

Trial Balance

Period = Dec 2023

Book = Accrual

	Forward Balance	Debit	Credit	Ending Balance
Cash Property Operating	81,868	15,263	0	97,131
Cash Partnership/Owner	187,127	0	0	187,127
Cash Security Deposits	-14,927	250	0	-14,677
Petty Cash 1	2,100	0	0	2,100
Accounts Receivable	128,161	34,439	0	162,600
Allowance for Doubtful Accounts	0	0	0	0
AR Insurance Proceeds	-1,560	0	0	-1,560
AR Other/Misc	136,855	0	0	136,855
Escrow Insurance	553,621	25,625	0	579,245
Escrow Real Estate Tax	441,214	48,072	0	489,285
Escrow Replacement Reserve	2,307,202	9,100	0	2,316,302
Prepaid Insurance	-213,417	0	30,649	-244,066
Prepaid Operating Expenses	11,699	0	2,409	9,289
Utility Deposits	52,893	0	0	52,893
Other/Misc Assets	0	0	0	0
Loan Costs	417,415	0	0	417,415
Land	3,700,000	0	0	3,700,000
Building	21,608,543	0	0	21,608,543
Accounts Payable	-73,773	19,963	0	-53,811
Security Deposit Payable	-165,551	0	5,600	-171,151
Security Deposit Refund Clearing	-1,672	0	250	-1,922
Accrued Operating Expenses	138,359	0	38,348	100,011
Accrued Real Estate Taxes	-640,132	0	67,732	-707,864
Franchise Tax	-15,905	0	1,988	-17,894
Prepaid Rent	-125,104	0	23,546	-148,650
Mortgage Payable 1	-28,300,000	0	0	-28,300,000
OwnerPartners Contribution	-6,795,707	0	20,000	-6,815,707
Retained Earnings	5,451,435	0	0	5,451,435
Market Rent	-4,653,237	0	428,059	-5,081,296
HAP Rent	-13,323	0	748	-14,071
LossGain to Lease	424,804	43,487	0	468,291
Rental Charges	0	0	0	0
Less: Concessions One Time	50,683	9,184	0	59,866
Less: Concessions Recurring	162	0	0	162
Less: Concessions Resident Re...	0	0	0	0
Less: Down	0	1,300	0	1,300
Less: Employee Units	14,416	1,205	0	15,621
Less: Models	10,780	980	0	11,760
Less: Vacancy	490,065	36,399	0	526,463
Less: WriteOffs	354,201	5,291	0	359,491
Plus: Recovery Bad Debt	-86,205	0	3,462	-89,667
Rent Adjustments	246	0	0	246
Carport	-19,540	0	2,027	-21,567
Garage	-11,803	0	1,400	-13,203
Admin Fees	-43,347	0	807	-44,154
Application Fees	-33,300	0	3,900	-37,200

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Evict/Legal Reimbursement	-32,592	0	2,889	-35,481
Gate Access Fee	-3,056	0	898	-3,954
Insufficient Notice Fee	-53,211	0	0	-53,211
Late Charges	-114,317	0	11,228	-125,545
Laundry Commissions	-128	0	0	-128
Lease Cancellations	-135,659	0	0	-135,659
Locks and Keys	-6,994	0	235	-7,230
Month to Month Fees	-10,313	0	780	-11,093
Move Out Damages/Carpet	-71,473	0	4,634	-76,107
NSF Fees	-1,605	0	770	-2,375
Pet Fees	-1,542	0	0	-1,542
Pet Rent	-3,909	0	350	-4,259
Reimbursement Electric	-7,504	0	420	-7,924
Reimbursement Pest Control	-19,041	0	1,803	-20,843
Reimbursement Trash	-29,574	0	2,704	-32,278
Reimbursement Utility Fee	-15,516	0	1,339	-16,855
TCEQ	-601	0	75	-677
Reimbursement Water	-105,633	0	9,156	-114,789
Reimbursement Sewage	-141,685	0	12,174	-153,859
Reimbursement Drainage	-11,314	0	1,056	-12,370
Reimbursement Gas	-34,228	0	2,448	-36,676
Reletting Fees	-4,881	0	0	-4,881
Resident Insurance Premiums	-28,253	0	3,636	-31,889
Resident One Bill Fee	-26,328	0	2,322	-28,650
Security Camera Fee	0	0	0	0
Transfer Fees	-800	0	0	-800
Vending	-138	0	0	-138
Violation Fees	-1,481	0	25	-1,506
Write Offs Collection Loss	440,293	8,751	0	449,044
Miscellaneous Income	150	0	0	150
General Manager Payroll	77,680	8,077	0	85,757
Assistant Manager Payroll	35,352	3,574	0	38,925
Leasing Consultant Payroll	63,164	4,985	0	68,149
Other Administrative Payroll	0	0	0	0
Office Overtime	2,753	1,423	0	4,176
Bonuses	37,974	3,705	0	41,679
NOI Bonuses	1,300	6,600	0	7,900
Make Ready Payroll	20,656	0	0	20,656
Maintenance Supervisor Payroll	50,958	7,519	0	58,477
Maintenance Technician Payroll	60,348	9,650	0	69,998
Maintenance Overtime	16,222	2,437	0	18,660
Porter /Janitor Payroll	60,460	7,216	0	67,676
Administrative	3,498	55	0	3,553
Contract Labor Office	0	0	0	0
401k contributions	720	0	0	720
Drug Screening	259	0	0	259

