

Budget Comparison

Period = Jan 2026

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	239,135.00	214,834.00	24,301.00	11.31	239,135.00	214,834.00	24,301.00	11.31	2,581,299.00	12.2025 Market rent reflects an average rent of \$1,573.26 and an average price per SF of \$1.55.
41900-000	LossGain to Lease	-24,720.40	3,500.00	-28,220.40	-806.30	-24,720.40	3,500.00	-28,220.40	-806.30	42,000.00	01.2026 Loss to lease.
41999-999	TOTAL GROSS POTENTIAL RENT	214,414.60	218,334.00	-3,919.40	-1.80	214,414.60	218,334.00	-3,919.40	-1.80	2,623,299.00	
42000-000	OTHER RENTAL INCOME ALLOWANCES										
42200-000	Less: Admin	-1,430.00	-1,380.00	-50.00	-3.62	-1,430.00	-1,380.00	-50.00	-3.62	-16,560.00	01.2026 C10 Leasing office.
42300-000	Less: Concessions One Time	0.00	-3,147.00	3,147.00	100.00	0.00	-3,147.00	3,147.00	100.00	-37,764.00	
42600-000	Less: Vacancy	-15,686.10	-4,297.00	-11,389.10	-265.05	-15,686.10	-4,297.00	-11,389.10	-265.05	-51,629.00	01.2026 Average occupancy of 93.44%.
42680-000	Less: WriteOffs	-5,897.13	-4,367.00	-1,530.13	-35.04	-5,897.13	-4,367.00	-1,530.13	-35.04	-52,469.00	Two move outs with uncollected rent.
42800-000	Plus: Recovery Bad Debt	100.00	500.00	-400.00	-80.00	100.00	500.00	-400.00	-80.00	6,000.00	01.2026 Bad debt recovery.
42909-998	TOTAL OTHER RENTAL INCOME	-22,913.23	-12,691.00	-10,222.23	-80.55	-22,913.23	-12,691.00	-10,222.23	-80.55	-152,422.00	
42909-999	TOTAL NET RENTAL INCOME	191,501.37	205,643.00	-14,141.63	-6.88	191,501.37	205,643.00	-14,141.63	-6.88	2,470,877.00	
43000-000	PARKING AND STORAGE INCOME										
43300-000	RESERVED PARKING INCOME										
43310-000	Reserved Parking	695.00	520.00	175.00	33.65	695.00	520.00	175.00	33.65	6,240.00	24 reserved parking spaces charged at an aver of \$22.70/each and two EV spaces @ \$75 each.
43399-999	TOTAL RESERVED PARKING INCOME	695.00	520.00	175.00	33.65	695.00	520.00	175.00	33.65	6,240.00	
43400-000	STORAGE UNIT INCOME										
43410-000	Storage Unit	671.00	575.00	96.00	16.70	671.00	575.00	96.00	16.70	6,900.00	33 storage units charged at an average of \$20.33 /each.
43499-999	TOTAL STORAGE UNIT INCOME	671.00	575.00	96.00	16.70	671.00	575.00	96.00	16.70	6,900.00	
43999-999	TOTAL PARKING AND STORAGE	1,366.00	1,095.00	271.00	24.75	1,366.00	1,095.00	271.00	24.75	13,140.00	
45000-000	OTHER INCOME										
45100-000	Admin Fees	150.00	0.00	150.00	N/A	150.00	0.00	150.00	N/A	3,975.00	01.2026 Two admin fees collected at \$75/each.

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45110-000	Application Fees	150.00	0.00	150.00	N/A	150.00	0.00	150.00	N/A	5,967.00	Two application fees collected at \$75/each.
45155-000	Condo Association Fees	400.00	400.00	0.00	0.00	400.00	400.00	0.00	0.00	4,800.00	01.2026 HOA
45210-000	Electric Commission	0.00	40.00	-40.00	-100.00	0.00	40.00	-40.00	-100.00	480.00	
45250-000	Evict/Legal Reimbursement	139.00	50.00	89.00	178.00	139.00	50.00	89.00	178.00	600.00	One eviction filing charge backs.
45270-000	Gate Access Fee	958.75	840.00	118.75	14.14	958.75	840.00	118.75	14.14	10,080.00	01.2026 Gate access fees.
