

Trial Balance

Period = Nov 2023

Book = Accrual

	Forward Balance	Debit	Credit	Ending Balance
Cash Property Operating	14,989	66,879	0	81,868
Cash Partnership/Owner	187,127	0	0	187,127
Cash Security Deposits	-14,927	0	0	-14,927
Petty Cash 1	2,500	0	400	2,100
Accounts Receivable	147,377	0	19,216	128,161
AR Insurance Proceeds	-1,560	0	0	-1,560
AR Other/Misc	136,855	0	0	136,855
Escrow Insurance	527,996	25,625	0	553,621
Escrow Real Estate Tax	393,142	48,072	0	441,214
Escrow Replacement Reserve	2,298,102	9,100	0	2,307,202
Prepaid Insurance	-187,792	0	25,625	-213,417
Prepaid Operating Expenses	8,900	2,799	0	11,699
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	-64,791	0	8,982	-73,773
Security Deposit Payable	-165,800	249	0	-165,551
Security Deposit Refund Clearing	-1,522	0	150	-1,672
Accrued Operating Expenses	137,911	447	0	138,359
Accrued Real Estate Taxes	-572,401	0	67,732	-640,132
Franchise Tax	-13,917	0	1,988	-15,905
Prepaid Rent	-122,708	0	2,396	-125,104
Mortgage Payable 1	-28,300,000	0	0	-28,300,000
OwnerPartners Contribution	-6,760,707	0	35,000	-6,795,707
Retained Earnings	5,451,435	0	0	5,451,435
Market Rent	-4,225,550	0	427,687	-4,653,237
HAP Rent	-12,575	0	748	-13,323
LossGain to Lease	382,787	42,017	0	424,804
Rental Charges	0	0	0	0
Less: Admin	0	0	0	0
Less: Concessions One Time	48,549	2,134	0	50,683
Less: Concessions Recurring	162	0	0	162
Less: Concessions Resident Re...	0	0	0	0
Less: Employee Units	12,915	1,501	0	14,416
Less: Models	9,800	980	0	10,780
Less: Vacancy	437,077	52,987	0	490,065
Less: WriteOffs	327,550	26,650	0	354,201
Plus: Recovery Bad Debt	-79,021	0	7,184	-86,205
Rent Adjustments	246	0	0	246
Carport	-17,506	0	2,034	-19,540
Garage	-10,354	0	1,449	-11,803
Admin Fees	-41,250	0	2,097	-43,347
Application Fees	-29,250	0	4,050	-33,300
Evict/Legal Reimbursement	-31,812	0	780	-32,592

Trial Balance

Period = Nov 2023

Book = Accrual

	Forward Balance	Debit	Credit	Ending Balance
Gate Access Fee	-2,310	0	746	-3,056
Insufficient Notice Fee	-53,211	0	0	-53,211
Late Charges	-106,126	0	8,191	-114,317
Laundry Commissions	-128	0	0	-128
Lease Cancellations	-135,659	0	0	-135,659
Locks and Keys	-6,314	0	680	-6,994
Month to Month Fees	-10,040	0	273	-10,313
Move Out Damages/Carpet	-66,196	0	5,277	-71,473
NSF Fees	-1,605	0	0	-1,605
Pet Fees	-1,542	0	0	-1,542
Pet Rent	-3,589	0	320	-3,909
Reimbursement Electric	-7,644	140	0	-7,504
Reimbursement Pest Control	-17,212	0	1,828	-19,041
Reimbursement Trash	-26,824	0	2,751	-29,574
Reimbursement Utility Fee	-14,151	0	1,365	-15,516
TCEQ	-525	0	76	-601
Reimbursement Water	-94,672	0	10,960	-105,633
Reimbursement Sewage	-127,119	0	14,566	-141,685
Reimbursement Drainage	-10,239	0	1,075	-11,314
Reimbursement Gas	-31,913	0	2,315	-34,228
Reletting Fees	-4,881	0	0	-4,881
Resident Insurance Premiums	-24,970	0	3,283	-28,253
Resident One Bill Fee	-23,957	0	2,370	-26,328
Transfer Fees	-800	0	0	-800
Vending	-138	0	0	-138
Violation Fees	-1,481	0	0	-1,481
Write Offs Collection Loss	424,203	16,090	0	440,293
Miscellaneous Income	150	0	0	150
General Manager Payroll	73,641	4,038	0	77,680
Assistant Manager Payroll	32,466	2,886	0	35,352
Leasing Consultant Payroll	59,405	3,759	0	63,164
Other Administrative Payroll	0	0	0	0
Office Overtime	1,898	855	0	2,753
Bonuses	35,314	2,660	0	37,974
NOI Bonuses	1,300	0	0	1,300
Make Ready Payroll	20,656	0	0	20,656
Maintenance Supervisor Payroll	46,042	4,916	0	50,958
Maintenance Technician Payroll	53,975	6,373	0	60,348
Maintenance Overtime	14,816	1,406	0	16,222
Porter /Janitor Payroll	55,883	4,578	0	60,460
Marketing	0	0	0	0
Administrative	3,400	98	0	3,498
401k contributions	720	0	0	720
Drug Screening	259	0	0	259
Health Insurance/Other Emp. Be...	28,393	2,378	0	30,771
Payroll Processing Fees	7,223	674	0	7,897

