

**Trial Balance**

Period = Jan 2026

Book = Accrual

|           |                                  | <b>Forward<br/>Balance</b> | <b>Debit</b> | <b>Credit</b> | <b>Ending<br/>Balance</b> |
|-----------|----------------------------------|----------------------------|--------------|---------------|---------------------------|
| 11010-000 | Cash Property Operating          | 44,759.26                  | 34,885.84    | 0.00          | 79,645.10                 |
| 11060-000 | Cash Security Deposits           | -43,734.74                 | 0.00         | 0.00          | -43,734.74                |
| 11090-000 | Petty Cash 1                     | 2,500.00                   | 0.00         | 0.00          | 2,500.00                  |
| 12100-000 | Accounts Receivable              | 163,411.76                 | 0.00         | 10,611.25     | 152,800.51                |
| 12800-000 | AR Management Company            | 82,643.04                  | 0.00         | 0.00          | 82,643.04                 |
| 12990-000 | AR Other/Misc                    | 4,608.04                   | 0.00         | 0.00          | 4,608.04                  |
| 13100-000 | Escrow Insurance                 | 897,379.55                 | 18,917.56    | 0.00          | 916,297.11                |
| 13200-000 | Escrow Real Estate Tax           | 1,954,047.55               | 36,546.74    | 0.00          | 1,990,594.29              |
| 13300-000 | Escrow Replacement Reserve       | 264,293.71                 | 4,050.00     | 0.00          | 268,343.71                |
| 14200-000 | Prepaid Insurance                | -765,023.46                | 0.00         | 20,616.30     | -785,639.76               |
| 14300-000 | Prepaid Property Taxes           | 26,515.00                  | 0.00         | 0.00          | 26,515.00                 |
| 14310-000 | Prepaid Operating Expenses       | 5,774.95                   | 1,836.66     | 0.00          | 7,611.61                  |
| 14500-000 | Utility Deposits                 | 17,342.71                  | 0.00         | 0.00          | 17,342.71                 |
| 14990-000 | Other/Misc Assets                | -429.42                    | 0.00         | 0.00          | -429.42                   |
| 15200-000 | Loan Costs                       | 59,091.57                  | 0.00         | 0.00          | 59,091.57                 |
| 17100-000 | Land                             | 1,960,000.00               | 0.00         | 0.00          | 1,960,000.00              |
| 17200-000 | Building                         | 13,050,882.89              | 0.00         | 0.00          | 13,050,882.89             |
| 21100-000 | Accounts Payable                 | -93,237.65                 | 0.00         | 7,570.19      | -100,807.84               |
| 21990-000 | A/P Other/Misc/ AP Take over     | 367.62                     | 0.00         | 0.00          | 367.62                    |
| 22100-000 | Security Deposit Payable         | -80,947.78                 | 633.00       | 0.00          | -80,314.78                |
| 22110-000 | Security Deposit Refund Clearing | 44.87                      | 0.00         | 0.00          | 44.87                     |
| 23250-000 | Accrued Operating Expenses       | -29,241.07                 | 0.00         | 1,379.06      | -30,620.13                |
| 23300-000 | Accrued Real Estate Taxes        | -2,144,992.01              | 0.00         | 0.00          | -2,144,992.01             |
| 23350-000 | Accrued Sales Taxes              | 0.00                       | 0.00         | 32,796.08     | -32,796.08                |
| 23351-000 | Franchise Tax                    | 211.55                     | 0.00         | 250.00        | -38.45                    |
| 23600-000 | Prepaid Rent                     | -14,697.60                 | 4,420.38     | 0.00          | -10,277.22                |
| 25500-100 | Mortgage Payable 1               | -14,450,247.92             | 11,253.87    | 0.00          | -14,438,994.05            |
| 32000-000 | OwnerPartners Contribution       | -2,051,964.04              | 0.00         | 0.00          | -2,051,964.04             |
| 38500-000 | Retained Earnings                | 1,140,641.62               | 0.00         | 0.00          | 1,140,641.62              |
| 41100-000 | Market Rent                      | 0.00                       | 0.00         | 239,135.00    | -239,135.00               |
| 41900-000 | LossGain to Lease                | 0.00                       | 24,720.40    | 0.00          | 24,720.40                 |
| 42100-000 | Rental Charges                   | 0.00                       | 0.00         | 0.00          | 0.00                      |
| 42200-000 | Less: Admin                      | 0.00                       | 1,430.00     | 0.00          | 1,430.00                  |

