851.02
58999-999	TOTAL CONTROLLABLE EXPENSES	136,109.18	121,547.59	113,361.38	116,409.80	113,299.52	136,361.65	169,934.54	152,028.78	135,199.43	159,080.10	116,801.52	148,884.85	1,619,018.34
59000-000	NONCONTROLLABLE EXPENSES													
59001-000	MANAGEMENT FEES													
59010-000	Property Management Fees	9,703.34	10,674.12	11,122.94	11,204.87	9,522.83	10,971.57	10,833.24	10,146.08	11,695.17	11,400.44	10,743.25	11,813.01	129,830.86
59099-998	TOTAL MANAGEMENT FEES	9,703.34	10,674.12	11,122.94	11,204.87	9,522.83	10,971.57	10,833.24	10,146.08	11,695.17	11,400.44	10,743.25	11,813.01	129,830.86
59100-000	PROFESSIONAL FEES													
59150-000	Legal Expenses NonResident Related	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	612.50	0.00	0.00	0.00	612.50
59199-998	TOTAL PROFESSIONAL FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	612.50	0.00	0.00	0.00	612.50
59200-000	TAX AND INSURANCE EXPENSE													
59260-000	Insurance Property and General Liability	26,560.00	26,560.00	25,624.74	25,624.74	25,624.74	25,624.74	25,624.74	25,624.74	25,624.74	25,624.74	25,624.74	30,648.91	314,391.57
59320-000	Franchise Tax	1,055.00	1,055.00	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	21,991.80
59350-000	Taxes Real Estate	63,269.63	63,269.63	63,269.63	63,269.63	63,269.63	63,269.63	63,269.63	63,269.63	63,269.63	63,269.93	63,269.63	63,269.63	759,235.86
59399-998	TOTAL TAX AND INSURANCE EXPENSES	90,884.63	90,884.63	90,882.55	90,882.55	90,882.55	90,882.55	90,882.55	90,882.55	90,882.55	90,882.85	90,882.55	95,906.72	1,095,619.23

Statement (12 months)