Trial Balance

Period = Nov 2023

Book = Accrual

	Forward Balance	Debit	Credit	Ending Balance
Payroll Taxes	31,860	2,788	0	34,648
Workmens Compensation	3,418	357	0	3,775
Answering Service	990	99	0	1,089
Cell Phones and Pagers	850	100	0	950
Computer Hardware and Repair	3,946	414	0	4,360
Computer Software	19,790	1,977	0	21,767
Conventions and Meetings	82	0	0	82
Credit and Criminal Reports	10,359	1,145	0	11,504
Dues and Subscriptions	2,183	0	0	2,183
Employee Recognition	863	100	0	963
Employee Recruitment	743	0	0	743
Employee Training	1,412	128	0	1,540
Eviction Related Expenses	56,184	3,748	0	59,932
Payment Processing	300	0	0	300
License_ Fees and Permits	4,387	0	0	4,387
Office Equipment Leased	3,574	0	0	3,574
Office Supplies	2,134	147	0	2,281
Parking Expense	9	20	0	29
Postage and Delivery	659	42	0	700
Renters Insurance	15,314	2,074	0	17,388
Travel and Meals	50	0	0	50
Uniforms	376	0	0	376
Advertising Collateral	758	0	0	758
Advertising Internet	36,780	4,589	0	41,369
Community Events	2,373	441	0	2,814
Leasing Hospitality	655	93	0	749
Locator Commissions	10,747	0	0	10,747
Marketing Dues	4,309	627	0	4,936
Printing and Flyers Marketing	445	0	0	445
Promotions and Outreach	128	0	0	128
Resident Referrals	2,250	1,500	0	3,750
Resident Relations	0	0	0	0
Appliance Parts and Service	2,833	0	0	2,833
Building Interiors	1,865	0	0	1,865
Carpet Cleaning Occupied Apa...	1,635	0	0	1,635
Cleaning Supplies	3,434	739	0	4,173
Common Area Carpet Cleaning ...	0	0	0	0
Common Area Cleaning Contract	170	0	0	170
Doors and Hardware	1,603	142	0	1,745
Electrical Supplies	966	266	0	1,232
Exterminating Contract and Sup...	28	0	0	28
Windows and Doors	61	0	0	61
HVAC Supplies	25,356	736	0	26,092
Light Bulbs	3,099	382	0	3,480
Locks and Keys	4,924	607	0	5,530
Maintenance Supplies	778	220	0	998