45400-000	Late Charges	1,055.30	1,600.00	-544.70	-34.04	1,055.30	1,600.00	-544.70	-34.04	19,200.00	Seven late paying residents charged an average of \$151/each.
45470-000	Locks and Keys	100.00	45.00	55.00	122.22	100.00	45.00	55.00	122.22	540.00	One move out charged for lock changes and devices.
45500-000	Month to Month Fees	250.00	675.00	-425.00	-62.96	250.00	675.00	-425.00	-62.96	8,100.00	One month to month residents charged \$250.
45510-000	Move Out Damages/Carpet	1,225.00	325.00	900.00	276.92	1,225.00	325.00	900.00	276.92	3,900.00	One move outs charged for damages beyond normal wear and tear.
45550-000	NSF Fees	0.00	35.00	-35.00	-100.00	0.00	35.00	-35.00	-100.00	420.00	
45610-000	Parking Fee	75.00	0.00	75.00	N/A	75.00	0.00	75.00	N/A	0.00	Three resident charged parking fees.
45700-000	Pet Fees	10.05	200.00	-189.95	-94.98	10.05	200.00	-189.95	-94.98	2,400.00	Pet fees charged at \$52.00 each offset by a GL reclass for deposit / fee.
45710-000	Pet Rent	715.00	680.00	35.00	5.15	715.00	680.00	35.00	5.15	8,160.00	01.2026 31 pet rents charged at an average of \$23.06/each
45730-000	Reimbursement Electric	0.00	300.00	-300.00	-100.00	0.00	300.00	-300.00	-100.00	3,600.00	
45750-000	Reimbursement Pest Control	758.19	320.00	438.19	136.93	758.19	320.00	438.19	136.93	6,225.00	01.2026 Pest control reimbursement.
45760-000	Reimbursement Trash	4,529.01	1,920.00	2,609.01	135.89	4,529.01	1,920.00	2,609.01	135.89	42,127.00	01.2026 Trash reimbursement.
45770-000	Reimbursement Utility Fee	447.00	224.00	223.00	99.55	447.00	224.00	223.00	99.55	4,914.00	01.2026 Utility fee reimbursements.
45771-000	TCEQ	28.79	30.00	-1.21	-4.03	28.79	30.00	-1.21	-4.03	360.00	01.2026 TCEQ.

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45780-000	Reimbursement Water	2,857.29	1,900.00	957.29	50.38	2,857.29	1,900.00	957.29	50.38	22,800.00	01.2026 Water reimbursement.
45781-000	Reimbursement Sewage	3,911.91	2,375.00	1,536.91	64.71	3,911.91	2,375.00	1,536.91	64.71	28,500.00	01.2026 Sewage reimbursement.
45782-000	Reimbursement Drainage	257.06	0.00	257.06	N/A	257.06	0.00	257.06	N/A	0.00	01.2026 Drainage reimbursement.
45783-000	Reimbursement Gas	259.85	573.00	-313.15	-54.65	259.85	573.00	-313.15	-54.65	6,876.00	01.2026 Gas reimbursement.
45784-000	Reimbursement Internet	3,654.00	3,650.00	4.00	0.11	3,654.00	3,650.00	4.00	0.11	43,800.00	01.2026 Internet reimbursement.
45790-000	Reletting Fees	0.00	375.00	-375.00	-100.00	0.00	375.00	-375.00	-100.00	4,500.00	
45800-000	Resident Insurance Premiums	1,032.00	470.00	562.00	119.57	1,032.00	470.00	562.00	119.57	10,320.00	01.2026 Renters insurance premiums.
45810-000	Resident One Bill Fee	830.30	830.00	0.30	0.04	830.30	830.00	0.30	0.04	9,960.00	01.2026 Credit builder.
45850-000	Transfer Fees	0.00	60.00	-60.00	-100.00	0.00	60.00	-60.00	-100.00	720.00	
45900-000	Write Offs Collection Loss	-3,923.12	-1,071.00	-2,852.12	-266.30	-3,923.12	-1,071.00	-2,852.12	-266.30	-13,405.00	Three move outs with charges other than rent uncollected.