**Trial Balance**

Period = Jan 2026

Book = Accrual

|           |                             | <b>Forward<br/>Balance</b> | <b>Debit</b> | <b>Credit</b> | <b>Ending<br/>Balance</b> |
|-----------|-----------------------------|----------------------------|--------------|---------------|---------------------------|
| 42380-000 | Less: Concession Patrol     | 0.00                       | 0.00         | 0.00          | 0.00                      |
| 42500-000 | Less: Employee Units        | 0.00                       | 0.00         | 0.00          | 0.00                      |
| 42600-000 | Less: Vacancy               | 0.00                       | 15,686.10    | 0.00          | 15,686.10                 |
| 42680-000 | Less: WriteOffs             | 0.00                       | 5,897.13     | 0.00          | 5,897.13                  |
| 42800-000 | Plus: Recovery Bad Debt     | 0.00                       | 0.00         | 100.00        | -100.00                   |
| 43310-000 | Reserved Parking            | 0.00                       | 0.00         | 695.00        | -695.00                   |
| 43410-000 | Storage Unit                | 0.00                       | 0.00         | 671.00        | -671.00                   |
| 45100-000 | Admin Fees                  | 0.00                       | 0.00         | 150.00        | -150.00                   |
| 45110-000 | Application Fees            | 0.00                       | 0.00         | 150.00        | -150.00                   |
| 45155-000 | Condo Association Fees      | 0.00                       | 0.00         | 400.00        | -400.00                   |
| 45250-000 | Evict/Legal Reimbursement   | 0.00                       | 0.00         | 139.00        | -139.00                   |
| 45270-000 | Gate Access Fee             | 0.00                       | 0.00         | 958.75        | -958.75                   |
| 45360-000 | Insufficient Notice Fee     | 0.00                       | 0.00         | 0.00          | 0.00                      |
| 45400-000 | Late Charges                | 0.00                       | 0.00         | 1,055.30      | -1,055.30                 |
| 45470-000 | Locks and Keys              | 0.00                       | 0.00         | 100.00        | -100.00                   |
| 45500-000 | Month to Month Fees         | 0.00                       | 0.00         | 250.00        | -250.00                   |
| 45510-000 | Move Out Damages/Carpet     | 0.00                       | 0.00         | 1,225.00      | -1,225.00                 |
| 45610-000 | Parking Fee                 | 0.00                       | 0.00         | 75.00         | -75.00                    |
| 45700-000 | Pet Fees                    | 0.00                       | 0.00         | 10.05         | -10.05                    |
| 45710-000 | Pet Rent                    | 0.00                       | 0.00         | 715.00        | -715.00                   |
| 45750-000 | Reimbursement Pest Control  | 0.00                       | 0.00         | 758.19        | -758.19                   |
| 45760-000 | Reimbursement Trash         | 0.00                       | 0.00         | 4,529.01      | -4,529.01                 |
| 45770-000 | Reimbursement Utility Fee   | 0.00                       | 0.00         | 447.00        | -447.00                   |
| 45771-000 | TCEQ                        | 0.00                       | 0.00         | 28.79         | -28.79                    |
| 45780-000 | Reimbursement Water         | 0.00                       | 0.00         | 2,857.29      | -2,857.29                 |
| 45781-000 | Reimbursement Sewage        | 0.00                       | 0.00         | 3,911.91      | -3,911.91                 |
| 45782-000 | Reimbursement Drainage      | 0.00                       | 0.00         | 257.06        | -257.06                   |
| 45783-000 | Reimbursement Gas           | 0.00                       | 0.00         | 259.85        | -259.85                   |
| 45784-000 | Reimbursement Internet      | 0.00                       | 0.00         | 3,654.00      | -3,654.00                 |
| 45800-000 | Resident Insurance Premiums | 0.00                       | 0.00         | 1,032.00      | -1,032.00                 |
| 45810-000 | Resident One Bill Fee       | 0.00                       | 0.00         | 830.30        | -830.30                   |
| 45900-000 | Write Offs Collection Loss  | 0.00                       | 3,923.12     | 0.00          | 3,923.12                  |
| 51110-000 | General Manager Payroll     | 0.00                       | 5,459.56     | 0.00          | 5,459.56                  |