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Health Insurance/Other Emp. Be...	30,771	3,724	0	34,495
Payroll Processing Fees	7,897	1,278	0	9,175
Payroll Taxes	34,648	4,848	0	39,496
Workmens Compensation	3,775	652	0	4,427
Answering Service	1,089	99	0	1,188
Cell Phones and Pagers	950	100	0	1,050
Computer Hardware and Repair	4,360	380	0	4,740
Computer Software	21,767	1,977	0	23,744
Conventions and Meetings	82	0	0	82
Credit and Criminal Reports	11,504	1,531	0	13,035
Dues and Subscriptions	2,183	0	0	2,183
Employee Recognition	963	0	0	963
Employee Recruitment	743	0	0	743
Employee Training	1,540	128	0	1,668
Eviction Related Expenses	59,932	1,766	0	61,698
Payment Processing	300	75	0	375
License_ Fees and Permits	4,387	0	0	4,387
Office Equipment Leased	3,574	444	0	4,018
Office Supplies	2,281	0	0	2,281
Parking Expense	29	0	0	29
Postage and Delivery	700	33	0	733
Renters Insurance	17,388	2,076	0	19,464
Travel and Meals	50	0	0	50
Uniforms	376	0	0	376
Advertising Collateral	758	0	0	758
Advertising Internet	41,369	3,693	0	45,062
Community Events	2,814	0	0	2,814
Leasing Hospitality	749	0	0	749
Locator Commissions	10,747	0	0	10,747
Marketing Dues	4,936	634	0	5,570
Printing and Flyers Marketing	445	0	0	445
Promotions and Outreach	128	0	0	128
Resident Referrals	3,750	2,500	0	6,250
Appliance Parts and Service	2,833	48	0	2,881
Building Interiors	1,865	0	0	1,865
Carpet Cleaning Occupied Apa...	1,635	0	0	1,635
Cleaning Supplies	4,173	542	0	4,715
Common Area Cleaning Contract	170	200	0	370
Doors and Hardware	1,745	172	0	1,916
Electrical Supplies	1,232	0	0	1,232
Exterminating Contract and Sup...	28	0	0	28
Windows and Doors	61	0	0	61
HVAC Supplies	26,092	349	0	26,441
Light Bulbs	3,480	0	0	3,480
Locks and Keys	5,530	665	0	6,195
Maintenance Supplies	998	254	0	1,253