45999-999	TOTAL OTHER INCOME	19,870.38	16,846.00	3,024.38	17.95	19,870.38	16,846.00	3,024.38	17.95	239,919.00	
49999-999	TOTAL REVENUE	212,737.75	223,584.00	-10,846.25	-4.85	212,737.75	223,584.00	-10,846.25	-4.85	2,723,936.00	
50000-000	OPERATING EXPENSES										
50100-000	CONTROLLABLE EXPENSES										
51100-000	OFFICE PAYROLL										
51110-000	General Manager Payroll	5,459.56	5,625.00	165.44	2.94	5,459.56	5,625.00	165.44	2.94	73,126.00	01.2026 Manager payroll.
51175-000	Bonuses	760.00	309.00	-451.00	-145.95	760.00	309.00	-451.00	-145.95	12,077.00	12.2025 Eight renewal commissions.
51180-000	NOI Bonuses	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	11,500.00	
51199-998	TOTAL OFFICE PAYROLL	6,219.56	5,934.00	-285.56	-4.81	6,219.56	5,934.00	-285.56	-4.81	96,703.00	
51200-000	MAINTENANCE SERVICE PAYROLL										
51230-000	Maintenance Supervisor Payroll	4,520.10	4,532.00	11.90	0.26	4,520.10	4,532.00	11.90	0.26	58,916.00	01.2026 Maintenance supervisor payroll.
51235-000	Maintenance Technician Payroll	0.00	3,461.00	3,461.00	100.00	0.00	3,461.00	3,461.00	100.00	44,992.00	
51240-000	Maintenance Overtime	210.91	700.00	489.09	69.87	210.91	700.00	489.09	69.87	8,400.00	01.2026 Maintenance overtime.
51299-998	TOTAL MAINTENANCE SERVICE PAYROLL	4,731.01	8,693.00	3,961.99	45.58	4,731.01	8,693.00	3,961.99	45.58	112,308.00	
51700-000	CONTRACT LABOR										

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51760-000	Contract Labor Office	838.60	670.00	-168.60	-25.16	838.60	670.00	-168.60	-25.16	8,040.00	01.2026 VA Support
51799-998	TOTAL CONTRACT LABOR	838.60	670.00	-168.60	-25.16	838.60	670.00	-168.60	-25.16	8,040.00	
51899-998	TOTAL PAYROLL EXPENSE	11,789.17	15,297.00	3,507.83	22.93	11,789.17	15,297.00	3,507.83	22.93	217,051.00	
51900-000	PAYROLL BURDEN										
51905-000	401k contributions	142.82	135.00	-7.82	-5.79	142.82	135.00	-7.82	-5.79	1,620.00	01.2026 401K contributions.
51915-000	Employee Rent	1,530.59	1,682.00	151.41	9.00	1,530.59	1,682.00	151.41	9.00	20,184.00	01.2026 Employee rent.
51920-000	Health Insurance/Other Emp. Benefits	1,165.14	1,339.00	173.86	12.98	1,165.14	1,339.00	173.86	12.98	16,068.00	01.2026 Health insurance.
51925-000	Payroll Processing Fees	399.12	270.00	-129.12	-47.82	399.12	270.00	-129.12	-47.82	3,510.00	01.2026 Payroll processing fees.
51930-000	Payroll Taxes	1,064.31	1,256.00	191.69	15.26	1,064.31	1,256.00	191.69	15.26	16,328.00	01.2026 Payroll taxes.
51935-000	Workmens Compensation	64.82	252.00	187.18	74.28	64.82	252.00	187.18	74.28	3,274.00	01.2026 Workmens Comp.
51999-998	TOTAL PAYROLL BURDEN	4,366.80	4,934.00	567.20	11.50	4,366.80	4,934.00	567.20	11.50	60,984.00	
51999-999	TOTAL PAYROLL RELATED EXPENSE AND BURDEN	16,155.97	20,231.00	4,075.03	20.14	16,155.97	20,231.00	4,075.03	20.14	278,035.00	
52000-000	GENERAL AND ADMINISTRATIVE										
52050-000	Answering Service	80.11	80.00	-0.11	-0.14	80.11	80.00	-0.11	-0.14	960.00	01.2026 Answering service.
52100-000	Cell Phones and Pagers	100.00	100.00	0.00	0.00	100.00	100.00	0.00	0.00	1,200.00	01.2026 Cell phones.
