

Trial Balance

Period = Feb 2026

Book = Accrual

		Forward Balance	Debit	Credit	Ending Balance
11010-000	Cash Property Operating	79,141.10	0.00	39,300.61	39,840.49
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	152,800.51	128.58	0.00	152,929.09
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	916,297.11	16,944.01	0.00	933,241.12
13200-000	Escrow Real Estate Tax	1,990,594.29	36,546.74	0.00	2,027,141.03
13300-000	Escrow Replacement Reserve	268,343.71	5,548.75	0.00	273,892.46
14200-000	Prepaid Insurance	-785,639.76	0.00	20,616.30	-806,256.06
14300-000	Prepaid Property Taxes	26,515.00	0.00	0.00	26,515.00
14310-000	Prepaid Operating Expenses	7,611.61	858.86	0.00	8,470.47
14500-000	Utility Deposits	17,342.71	7,307.29	0.00	24,650.00
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	-100,303.84	46,636.92	0.00	-53,666.92
21990-000	A/P Other/Misc/ AP Take over	367.62	0.00	0.00	367.62
22100-000	Security Deposit Payable	-80,314.78	0.00	2,342.00	-82,656.78
22110-000	Security Deposit Refund Clearing	44.87	0.00	0.00	44.87
23250-000	Accrued Operating Expenses	-30,620.13	4,670.66	0.00	-25,949.47
23300-000	Accrued Real Estate Taxes	-2,144,992.01	0.00	32,796.08	-2,177,788.09
23350-000	Accrued Sales Taxes	-32,796.08	0.00	0.00	-32,796.08
23351-000	Franchise Tax	-38.45	0.00	250.00	-288.45
23600-000	Prepaid Rent	-10,277.22	3,351.36	0.00	-6,925.86
25500-100	Mortgage Payable 1	-14,438,994.05	12,003.81	0.00	-14,426,990.24
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	-239,135.00	0.00	243,515.00	-482,650.00
41900-000	LossGain to Lease	24,720.40	29,552.40	0.00	54,272.80
42100-000	Rental Charges	0.00	0.00	0.00	0.00
42200-000	Less: Admin	1,430.00	1,460.00	0.00	2,890.00

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42300-000	Less: Concessions One Time	0.00	2,162.50	0.00	2,162.50
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	15,686.10	11,659.84	0.00	27,345.94
42680-000	Less: WriteOffs	5,897.13	0.00	0.00	5,897.13
42800-000	Plus: Recovery Bad Debt	-100.00	0.00	1,000.00	-1,100.00
43310-000	Reserved Parking	-695.00	0.00	620.00	-1,315.00
43410-000	Storage Unit	-671.00	0.00	662.50	-1,333.50
45100-000	Admin Fees	-150.00	0.00	300.00	-450.00
45110-000	Application Fees	-150.00	0.00	525.00	-675.00
45155-000	Condo Association Fees	-400.00	0.00	400.00	-800.00
45250-000	Evict/Legal Reimbursement	-139.00	0.00	0.00	-139.00
45270-000	Gate Access Fee	-958.75	0.00	991.25	-1,950.00
45400-000	Late Charges	-1,055.30	0.00	1,454.19	-2,509.49
45470-000	Locks and Keys	-100.00	0.00	0.00	-100.00
45500-000	Month to Month Fees	-250.00	0.00	400.00	-650.00
45510-000	Move Out Damages/Carpet	-1,225.00	0.00	125.00	-1,350.00
45550-000	NSF Fees	0.00	0.00	140.00	-140.00
45610-000	Parking Fee	-75.00	0.00	75.00	-150.00
45700-000	Pet Fees	-10.05	0.00	210.05	-220.10
45710-000	Pet Rent	-715.00	0.00	695.00	-1,410.00
45750-000	Reimbursement Pest Control	-758.19	0.00	688.19	-1,446.38
45760-000	Reimbursement Trash	-4,529.01	0.00	4,109.12	-8,638.13
45770-000	Reimbursement Utility Fee	-447.00	0.00	408.00	-855.00
45771-000	TCEQ	-28.79	0.00	26.15	-54.94
45780-000	Reimbursement Water	-2,857.29	0.00	2,429.32	-5,286.61
45781-000	Reimbursement Sewage	-3,911.91	0.00	3,321.03	-7,232.94
45782-000	Reimbursement Drainage	-257.06	0.00	240.84	-497.90
45783-000	Reimbursement Gas	-259.85	0.00	298.09	-557.94
45784-000	Reimbursement Internet	-3,654.00	0.00	3,660.00	-7,314.00
45800-000	Resident Insurance Premiums	-1,032.00	0.00	1,019.00	-2,051.00
45810-000	Resident One Bill Fee	-830.30	0.00	806.40	-1,636.70
45900-000	Write Offs Collection Loss	3,923.12	226.35	0.00	4,149.47