**Trial Balance**

Period = Jan 2026

Book = Accrual

|           |                                      | <b>Forward<br/>Balance</b> | <b>Debit</b> | <b>Credit</b> | <b>Ending<br/>Balance</b> |
|-----------|--------------------------------------|----------------------------|--------------|---------------|---------------------------|
| 51175-000 | Bonuses                              | 0.00                       | 760.00       | 0.00          | 760.00                    |
| 51230-000 | Maintenance Supervisor Payroll       | 0.00                       | 4,520.10     | 0.00          | 4,520.10                  |
| 51240-000 | Maintenance Overtime                 | 0.00                       | 210.91       | 0.00          | 210.91                    |
| 51760-000 | Contract Labor Office                | 0.00                       | 838.60       | 0.00          | 838.60                    |
| 51905-000 | 401k contributions                   | 0.00                       | 142.82       | 0.00          | 142.82                    |
| 51910-000 | Drug Screening                       | 0.00                       | 0.00         | 0.00          | 0.00                      |
| 51915-000 | Employee Rent                        | 0.00                       | 1,530.59     | 0.00          | 1,530.59                  |
| 51920-000 | Health Insurance/Other Emp. Benefits | 0.00                       | 1,165.14     | 0.00          | 1,165.14                  |
| 51925-000 | Payroll Processing Fees              | 0.00                       | 399.12       | 0.00          | 399.12                    |
| 51930-000 | Payroll Taxes                        | 0.00                       | 1,064.31     | 0.00          | 1,064.31                  |
| 51935-000 | Workmens Compensation                | 0.00                       | 64.82        | 0.00          | 64.82                     |
| 52050-000 | Answering Service                    | 0.00                       | 80.11        | 0.00          | 80.11                     |
| 52100-000 | Cell Phones and Pagers               | 0.00                       | 100.00       | 0.00          | 100.00                    |
| 52120-000 | Computer Hardware and Repair         | 0.00                       | 405.00       | 0.00          | 405.00                    |
| 52130-000 | Computer Software                    | 0.00                       | 886.67       | 0.00          | 886.67                    |
| 52160-000 | Credit and Criminal Reports          | 0.00                       | 43.71        | 0.00          | 43.71                     |
| 52170-000 | Dues and Subscriptions               | 0.00                       | 309.32       | 0.00          | 309.32                    |
| 52200-000 | Employee Training                    | 0.00                       | 76.00        | 0.00          | 76.00                     |
| 52210-000 | Eviction Related Expenses            | 0.00                       | 1,852.21     | 0.00          | 1,852.21                  |
| 52240-000 | License_ Fees and Permits            | 0.00                       | 211.89       | 0.00          | 211.89                    |
| 52350-000 | Office Supplies                      | 0.00                       | 34.85        | 0.00          | 34.85                     |
| 52370-000 | Postage and Delivery                 | 0.00                       | 48.40        | 0.00          | 48.40                     |
| 52380-000 | Renters Insurance                    | 0.00                       | 612.88       | 0.00          | 612.88                    |
| 52550-000 | Advertising Internet                 | 0.00                       | 1,545.31     | 0.00          | 1,545.31                  |
| 52570-000 | Advertising Other                    | 0.00                       | 79.95        | 0.00          | 79.95                     |
| 52600-000 | Community Events                     | 0.00                       | 280.87       | 0.00          | 280.87                    |
| 52750-000 | Locator Commissions                  | 0.00                       | 0.00         | 0.00          | 0.00                      |
| 52800-000 | Marketing Dues                       | 0.00                       | 300.00       | 0.00          | 300.00                    |
| 53050-000 | Amenities Interior                   | 0.00                       | 86.58        | 0.00          | 86.58                     |
| 53070-000 | Appliance Parts and Service          | 0.00                       | 25.91        | 0.00          | 25.91                     |
| 53100-000 | Carpet Cleaning Occupied Apartments  | 0.00                       | 313.93       | 0.00          | 313.93                    |
| 53170-000 | Common Area Cleaning Contract        | 0.00                       | 270.63       | 0.00          | 270.63                    |
| 53200-000 | Doors and Hardware                   | 0.00                       | 31.91        | 0.00          | 31.91                     |