52120-000	Computer Hardware and Repair	405.00	405.00	0.00	0.00	405.00	405.00	0.00	0.00	4,860.00	01.2026 IT and support.
52130-000	Computer Software	886.67	490.00	-396.67	-80.95	886.67	490.00	-396.67	-80.95	5,880.00	01.2026 Yardi.
52160-000	Credit and Criminal Reports	43.71	0.00	-43.71	N/A	43.71	0.00	-43.71	N/A	4,240.00	01.2026 Screenings.
52170-000	Dues and Subscriptions	309.32	290.00	-19.32	-6.66	309.32	290.00	-19.32	-6.66	1,089.00	HAA Annual dues.
52200-000	Employee Training	76.00	42.00	-34.00	-80.95	76.00	42.00	-34.00	-80.95	504.00	01.2026 Employee training.
52210-000	Eviction Related Expenses	1,852.21	130.00	-1,722.21	-1,324.78	1,852.21	130.00	-1,722.21	-1,324.78	1,560.00	01.2026 Eviction expenses.
52220-000	Payment Processing	0.00	15.00	15.00	100.00	0.00	15.00	15.00	100.00	180.00	
52240-000	License_ Fees and Permits	211.89	0.00	-211.89	N/A	211.89	0.00	-211.89	N/A	1,350.00	01.2026 Pool permit fee.
52330-000	Office Equipment Expense	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00	
52350-000	Office Supplies	34.85	50.00	15.15	30.30	34.85	50.00	15.15	30.30	600.00	Tissue for office and gym.
52370-000	Postage and Delivery	48.40	50.00	1.60	3.20	48.40	50.00	1.60	3.20	600.00	01.2026 Postage and delivery.

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52380-000	Renters Insurance	612.88	756.00	143.12	18.93	612.88	756.00	143.12	18.93	9,262.00	01.2026 Renters insurance.
52410-000	Uniforms	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,600.00	
52480-000	Website	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	220.00	
52499-999	TOTAL GENERAL AND ADMINISTRATIVE EXPENSES	4,661.04	2,708.00	-1,953.04	-72.12	4,661.04	2,708.00	-1,953.04	-72.12	37,705.00	
52500-000	MARKETING										
52550-000	Advertising Internet	1,545.31	3,000.00	1,454.69	48.49	1,545.31	3,000.00	1,454.69	48.49	36,000.00	01.2026 Google SEO/PPC, Zillow, FB, and Apartments.com
52570-000	Advertising Other	79.95	338.00	258.05	76.35	79.95	338.00	258.05	76.35	4,056.00	
52600-000	Community Events	280.87	60.00	-220.87	-368.12	280.87	60.00	-220.87	-368.12	720.00	
52700-000	Leasing Hospitality	0.00	35.00	35.00	100.00	0.00	35.00	35.00	100.00	420.00	Christmas events.
52750-000	Locator Commissions	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	6,000.00	
52800-000	Marketing Dues	300.00	300.00	0.00	0.00	300.00	300.00	0.00	0.00	3,600.00	
52850-000	Printing and Flyers Marketing	0.00	35.00	35.00	100.00	0.00	35.00	35.00	100.00	420.00	01.2026 Marketing dues.
52900-000	Resident Referrals	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	4,200.00	
52999-999	TOTAL MARKETING EXPENSE	2,206.13	4,618.00	2,411.87	52.23	2,206.13	4,618.00	2,411.87	52.23	55,416.00	
53000-000	REPAIRS AND MAINTENANCE										
53001-000	GENERAL MAINTENANCE										
53050-000	Amenities Interior	86.58	25.00	-61.58	-246.32	86.58	25.00	-61.58	-246.32	300.00	Gym wipes.
53070-000	Appliance Parts and Service	25.91	45.00	19.09	42.42	25.91	45.00	19.09	42.42	540.00	Elements
53100-000	Carpet Cleaning Occupied Apartments	313.93	75.00	-238.93	-318.57	313.93	75.00	-238.93	-318.57	900.00	Three renewal shampoos.
53150-000	Cleaning Supplies	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00	01.2026 Amenity cleaning and common area scents.