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51110-000	General Manager Payroll	5,459.56	5,459.57	0.00	10,919.13
51175-000	Bonuses	760.00	411.66	0.00	1,171.66
51230-000	Maintenance Supervisor Payroll	4,520.10	5,788.58	0.00	10,308.68
51240-000	Maintenance Overtime	210.91	1,074.98	0.00	1,285.89
51760-000	Contract Labor Office	838.60	404.60	0.00	1,243.20
51905-000	401k contributions	142.82	142.82	0.00	285.64
51910-000	Drug Screening	0.00	0.00	0.00	0.00
51915-000	Employee Rent	1,530.59	1,230.50	0.00	2,761.09
51920-000	Health Insurance/Other Emp. Benefits	1,165.14	1,165.14	0.00	2,330.28
51925-000	Payroll Processing Fees	399.12	438.46	0.00	837.58
51930-000	Payroll Taxes	1,064.31	1,130.87	0.00	2,195.18
51935-000	Workmens Compensation	64.82	85.34	0.00	150.16
52050-000	Answering Service	80.11	80.11	0.00	160.22
52100-000	Cell Phones and Pagers	100.00	100.00	0.00	200.00
52120-000	Computer Hardware and Repair	405.00	436.40	0.00	841.40
52130-000	Computer Software	886.67	886.67	0.00	1,773.34
52160-000	Credit and Criminal Reports	43.71	55.43	0.00	99.14
52170-000	Dues and Subscriptions	309.32	0.00	0.00	309.32
52200-000	Employee Training	76.00	76.00	0.00	152.00
52210-000	Eviction Related Expenses	1,852.21	711.02	0.00	2,563.23
52240-000	License_ Fees and Permits	211.89	0.00	0.00	211.89
52350-000	Office Supplies	34.85	0.00	0.00	34.85
52370-000	Postage and Delivery	48.40	71.80	0.00	120.20
52380-000	Renters Insurance	612.88	577.27	0.00	1,190.15
52550-000	Advertising Internet	1,545.31	1,832.15	0.00	3,377.46
52570-000	Advertising Other	79.95	0.00	0.00	79.95
52600-000	Community Events	280.87	188.03	0.00	468.90
52700-000	Leasing Hospitality	0.00	98.54	0.00	98.54
52800-000	Marketing Dues	300.00	300.00	0.00	600.00
53050-000	Amenities Interior	86.58	49.78	0.00	136.36
53070-000	Appliance Parts and Service	25.91	0.00	0.00	25.91
53100-000	Carpet Cleaning Occupied Apartments	313.93	259.80	0.00	573.73
53150-000	Cleaning Supplies	0.00	55.16	0.00	55.16

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53170-000	Common Area Cleaning Contract	270.63	77.60	0.00	348.23
53200-000	Doors and Hardware	31.91	0.00	0.00	31.91
53270-000	Elevator Service Contract and Repairs	0.00	1,853.47	0.00	1,853.47
53305-000	Fitness Center Repairs	-43.29	0.00	0.00	-43.29
53410-000	HVAC Supplies	0.00	168.28	0.00	168.28
53500-000	Light Bulbs	30.27	238.28	0.00	268.55
53550-000	Locks and Keys	0.00	23.37	0.00	23.37
53610-000	Maintenance Supplies	0.00	154.59	0.00	154.59
53760-000	Plumbing Supplies	78.27	167.69	0.00	245.96
54120-000	Grounds Supplies	108.20	420.57	0.00	528.77
54960-000	Safety	0.00	0.00	0.00	0.00
55051-000	Air Duct Cleaning	162.38	0.00	0.00	162.38
55700-000	Paint/Drywall and Supplies	0.00	0.00	0.00	0.00
56100-000	Courtesy/Patrol Service	1,680.00	1,680.00	0.00	3,360.00
56160-000	Emergency Phones	183.48	0.00	0.00	183.48
56180-000	Pool Service	337.61	27.97	0.00	365.58
56400-000	Alarm Monitor	44.27	40.89	0.00	85.16
56410-000	Landscape	568.31	568.31	0.00	1,136.62
56560-000	Pest Control	242.51	242.51	0.00	485.02
56600-000	Safety & Fire Supplies	0.00	0.00	0.00	0.00
56710-000	Satellite and Internet	2,544.53	2,720.31	0.00	5,264.84
56800-000	Fitness Contract	270.63	0.00	0.00	270.63
58200-000	Electric ClubHouse	135.36	298.02	0.00	433.38
58250-000	Electric Master/House Meter	2,428.61	2,429.74	0.00	4,858.35
58290-000	Electric Vacant	285.70	925.55	0.00	1,211.25
58350-000	Gas Master/House Meter	1,325.97	2,094.24	0.00	3,420.21
58650-000	Sewer Master/House Meter	3,584.30	3,186.86	0.00	6,771.16
58700-000	Trash Removal	2,830.55	4,234.09	0.00	7,064.64
58750-000	Telephone	245.00	245.00	0.00	490.00
58850-000	Drainage fee	248.84	248.84	0.00	497.68
58851-000	TCEQ Fee	27.64	27.64	0.00	55.28
58890-000	Utility Billing Fee	597.88	1,242.90	0.00	1,840.78
58910-000	Water Master/House Meter	2,620.91	2,327.15	0.00	4,948.06