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Misc. Maint./Operating	64	0	0	64
Plumbing Supplies	10,050	258	0	10,308
Tools and Maintenance Equipment	294	0	0	294
Grounds Supplies	119	0	0	119
Pool Supplies	9,052	0	0	9,052
Safety	157	0	0	157
Apartment Cleans	2,230	962	0	3,192
Paint and Drywall repairs	0	0	0	0
Carpet Cleaning Vacant	2,185	340	0	2,525
Paint/Drywall and Supplies	0	0	0	0
Painting Vacant	13,540	1,371	0	14,911
Resurfacing - Tubs Counters	4,430	2,390	0	6,820
Access Gate and Entry System...	3,383	343	0	3,726
Annual Inspection - Fire Safety	0	596	0	596
Security Patrol	89,462	7,000	0	96,462
Emergency Phones	1,176	0	0	1,176
Key Maintenance	872	75	0	946
Fire Protection Supplies	0	0	0	0
Alarm Monitor	761	69	0	830
Landscape	44,921	4,027	0	48,948
Pest Control	7,332	0	0	7,332
Satellite and Internet	2,115	0	0	2,115
Fitness Contract	763	254	0	1,018
Electric Common Area	37,297	3,592	0	40,888
Electric Vacant	25,521	1,301	0	26,822
Gas Common Area	31,991	2,883	0	34,874
Sewer Master/House Meter	200,320	19,845	0	220,165
Trash Removal	36,572	2,893	0	39,465
Telephone	2,799	0	0	2,799
Drainage fee	6,207	564	0	6,771
TCEQ Fee	837	85	0	922
Utility Billing Fee	38,664	1,690	0	40,354
Water Master/House Meter	138,854	14,937	0	153,791
Property Management Fees	118,018	11,813	0	129,831
Legal Expenses NonResident R...	612	0	0	612
Insurance Property and General...	283,743	30,649	0	314,392
Franchise Tax	20,004	1,988	0	21,992
Taxes Real Estate	454,760	41,342	0	496,102
Asset Mgmt Fee	78,679	7,875	0	86,554
Investor Fee	3,869	104	0	3,973
Legal Expenses Entity	6,951	756	0	7,707
Other Expenses Entity	24,139	7,064	0	31,203
L/U Marketing	3,065	0	0	3,065
L/U Safety	8,919	0	0	8,919
Cabinets Kitchen	375	475	0	850
Cabinets Other	0	0	0	0

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Carpet	8,913	0	0	8,913
Ceiling Fans/Light Fixtures	1,388	0	0	1,388
Dishwasher	437	0	0	437
Microwave and Range Hoods	0	0	0	0
Refrigerators	2,472	0	0	2,472
Stoves	854	785	0	1,639
Tile/Vinyl	3,152	0	0	3,152
Amenities Interior	406	0	0	406
Doors and Hardware	3,120	0	0	3,120
Furniture_Fixtures and Equipment	109	0	0	109
HVAC and Other Mechanical	630	0	0	630
Interior Walls and Ceilings	37,693	325	0	38,018
Light Fixtures	80	0	0	80
Painting	0	0	0	0
Plumbing Bath Sinks	139	0	0	139
Plumbing Interior	0	0	0	0
Plumbing Faucets	920	0	0	920
Resurfacing Tubs - Countertops	2,055	0	0	2,055
Windows and Shutters	46	0	0	46
Access Gates	8,837	425	0	9,262
Amenities Exterior	6,460	0	0	6,460
Amenities Interior	2,474	0	0	2,474
Building Improvements Int	3,647	0	0	3,647
Carpet	62,922	7,497	0	70,419
Fire Units	745	0	0	745
Carports and Garages	11,546	0	0	11,546
Windows	0	0	0	0
Clubhouse	1,041	0	0	1,041
Computers	1,104	0	0	1,104
Dishwasher	18,063	1,950	0	20,013
Doors and Hardware	116	0	0	116
Exterior Lightings	354	0	0	354
Electrical	20,091	1,177	0	21,268
Garbage Disposals	3,224	0	0	3,224
HVAC and Other Mechanical	62,643	1,395	0	64,038
Interior Rehab Labor	555,552	25,924	0	581,476
Landscape Grounds	4,606	0	0	4,606
Life Safety & Fire Equipment	1,550	0	0	1,550
Maintenance Tools	1,669	116	0	1,785
Microwave and Range Hoods	3,828	146	0	3,974
Plumbing Other	68,452	2,826	0	71,278
Pool and Spa	6,334	0	0	6,334
Refrigerators	44,783	2,354	0	47,137
Rehab Packages	149,216	4,984	0	154,200
Signage and Flag Poles	1,008	0	0	1,008
Stoves	26,118	1,204	0	27,323

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	Forward Balance	Debit	Credit	Ending Balance
Structures Exterior Painting	90,000	0	0	90,000
Vinyl	95,907	10,374	0	106,281
Vehicles and Golf Carts	797	0	0	797
Windows and Shutters	8,358	0	0	8,358
Interest Expense 1st Lien	1,021,363	91,739	0	1,113,102
Additional Real Estate Taxes	247,509	26,390	0	273,898
Total	0	689,868	689,868	0