53170-000	Common Area Cleaning Contract	270.63	56.00	-214.63	-383.27	270.63	56.00	-214.63	-383.27	1,756.00	
53200-000	Doors and Hardware	31.91	20.00	-11.91	-59.55	31.91	20.00	-11.91	-59.55	240.00	
53260-000	Electrical Supplies	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00	Weather stripping.
53270-000	Elevator Service Contract and Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	12,324.00	
53305-000	Fitness Center Repairs	-43.29	0.00	43.29	N/A	-43.29	0.00	43.29	N/A	0.00	
53410-000	HVAC Supplies	0.00	215.00	215.00	100.00	0.00	215.00	215.00	100.00	2,580.00	Light bulbs for maintenance request.
53500-000	Light Bulbs	30.27	20.00	-10.27	-51.35	30.27	20.00	-10.27	-51.35	240.00	
53550-000	Locks and Keys	0.00	38.00	38.00	100.00	0.00	38.00	38.00	100.00	456.00	
53610-000	Maintenance Supplies	0.00	28.00	28.00	100.00	0.00	28.00	28.00	100.00	336.00	

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53760-000	Plumbing Supplies	78.27	125.00	46.73	37.38	78.27	125.00	46.73	37.38	1,500.00	Fluid masters, tank levers and shower replacement set maintenance requests.
53900-000	Water Backflow Testing and Repair	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	600.00	
53999-999	TOTAL GENERAL MAINTENANCE EXPENSE	794.21	722.00	-72.21	-10.00	794.21	722.00	-72.21	-10.00	22,672.00	
54000-000	GROUPS										
54120-000	Grounds Supplies	108.20	0.00	-108.20	N/A	108.20	0.00	-108.20	N/A	480.00	Five - Fifty pound bags of ice melt for inclement weather.
54499-998	TOTAL GROUNDS	108.20	0.00	-108.20	N/A	108.20	0.00	-108.20	N/A	480.00	
54500-000	RECREATIONAL AMENITIES										
54650-000	Dog Park Supplies	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	200.00	
54999-998	TOTAL RECREATIONAL AND AMENITIES EXPENSE	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	200.00	
55000-000	TURNOVER COSTS										
55051-000	Air Duct Cleaning	162.38	45.00	-117.38	-260.84	162.38	45.00	-117.38	-260.84	540.00	A26 Air duct cleaning.
55999-998	TOTAL TURNOVER COSTS	162.38	45.00	-117.38	-260.84	162.38	45.00	-117.38	-260.84	540.00	
55999-999	TOTAL REPAIRS AND MAINTENANCE	1,064.79	767.00	-297.79	-38.83	1,064.79	767.00	-297.79	-38.83	23,892.00	
56000-000	CONTRACTS										
56050-000	Access Gate and Entry System Repairs	0.00	356.00	356.00	100.00	0.00	356.00	356.00	100.00	4,272.00	
56080-000	Annual Inspection - Fire Safety	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,500.00	
56100-000	Courtesy/Patrol Service	1,680.00	1,680.00	0.00	0.00	1,680.00	1,680.00	0.00	0.00	20,160.00	01.2026 Patrol.
56160-000	Emergency Phones	183.48	61.00	-122.48	-200.79	183.48	61.00	-122.48	-200.79	732.00	Q1'26 Emergency phones.
56180-000	Pool Service	337.61	500.00	162.39	32.48	337.61	500.00	162.39	32.48	6,000.00	01.2026 Pool Services
56400-000	Alarm Monitor	44.27	75.00	30.73	40.97	44.27	75.00	30.73	40.97	900.00	01.2026 Fire alarm.
56410-000	Landscape	568.31	568.00	-0.31	-0.05	568.31	568.00	-0.31	-0.05	6,816.00	
56560-000	Pest Control	242.51	243.00	0.49	0.20	242.51	243.00	0.49	0.20	2,916.00	01.2026 Pest control.
56710-000	Satellite and Internet	2,544.53	1,500.00	-1,044.53	-69.64	2,544.53	1,500.00	-1,044.53	-69.64	72,949.00	01.2026 Internet and bulk internet serv.
56800-000	Fitness Contract	270.63	90.00	-180.63	-200.70	270.63	90.00	-180.63	-200.70	1,080.00	Q1'26 Fitness contract.