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		Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
59899-998	TOTAL NONCONTROLLABLE EXPENSES	100,587.97	101,558.75	102,005.49	102,087.42	100,405.38	101,854.12	101,715.79	101,028.63	103,190.22	102,283.29	101,625.80	107,719.73	1,226,062.59
59999-998	TOTAL OPERATING EXPENSES	236,697.15	223,106.34	215,366.87	218,497.22	213,704.90	238,215.77	271,650.33	253,057.41	238,389.65	261,363.39	218,427.32	256,604.58	2,845,080.93
59999-999	NET OPERATING INCOME	109,834.38	155,784.46	178,484.80	178,085.26	129,936.84	150,590.04	112,544.54	108,232.09	175,718.00	141,738.34	164,268.07	159,233.24	1,764,450.06
60001-000	NONOPERATING EXPENSES													
60002-000	ENTITY EXPENSES													
60050-000	Asset Mgmt Fee	6,468.89	7,116.08	7,415.29	7,469.91	6,348.55	7,314.38	7,222.16	6,764.05	7,796.78	7,600.30	7,162.17	7,875.34	86,553.90
60380-000	Investor Fee	0.00	300.00	300.00	300.00	543.23	545.53	325.24	0.00	0.00	1,380.39	175.00	103.67	3,973.06
60400-000	Legal Expenses Entity	125.00	0.00	232.80	245.75	66.92	1,000.00	0.00	0.00	932.00	4,348.50	0.00	756.00	7,706.97
60600-000	Other Expenses Entity	0.00	5,658.54	524.56	247.21	0.00	17,174.00	203.18	0.00	0.00	0.00	331.62	7,064.00	31,203.11
60999-998	TOTAL ENTITY EXPENSES	6,593.89	13,074.62	8,472.65	8,262.87	6,958.70	26,033.91	7,750.58	6,764.05	8,728.78	13,329.19	7,668.79	15,799.01	129,437.04
61000-000	LEASE UP COSTS													
61300-000	L/U Marketing	0.00	0.00	0.00	2,354.89	0.00	0.00	709.85	0.00	0.00	0.00	0.00	0.00	3,064.74
61600-000	L/U Safety	8,918.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,918.83
61999-998	TOTAL LEASE UP COSTS	8,918.83	0.00	0.00	2,354.89	0.00	0.00	709.85	0.00	0.00	0.00	0.00	0.00	11,983.57
63699-999	TOTAL NONOPERATING EXPENSES	15,512.72	13,074.62	8,472.65	10,617.76	6,958.70	26,033.91	8,460.43	6,764.05	8,728.78	13,329.19	7,668.79	15,799.01	141,420.61
64001-000	CAPITAL ITEMS													
64100-000	CAPITAL ITEMS RECURRING													
64150-000	Cabinets Kitchen	150.00	0.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	475.00	850.00
64170-000	Carpet	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,053.57	4,859.14	0.00	0.00	0.00	8,912.71
64175-000	Ceiling Fans/Light Fixtures	0.00	207.84	0.00	0.00	0.00	0.00	0.00	1,179.99	0.00	0.00	0.00	0.00	1,387.83
64190-000	Dishwasher	0.00	0.00	0.00	0.00	0.00	0.00	436.52	0.00	0.00	0.00	0.00	0.00	436.52
64250-000	Refrigerators	0.00	0.00	0.00	0.00	0.00	0.00	843.55	1,628.36	0.00	0.00	0.00	0.00	2,471.91
64270-000	Stoves	0.00	0.00	0.00	0.00	0.00	0.00	853.73	0.00	0.00	0.00	0.00	784.81	1,638.54
64280-000	Tile/Vinyl	0.00	0.00	0.00	427.58	0.00	0.00	0.00	2,329.48	0.00	0.00	394.71	0.00	3,151.77
64299-998	TOTAL CAPITAL ITEMS RECURRING	150.00	207.84	0.00	652.58	0.00	0.00	2,133.80	9,191.40	4,859.14	0.00	394.71	1,259.81	18,849.28
64300-000	CAPITAL NONRECURRING													
64315-000	Amenities Interior	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	189.29	216.50	0.00	405.79
64335-000	Doors and Hardware	0.00	882.54	75.15	0.00	0.00	374.91	65.27	0.00	372.40	1,350.00	0.00	0.00	3,120.27
64355-000	Furniture_Fixtures and Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	108.86	0.00	0.00	0.00	0.00	108.86
64360-000	HVAC and Other Mechanical	0.00	0.00	630.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	630.34
64366-000	Interior Walls and Ceilings	2,890.00	2,775.90	10,197.33	0.00	7,055.00	2,280.00	5,537.63	1,172.31	1,165.00	4,620.00	0.00	325.00	38,018.17
64410-000	Light Fixtures	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.32	0.00	0.00	0.00	80.32
64425-000	Plumbing Bath Sinks	0.00	0.00	0.00	73.61	65.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	138.67
64430-000	Plumbing Faucets	0.00	95.26	224.80	0.00	272.95	0.00	0.00	327.44	0.00	0.00	0.00	0.00	920.45
64461-000	Resurfacing Tubs - Countertops	0.00	0.00	0.00	0.00	2,055.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,055.00
64497-000	Windows and Shutters	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.70	0.00	0.00	0.00	0.00	45.70
64499-998	TOTAL CAPITAL NONRECURRING	2,890.00	3,753.70	11,127.62	73.61	9,448.01	2,654.91	5,602.90	1,654.31	1,617.72	6,159.29	216.50	325.00	45,523.57
65000-000	CAPITAL REHAB													
65110-000	Access Gates	0.00	790.00	3,856.84	1,365.00	585.00	485.00	0.00	0.00	1,755.00	0.00	0.00	425.00	9,261.84

Statement (12 months)