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59010-000	Property Management Fees	6,285.31	6,604.43	0.00	12,889.74
59240-000	Insurance Flood	652.00	652.00	0.00	1,304.00
59260-000	Insurance Property and General Liability	19,964.30	19,964.30	0.00	39,928.60
59320-000	Franchise Tax	250.00	250.00	0.00	500.00
59350-000	Taxes Real Estate	32,796.08	32,796.08	0.00	65,592.16
60050-000	Asset Mgmt Fee	4,190.55	4,402.95	0.00	8,593.50
60380-000	Investor Fee	323.00	322.99	0.00	645.99
60400-000	Legal Expenses Entity	8,590.50	0.00	27,223.64	-18,633.14
64150-000	Cabinets Kitchen	0.00	150.00	0.00	150.00
64170-000	Carpet	0.00	0.00	0.00	0.00
64190-000	Dishwasher	88.75	491.19	0.00	579.94
64195-000	Garbage Disposals	0.00	164.54	0.00	164.54
64250-000	Refrigerators	0.00	31.38	0.00	31.38
64270-000	Stoves	10.00	0.00	0.00	10.00
64290-000	Washer and Dryer	0.00	0.00	0.00	0.00
64310-000	Amenities Exterior	0.00	160.16	0.00	160.16
64315-000	Amenities Interior	0.00	418.93	0.00	418.93
64335-000	Doors and Hardware	0.00	69.32	0.00	69.32
64340-000	Electrical	0.00	94.53	0.00	94.53
64360-000	HVAC and Other Mechanical	0.00	136.53	0.00	136.53
64366-000	Interior Walls and Ceilings	0.00	3,161.69	0.00	3,161.69
64380-000	Landscape Grounds	0.00	0.00	0.00	0.00
64410-000	Light Fixtures	0.00	137.85	0.00	137.85
64426-000	Plumbing Interior	-73.06	0.00	0.00	-73.06
64430-000	Plumbing Faucets	211.04	0.00	0.00	211.04
64445-000	Plumbing Toilets	0.00	186.14	0.00	186.14
64450-000	Plumbing Water Heaters	1,489.78	438.13	0.00	1,927.91
65110-000	Access Gates	85.51	0.00	0.00	85.51
65130-000	Amenities Interior	40.04	0.00	0.00	40.04
65200-000	Carpet	0.00	376.88	0.00	376.88
65300-000	Doors and Hardware	0.00	210.01	0.00	210.01
65441-000	Interior Rehab Labor	4,084.98	3,221.87	0.00	7,306.85
65590-000	Life Safety & Fire Equipment	0.00	525.88	0.00	525.88

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65610-000	Maintenance Tools	117.40	303.97	0.00	421.37
65680-000	Plumbing Other	595.38	0.00	595.38	0.00
65760-000	Refrigerators	0.00	680.89	0.00	680.89
65770-000	Rehab Packages	1,618.56	1,507.09	0.00	3,125.65
65800-000	Stoves	0.00	0.00	0.00	0.00
65930-000	Vinyl	0.00	1,533.49	0.00	1,533.49
70500-000	Interest Expense 1st Lien	87,265.39	84,437.30	0.00	171,702.69
70505-000	Additional Interest Expense	-39,458.96	0.00	0.00	-39,458.96
	Total	0.00	391,243.14	391,243.14	0.00