56999-998	TOTAL CONTRACTS EXPENSES	5,871.34	5,073.00	-798.34	-15.74	5,871.34	5,073.00	-798.34	-15.74	119,325.00	
58000-000	UTILITIES										
58100-000	Cable TV	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	900.00	

Budget Comparison

Period = Jan 2026

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			PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
58200-000	Electric	ClubHouse	135.36	100.00	-35.36	-35.36	135.36	100.00	-35.36	-35.36	1,200.00	01.2026 Office electric.
58250-000	Electric	Master/House Meter	2,428.61	2,100.00	-328.61	-15.65	2,428.61	2,100.00	-328.61	-15.65	25,200.00	01.2026 Common area electric.
58290-000	Electric	Vacant	285.70	705.00	419.30	59.48	285.70	705.00	419.30	59.48	6,324.00	01.2026 Vacant electric.
58350-000	Gas	Master/House Meter	1,325.97	603.00	-722.97	-119.90	1,325.97	603.00	-722.97	-119.90	7,236.00	01.2026 Gas.
58650-000	Sewer	Master/House Meter	3,584.30	2,500.00	-1,084.30	-43.37	3,584.30	2,500.00	-1,084.30	-43.37	30,000.00	01.2026 Sewer.
58700-000	Trash Removal		2,830.55	2,700.00	-130.55	-4.84	2,830.55	2,700.00	-130.55	-4.84	32,400.00	01.2026 Trash & Valet.
58750-000	Telephone		245.00	514.00	269.00	52.33	245.00	514.00	269.00	52.33	6,168.00	01.2026 Telephones.
58850-000	Drainage fee		248.84	249.00	0.16	0.06	248.84	249.00	0.16	0.06	2,988.00	01.2026 Drainage fee.
58851-000	TCEQ Fee		27.64	28.00	0.36	1.29	27.64	28.00	0.36	1.29	336.00	01.2026 TCEQ Fee.
58890-000	Utility Billing Fee		597.88	1,350.00	752.12	55.71	597.88	1,350.00	752.12	55.71	16,200.00	01.2026 Utility fee.
58910-000	Water	Master/House Meter	2,620.91	2,000.00	-620.91	-31.05	2,620.91	2,000.00	-620.91	-31.05	24,000.00	01.2026 Water.
58998-999	TOTAL UTILITIES		14,330.76	12,924.00	-1,406.76	-10.88	14,330.76	12,924.00	-1,406.76	-10.88	152,952.00	
58999-999	TOTAL CONTROLLABLE EXPENSES		44,290.03	46,321.00	2,030.97	4.38	44,290.03	46,321.00	2,030.97	4.38	667,325.00	
59000-000	NONCONTROLLABLE EXPENSES											
59001-000	MANAGEMENT FEES											
59010-000	Property Management Fees		6,285.31	6,708.00	422.69	6.30	6,285.31	6,708.00	422.69	6.30	81,719.00	01.2026 Management fees.
59099-998	TOTAL MANAGEMENT FEES		6,285.31	6,708.00	422.69	6.30	6,285.31	6,708.00	422.69	6.30	81,719.00	
59200-000	TAX AND INSURANCE EXPENSE											
59240-000	Insurance	Flood	652.00	652.00	0.00	0.00	652.00	652.00	0.00	0.00	7,824.00	01.2026 Flood insurance.
59260-000	Insurance	Property and General Liability	19,964.30	1,664.00	-18,300.30	-1,099.78	19,964.30	1,664.00	-18,300.30	-1,099.78	19,968.00	01.2026 Property insurance.
59320-000	Franchise Tax		250.00	250.00	0.00	0.00	250.00	250.00	0.00	0.00	3,000.00	01.2026 Franchise tax.
59350-000	Taxes	Real Estate	32,796.08	32,796.00	-0.08	0.00	32,796.08	32,796.00	-0.08	0.00	393,552.00	01.2026 Taxes.