Period = Jan 2023-Dec 2023

Book = Accrual ; Tree = ysi_is

			Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
65120-000	Amenities	Exterior	950.00	0.00	0.00	0.00	520.00	0.00	0.00	530.42	0.00	2,985.00	1,475.00	0.00	6,460.42
65130-000	Amenities	Interior	0.00	0.00	0.00	1,650.30	0.00	0.00	0.00	0.00	0.00	824.04	0.00	0.00	2,474.34
65136-000	Building Improvements	Int	0.00	3,647.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,647.03
65200-000	Carpet		11,473.76	6,016.33	3,749.68	7,069.47	4,440.33	3,457.54	5,773.13	11,441.30	3,093.58	2,829.69	3,577.14	7,496.72	70,418.67
65210-000	Fire Units		745.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	745.00
65220-000	Carports and Garages		3,450.00	965.44	2,555.52	0.00	0.00	185.00	2,895.00	0.00	285.00	1,210.00	0.00	0.00	11,545.96
65255-000	Clubhouse		0.00	0.00	0.00	0.00	1,040.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,040.84
65271-000	Computers		0.00	675.40	0.00	0.00	0.00	0.00	428.58	0.00	0.00	0.00	0.00	0.00	1,103.98
65280-000	Dishwasher		2,321.63	4,946.25	775.08	1,584.80	1,121.55	1,246.24	1,630.97	1,226.56	1,659.47	1,550.16	0.00	1,949.92	20,012.63
65300-000	Doors and Hardware		116.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	116.13
65310-000	Exterior Lightings		0.00	156.95	0.00	0.00	0.00	0.00	196.91	0.00	0.00	0.00	0.00	0.00	353.86
65320-000	Electrical		2,328.53	1,499.11	380.21	1,300.83	0.00	262.50	13,840.00	0.00	0.00	0.00	479.89	1,177.00	21,268.07
65400-000	Garbage Disposals		308.81	462.17	192.69	0.00	504.53	576.47	722.45	276.04	0.00	0.00	181.23	0.00	3,224.39
65420-000	HVAC and Other Mechanical		269.80	8,652.78	4,707.10	1,593.99	9,659.45	4,181.36	5,618.34	17,666.97	4,977.25	3,459.05	1,856.77	1,395.34	64,038.20
65441-000	Interior Rehab Labor		105,056.00	51,241.00	60,232.00	33,062.50	42,483.34	23,205.73	32,496.07	44,839.50	84,756.64	62,998.21	15,180.58	25,924.41	581,475.98
65480-000	Landscape	Grounds	366.88	0.00	0.00	0.00	4,238.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,605.84
65590-000	Life Safety & Fire Equipment		0.00	0.00	0.00	0.00	0.00	0.00	1,550.00	0.00	0.00	0.00	0.00	0.00	1,550.00
65610-000	Maintenance Tools		332.14	0.00	0.00	103.57	600.92	0.00	124.49	215.42	71.20	0.00	221.47	115.97	1,785.18
65620-000	Microwave and Range Hoods		125.58	661.41	1,098.76	400.53	175.37	62.79	463.32	363.74	287.95	188.37	0.00	145.86	3,973.68
65680-000	Plumbing	Other	4,771.50	21,581.08	5,553.14	6,851.86	4,627.38	3,944.96	1,168.47	2,500.00	2,845.25	6,824.83	7,783.47	2,826.21	71,278.15
65720-000	Pool and Spa		0.00	0.00	0.00	2,560.00	3,173.58	316.00	0.00	0.00	284.89	0.00	0.00	0.00	6,334.47
65760-000	Refrigerators		4,924.17	16,909.18	1,569.62	2,315.46	618.04	4,933.74	3,182.54	794.98	3,182.54	3,950.23	2,402.06	2,354.43	47,136.99
65770-000	Rehab Packages		30,119.83	14,616.59	8,782.44	17,061.58	10,831.65	10,496.26	18,808.23	13,768.46	14,630.15	6,221.64	3,878.68	4,983.99	154,199.50
65780-000	Signage and Flag Poles		113.66	0.00	138.41	108.05	0.00	0.00	194.85	223.27	229.49	0.00	0.00	0.00	1,007.73
65800-000	Stoves		3,553.66	6,985.50	2,199.64	-110.48	2,321.70	1,419.39	1,682.67	2,215.39	1,802.36	2,828.30	1,220.08	1,204.33	27,322.54
65820-000	Structures	Exterior Painting	0.00	90,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90,000.00
65930-000	Vinyl		7,655.73	9,688.84	5,099.61	9,554.17	11,343.41	7,071.81	10,957.20	13,520.72	11,916.98	5,433.30	3,665.28	10,373.54	106,280.59
65940-000	Vehicles and Golf Carts		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	796.62	0.00	0.00	0.00	796.62
65990-000	Windows and Shutters		1,476.84	534.86	1,761.19	0.00	2,701.92	2,072.19	641.42	-868.06	0.00	0.00	37.80	0.00	8,358.16
65999-998	TOTAL CAPITAL REHAB		180,459.65	240,029.92	102,651.93	86,471.63	100,987.97	63,916.98	102,374.64	108,714.71	132,574.37	101,302.82	41,959.45	60,372.72	1,321,816.79
69899-999	TOTAL CAPITAL ITEMS		183,499.65	243,991.46	113,779.55	87,197.82	110,435.98	66,571.89	110,111.34	119,560.42	139,051.23	107,462.11	42,570.66	61,957.53	1,386,189.64
70001-000	INTEREST AND DEBT SERVICE														
70500-000	Interest Expense	1st Lien	94,797.14	94,797.14	85,623.22	94,797.14	91,739.17	91,739.17	91,739.17	94,797.14	94,797.14	91,739.17	94,797.14	91,739.17	1,113,101.91
70899-998	TOTAL INTEREST AND OTHER DEBT SERVICE EXPENSES		94,797.14	94,797.14	85,623.22	94,797.14	91,739.17	91,739.17	91,739.17	94,797.14	94,797.14	91,739.17	94,797.14	91,739.17	1,113,101.91
99998-999	TOTAL NET INCOME		-183,975.13	-196,078.76	-29,390.62	-14,527.46	-79,197.01	-33,754.93	-97,766.40	-112,889.52	-66,859.15	-70,792.13	19,231.48	-10,262.47	-876,262.10