**Trial Balance**

Period = Jan 2026

Book = Accrual

|           |                                          | <b>Forward<br/>Balance</b> | <b>Debit</b> | <b>Credit</b> | <b>Ending<br/>Balance</b> |
|-----------|------------------------------------------|----------------------------|--------------|---------------|---------------------------|
| 53305-000 | Fitness Center Repairs                   | 0.00                       | 0.00         | 43.29         | -43.29                    |
| 53500-000 | Light Bulbs                              | 0.00                       | 30.27        | 0.00          | 30.27                     |
| 53760-000 | Plumbing Supplies                        | 0.00                       | 78.27        | 0.00          | 78.27                     |
| 54120-000 | Grounds Supplies                         | 0.00                       | 108.20       | 0.00          | 108.20                    |
| 55051-000 | Air Duct Cleaning                        | 0.00                       | 162.38       | 0.00          | 162.38                    |
| 56100-000 | Courtesy/Patrol Service                  | 0.00                       | 1,680.00     | 0.00          | 1,680.00                  |
| 56160-000 | Emergency Phones                         | 0.00                       | 183.48       | 0.00          | 183.48                    |
| 56180-000 | Pool Service                             | 0.00                       | 337.61       | 0.00          | 337.61                    |
| 56350-000 | Fire Protection Contract                 | 0.00                       | 0.00         | 0.00          | 0.00                      |
| 56400-000 | Alarm Monitor                            | 0.00                       | 44.27        | 0.00          | 44.27                     |
| 56410-000 | Landscape                                | 0.00                       | 568.31       | 0.00          | 568.31                    |
| 56560-000 | Pest Control                             | 0.00                       | 242.51       | 0.00          | 242.51                    |
| 56600-000 | Safety & Fire Supplies                   | 0.00                       | 0.00         | 0.00          | 0.00                      |
| 56710-000 | Satellite and Internet                   | 0.00                       | 2,544.53     | 0.00          | 2,544.53                  |
| 56800-000 | Fitness Contract                         | 0.00                       | 270.63       | 0.00          | 270.63                    |
| 58200-000 | Electric ClubHouse                       | 0.00                       | 135.36       | 0.00          | 135.36                    |
| 58250-000 | Electric Master/House Meter              | 0.00                       | 2,428.61     | 0.00          | 2,428.61                  |
| 58290-000 | Electric Vacant                          | 0.00                       | 285.70       | 0.00          | 285.70                    |
| 58350-000 | Gas Master/House Meter                   | 0.00                       | 1,325.97     | 0.00          | 1,325.97                  |
| 58650-000 | Sewer Master/House Meter                 | 0.00                       | 3,584.30     | 0.00          | 3,584.30                  |
| 58700-000 | Trash Removal                            | 0.00                       | 2,830.55     | 0.00          | 2,830.55                  |
| 58750-000 | Telephone                                | 0.00                       | 245.00       | 0.00          | 245.00                    |
| 58850-000 | Drainage fee                             | 0.00                       | 248.84       | 0.00          | 248.84                    |
| 58851-000 | TCEQ Fee                                 | 0.00                       | 27.64        | 0.00          | 27.64                     |
| 58890-000 | Utility Billing Fee                      | 0.00                       | 597.88       | 0.00          | 597.88                    |
| 58910-000 | Water Master/House Meter                 | 0.00                       | 2,620.91     | 0.00          | 2,620.91                  |
| 59010-000 | Property Management Fees                 | 0.00                       | 6,285.31     | 0.00          | 6,285.31                  |
| 59240-000 | Insurance Flood                          | 0.00                       | 652.00       | 0.00          | 652.00                    |
| 59260-000 | Insurance Property and General Liability | 0.00                       | 19,964.30    | 0.00          | 19,964.30                 |
| 59320-000 | Franchise Tax                            | 0.00                       | 250.00       | 0.00          | 250.00                    |
| 59350-000 | Taxes Real Estate                        | 0.00                       | 32,796.08    | 0.00          | 32,796.08                 |
| 60050-000 | Asset Mgmt Fee                           | 0.00                       | 4,190.55     | 0.00          | 4,190.55                  |
| 60380-000 | Investor Fee                             | 0.00                       | 323.00       | 0.00          | 323.00                    |