59399-998	TOTAL TAX AND INSURANCE EXPENSES		53,662.38	35,362.00	-18,300.38	-51.75	53,662.38	35,362.00	-18,300.38	-51.75	424,344.00	
59899-998	TOTAL NONCONTROLLABLE EXPENSES		59,947.69	42,070.00	-17,877.69	-42.50	59,947.69	42,070.00	-17,877.69	-42.50	506,063.00	
59999-998	TOTAL OPERATING EXPENSES		104,237.72	88,391.00	-15,846.72	-17.93	104,237.72	88,391.00	-15,846.72	-17.93	1,173,388.00	
59999-999	NET OPERATING INCOME		108,500.03	135,193.00	-26,692.97	-19.74	108,500.03	135,193.00	-26,692.97	-19.74	1,550,548.00	
60001-000	NONOPERATING EXPENSES											
60002-000	ENTITY EXPENSES											
60050-000	Asset Mgmt Fee		4,190.55	4,472.00	281.45	6.29	4,190.55	4,472.00	281.45	6.29	54,476.00	01.2026 Asset management fees.

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
60380-000	Investor Fee	323.00	200.00	-123.00	-61.50	323.00	200.00	-123.00	-61.50	2,400.00	01.2026 Investor fee.
60400-000	Legal Expenses Entity	8,590.50	6,300.00	-2,290.50	-36.36	8,590.50	6,300.00	-2,290.50	-36.36	75,600.00	Katz and HM Equity.
60600-000	Other Expenses Entity	0.00	1,400.00	1,400.00	100.00	0.00	1,400.00	1,400.00	100.00	16,800.00	
60999-998	TOTAL ENTITY EXPENSES	13,104.05	12,372.00	-732.05	-5.92	13,104.05	12,372.00	-732.05	-5.92	149,276.00	
63699-999	TOTAL NONOPERATING EXPENSES	13,104.05	12,372.00	-732.05	-5.92	13,104.05	12,372.00	-732.05	-5.92	149,276.00	
64001-000	CAPITAL ITEMS										
64100-000	CAPITAL ITEMS RECURRING										
64170-000	Carpet	0.00	167.00	167.00	100.00	0.00	167.00	167.00	100.00	2,004.00	
64175-000	Ceiling Fans/Light Fixtures	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	900.00	
64190-000	Dishwasher	88.75	71.00	-17.75	-25.00	88.75	71.00	-17.75	-25.00	852.00	B25 Replacement dishwasher rack.
64195-000	Garbage Disposals	0.00	71.00	71.00	100.00	0.00	71.00	71.00	100.00	852.00	
64200-000	Microwave and Range Hoods	0.00	20.00	20.00	100.00	0.00	20.00	20.00	100.00	240.00	
64250-000	Refrigerators	0.00	267.00	267.00	100.00	0.00	267.00	267.00	100.00	3,204.00	
64270-000	Stoves	10.00	83.00	73.00	87.95	10.00	83.00	73.00	87.95	996.00	A30 Element replacement.
64280-000	Tile/Vinyl	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00	
64290-000	Washer and Dryer	0.00	83.00	83.00	100.00	0.00	83.00	83.00	100.00	996.00	
64295-000	Window Treatments	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00	
64299-998	TOTAL CAPITAL ITEMS RECURRING	98.75	1,237.00	1,138.25	92.02	98.75	1,237.00	1,138.25	92.02	14,844.00	
64300-000	CAPITAL NONRECURRING										
64315-000	Amenities Interior	0.00	185.00	185.00	100.00	0.00	185.00	185.00	100.00	2,220.00	
64321-000	Baseboards	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00	
64335-000	Doors and Hardware	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00	
64340-000	Electrical	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00	
64360-000	HVAC and Other Mechanical	0.00	1,167.00	1,167.00	100.00	0.00	1,167.00	1,167.00	100.00	14,004.00	
64366-000	Interior Walls and Ceilings	0.00	700.00	700.00	100.00	0.00	700.00	700.00	100.00	8,400.00	
64380-000	Landscape Grounds	0.00	208.00	208.00	100.00	0.00	208.00	208.00	100.00	2,496.00	
64426-000	Plumbing Interior	-73.06	0.00	73.06	N/A	-73.06	0.00	73.06	N/A	0.00	D44 Replacement shower kit.
64430-000	Plumbing Faucets	211.04	63.00	-148.04	-234.98	211.04	63.00	-148.04	-234.98	756.00	C45 and C31 Faucet.