Trial Balance

Period = Nov 2023

Book = Accrual

	Forward Balance	Debit	Credit	Ending Balance
Misc. Maint./Operating	64	0	0	64
Plumbing Supplies	9,772	277	0	10,050
Tools and Maintenance Equipment	217	76	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	0	0	2,230
Carpet Cleaning Vacant	2,185	0	0	2,185
Contract Labor- Turn Cost	0	0	0	0
Paint/Drywall and Supplies	0	0	0	0
Painting Vacant	11,041	2,499	0	13,540
Resurfacing - Tubs Counters	2,305	2,125	0	4,430
Access Gate and Entry System...	3,039	343	0	3,383
Courtesy/Patrol Service	0	0	0	0
Security Patrol	84,622	4,840	0	89,462
Emergency Phones	1,176	0	0	1,176
Key Maintenance	797	75	0	872
Alarm Monitor	692	69	0	761
Landscape	40,894	4,027	0	44,921
Pest Control	5,912	1,420	0	7,332
Satellite and Internet	1,922	193	0	2,115
Fitness Contract	763	0	0	763
Electric Common Area	33,539	3,757	0	37,297
Electric Vacant	23,679	1,842	0	25,521
Gas Common Area	29,354	2,637	0	31,991
Sewer Master/House Meter	184,916	15,404	0	200,320
Trash Removal	33,367	3,205	0	36,572
Telephone	2,561	238	0	2,799
Drainage fee	5,643	564	0	6,207
TCEQ Fee	780	58	0	837
Utility Billing Fee	35,207	3,457	0	38,664
Water Master/House Meter	127,259	11,595	0	138,854
Property Management Fees	107,275	10,743	0	118,018
Legal Expenses NonResident R...	612	0	0	612
Insurance Property and General...	258,118	25,625	0	283,743
Franchise Tax	18,015	1,988	0	20,004
Taxes Real Estate	413,418	41,342	0	454,760
Asset Mgmt Fee	71,516	7,162	0	78,679
Investor Fee	3,694	175	0	3,869
Legal Expenses Entity	6,951	0	0	6,951
Other Expenses Entity	23,807	332	0	24,139
L/U Marketing	3,065	0	0	3,065
L/U Safety	8,919	0	0	8,919
Cabinets Kitchen	375	0	0	375
Carpet	8,913	0	0	8,913
Ceiling Fans/Light Fixtures	1,388	0	0	1,388

Trial Balance

Period = Nov 2023

Book = Accrual

	Forward Balance	Debit	Credit	Ending Balance
Dishwasher	437	0	0	437
Refrigerators	2,472	0	0	2,472
Stoves	854	0	0	854
Tile/Vinyl	2,757	395	0	3,152
Amenities Interior	189	216	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	0	0	37,693
Light Fixtures	80	0	0	80
Plumbing Bath Sinks	139	0	0	139
Plumbing Interior	0	0	0	0
Plumbing Exterior	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	0	0	8,837
Amenities Exterior	4,985	1,475	0	6,460
Amenities Interior	2,474	0	0	2,474
Building Improvements Int	3,647	0	0	3,647
Carpet	59,345	3,577	0	62,922
Fire Units	745	0	0	745
Carports and Garages	11,546	0	0	11,546
Clubhouse	1,041	0	0	1,041
Computers	1,104	0	0	1,104
Dishwasher	18,063	0	0	18,063
Doors and Hardware	116	0	0	116
Exterior Lightings	354	0	0	354
Electrical	19,611	480	0	20,091
Garbage Disposals	3,043	181	0	3,224
HVAC and Other Mechanical	60,786	1,857	0	62,643
Interior Rehab Labor	540,371	15,181	0	555,552
Landscape Grounds	4,606	0	0	4,606
Life Safety & Fire Equipment	1,550	0	0	1,550
Maintenance Tools	1,448	221	0	1,669
Microwave and Range Hoods	3,828	0	0	3,828
Plumbing Other	60,668	7,783	0	68,452
Pool and Spa	6,334	0	0	6,334
Refrigerators	42,380	2,402	0	44,783
Rehab Packages	145,337	3,879	0	149,216
Signage and Flag Poles	1,008	0	0	1,008
Stoves	24,898	1,220	0	26,118
Structures Exterior Painting	90,000	0	0	90,000
Vinyl	92,242	3,665	0	95,907
Vehicles and Golf Carts	797	0	0	797
Window Treatments	0	0	0	0

Trial Balance

Period = Nov 2023

Book = Accrual

	Forward Balance	Debit	Credit	Ending Balance
Windows and Shutters	8,320	38	0	8,358
Interest Expense 1st Lien	926,566	94,797	0	1,021,363
Additional Real Estate Taxes	221,119	26,390	0	247,509
Total	0	663,595	663,595	0