**Trial Balance**

Period = Jan 2026

Book = Accrual

|           |                             | <b>Forward<br/>Balance</b> | <b>Debit</b>      | <b>Credit</b>     | <b>Ending<br/>Balance</b> |
|-----------|-----------------------------|----------------------------|-------------------|-------------------|---------------------------|
| 60400-000 | Legal Expenses Entity       | 0.00                       | 8,590.50          | 0.00              | 8,590.50                  |
| 64170-000 | Carpet                      | 0.00                       | 0.00              | 0.00              | 0.00                      |
| 64190-000 | Dishwasher                  | 0.00                       | 88.75             | 0.00              | 88.75                     |
| 64270-000 | Stoves                      | 0.00                       | 10.00             | 0.00              | 10.00                     |
| 64335-000 | Doors and Hardware          | 0.00                       | 0.00              | 0.00              | 0.00                      |
| 64426-000 | Plumbing Interior           | 0.00                       | 0.00              | 73.06             | -73.06                    |
| 64430-000 | Plumbing Faucets            | 0.00                       | 211.04            | 0.00              | 211.04                    |
| 64450-000 | Plumbing Water Heaters      | 0.00                       | 1,489.78          | 0.00              | 1,489.78                  |
| 65110-000 | Access Gates                | 0.00                       | 85.51             | 0.00              | 85.51                     |
| 65130-000 | Amenities Interior          | 0.00                       | 40.04             | 0.00              | 40.04                     |
| 65230-000 | Interior Walls and Ceilings | 0.00                       | 0.00              | 0.00              | 0.00                      |
| 65441-000 | Interior Rehab Labor        | 0.00                       | 4,084.98          | 0.00              | 4,084.98                  |
| 65610-000 | Maintenance Tools           | 0.00                       | 117.40            | 0.00              | 117.40                    |
| 65680-000 | Plumbing Other              | 0.00                       | 595.38            | 0.00              | 595.38                    |
| 65760-000 | Refrigerators               | 0.00                       | 0.00              | 0.00              | 0.00                      |
| 65770-000 | Rehab Packages              | 0.00                       | 1,618.56          | 0.00              | 1,618.56                  |
| 70500-000 | Interest Expense 1st Lien   | 0.00                       | 87,265.39         | 0.00              | 87,265.39                 |
| 70505-000 | Additional Interest Expense | 0.00                       | 0.00              | 39,458.96         | -39,458.96                |
|           | <b>Total</b>                | <b>0.00</b>                | <b>377,192.69</b> | <b>377,192.69</b> | <b>0.00</b>               |