64445-000	Plumbing Toilets	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00	
64450-000	Plumbing Water Heaters	1,489.78	300.00	-1,189.78	-396.59	1,489.78	300.00	-1,189.78	-396.59	3,600.00	B39 and D44 Replacement water heater.
64465-000	Signage and Flag Poles	0.00	33.00	33.00	100.00	0.00	33.00	33.00	100.00	396.00	
64497-000	Windows and Shutters	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00	
64499-998	TOTAL CAPITAL NONRECURRING	1,627.76	3,106.00	1,478.24	47.59	1,627.76	3,106.00	1,478.24	47.59	37,272.00	

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
65000-000	CAPITAL REHAB										
65110-000	Access Gates	85.51	360.00	274.49	76.25	85.51	360.00	274.49	76.25	4,320.00	Replacement 911 box for garage exit gate.
65120-000	Amenities Exterior	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00	
65130-000	Amenities Interior	40.04	150.00	109.96	73.31	40.04	150.00	109.96	73.31	1,800.00	AB Lobby Replacement camera.
65137-000	Building Improvements Ext	0.00	12,500.00	12,500.00	100.00	0.00	12,500.00	12,500.00	100.00	150,000.00	
65140-000	Asphalt/Concrete/Resurfacing	0.00	20,833.00	20,833.00	100.00	0.00	20,833.00	20,833.00	100.00	249,996.00	
65145-000	Buildings	0.00	1,083.00	1,083.00	100.00	0.00	1,083.00	1,083.00	100.00	12,996.00	
65200-000	Carpet	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	39,750.00	
65220-000	Carports and Garages	0.00	1,333.00	1,333.00	100.00	0.00	1,333.00	1,333.00	100.00	15,996.00	
65280-000	Dishwasher	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	5,967.00	
65441-000	Interior Rehab Labor	4,084.98	0.00	-4,084.98	N/A	4,084.98	0.00	-4,084.98	N/A	31,800.00	01.2026 Interior rehab labor.
65590-000	Life Safety & Fire Equipment	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	470,000.00	
65610-000	Maintenance Tools	117.40	50.00	-67.40	-134.80	117.40	50.00	-67.40	-134.80	600.00	
65620-000	Microwave and Range Hoods	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,915.00	
65680-000	Plumbing Other	595.38	292.00	-303.38	-103.90	595.38	292.00	-303.38	-103.90	3,504.00	A47 Valve replacement.
65760-000	Refrigerators	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	10,600.00	
65765-000	Roofs	0.00	208.00	208.00	100.00	0.00	208.00	208.00	100.00	2,496.00	
65770-000	Rehab Packages	1,618.56	0.00	-1,618.56	N/A	1,618.56	0.00	-1,618.56	N/A	26,500.00	01.2026 Rehab packages.
65795-000	Storm Damages	0.00	208.00	208.00	100.00	0.00	208.00	208.00	100.00	2,496.00	
65800-000	Stoves	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	7,292.00	
65930-000	Vinyl	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	47,700.00	
65999-998	TOTAL CAPITAL REHAB	6,541.87	37,217.00	30,675.13	82.42	6,541.87	37,217.00	30,675.13	82.42	1,089,128.00	
69899-999	TOTAL CAPITAL ITEMS	8,268.38	41,560.00	33,291.62	80.10	8,268.38	41,560.00	33,291.62	80.10	1,141,244.00	
70001-000	INTEREST AND DEBT SERVICE										
70500-000	Interest Expense 1st Lien	87,265.39	88,764.00	1,498.61	1.69	87,265.39	88,764.00	1,498.61	1.69	1,065,168.00	01.2026 Mortgage.
70505-000	Additional Interest Expense	-39,458.96	-1,831.00	37,627.96	2,055.05	-39,458.96	-1,831.00	37,627.96	2,055.05	-21,972.00	01.2026 Additional Tax accrual.
70899-998	TOTAL INTEREST AND OTHER DEBT SERVICE EXPENSES	47,806.43	86,933.00	39,126.57	45.01	47,806.43	86,933.00	39,126.57	45.01	1,043,196.00	
99998-999	TOTAL NET INCOME	39,321.17	-5,672.00	44,993.17	793.25	39,321.17	-5,672.00	44,993.17	793.25	-783,168.00	