

Budget Comparison

Period = Apr 2024
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	432,593.00	438,187.00	-5,594.00	-1.28	1,728,004.00	1,736,698.00	-8,694.00	-0.50	5,392,314.00	04.2024 Market rent reflects an average of \$1057.68/unit and \$1.32/sf.
41200-000	HAP Rent	1,480.00	1,858.00	-378.00	-20.34	2,228.00	7,432.00	-5,204.00	-70.02	22,296.00	03.2024-04.2024 HAP Rent Unit 142.
41900-000	LossGain to Lease	-48,445.00	-25,355.06	-23,089.94	-91.07	-190,722.11	-124,095.27	-66,626.84	-53.69	-173,305.08	04.2024 Loss to lease.
41999-999	TOTAL GROSS POTENTIAL RENT	385,628.00	414,689.94	-29,061.94	-7.01	1,539,509.89	1,620,034.73	-80,524.84	-4.97	5,241,304.92	
42000-000	OTHER RENTAL INCOME ALLOWANCES										
42200-000	Less: Admin	-830.00	0.00	-830.00	N/A	-830.00	0.00	-830.00	N/A	0.00	Office unit 159- Now online due to fire.
42300-000	Less: Concessions One Time	-10,124.53	-5,500.00	-4,624.53	-84.08	-31,662.86	-22,000.00	-9,662.86	-43.92	-66,000.00	04.2024 Concessions are reflective of 14 Move ins with 1/2 off their first months rent and Nine move ins with \$350 off their rent.
42450-000	Less: Down	-1,300.00	0.00	-1,300.00	N/A	-5,200.00	0.00	-5,200.00	N/A	0.00	04.2024 Down unit 115.
42500-000	Less: Employee Units	0.00	1,100.00	-1,100.00	-100.00	-1,311.60	4,400.00	-5,711.60	-129.81	13,200.00	
42550-000	Less: Models	-1,020.00	-1,120.00	100.00	8.93	-4,080.00	-4,480.00	400.00	8.93	-13,440.00	04.2024 Model unit 111.
42600-000	Less: Vacancy	-53,333.98	-25,775.71	-27,558.27	-106.92	-177,060.15	-101,081.60	-75,978.55	-75.17	-297,411.23	04.2024 Average occupancy reflects 87.67%
42680-000	Less: WriteOffs	-41,070.26	-26,291.22	-14,779.04	-56.21	-138,780.61	-104,201.88	-34,578.73	-33.18	-323,538.84	16 move outs with rent uncollected.
42800-000	Plus: Recovery Bad Debt	500.00	0.00	500.00	N/A	1,900.00	0.00	1,900.00	N/A	0.00	Flex recovery unit 311.
42909-998	TOTAL OTHER RENTAL INCOME	-107,178.77	-57,586.93	-49,591.84	-86.12	-357,025.22	-227,363.48	-129,661.74	-57.03	-687,190.07	
42909-999	TOTAL NET RENTAL INCOME	278,449.23	357,103.01	-78,653.78	-22.03	1,182,484.67	1,392,671.25	-210,186.58	-15.09	4,554,114.85	
43000-000	PARKING AND STORAGE INCOME										
43100-000	CARPORT INCOME										
43110-000	Carport	1,882.98	2,125.00	-242.02	-11.39	7,818.30	8,350.00	-531.70	-6.37	26,250.00	69 Carports rented at \$27.29 average each.
43199-999	TOTAL CARPORT INCOME	1,882.98	2,125.00	-242.02	-11.39	7,818.30	8,350.00	-531.70	-6.37	26,250.00	
43200-000	GARAGE INCOME										

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43210-000	Garage	1,356.67	1,375.00	-18.33	-1.33	5,503.34	5,350.00	153.34	2.87	17,250.00	13 Garages rented at \$100/each and one prorated that moved out.
43299-999	TOTAL GARAGE INCOME	1,356.67	1,375.00	-18.33	-1.33	5,503.34	5,350.00	153.34	2.87	17,250.00	
43999-999	TOTAL PARKING AND STORAGE	3,239.65	3,500.00	-260.35	-7.44	13,321.64	13,700.00	-378.36	-2.76	43,500.00	
45000-000	OTHER INCOME										
45100-000	Admin Fees	642.00	3,000.00	-2,358.00	-78.60	3,076.00	13,500.00	-10,424.00	-77.21	39,900.00	Seven admin fees collected at \$14/each and 32 charged at \$17/each.
45110-000	Application Fees	867.00	2,250.00	-1,383.00	-61.47	5,867.00	10,125.00	-4,258.00	-42.05	29,925.00	Three app fees collected at \$75/each, 32 at \$17/each and Seven at \$14/each.
45210-000	Electric Commission	0.00	350.00	-350.00	-100.00	0.00	700.00	-700.00	-100.00	1,400.00	
45250-000	Evict/Legal Reimbursement	1,371.00	0.00	1,371.00	N/A	10,488.00	0.00	10,488.00	N/A	0.00	Six evictions charged for legal filing fees.
45270-000	Gate Access Fee	1,280.29	1,268.00	12.29	0.97	4,576.11	4,526.00	50.11	1.11	17,937.00	04.2024 Gate access fees.
45400-000	Late Charges	8,415.91	9,500.00	-1,084.09	-11.41	39,761.45	38,000.00	1,761.45	4.64	114,000.00	105 Late paying residents charged an average of \$80.15/each.
45420-000	Laundry Commissions	0.00	300.00	-300.00	-100.00	297.18	600.00	-302.82	-50.47	1,200.00	
45470-000	Locks and Keys	481.00	550.00	-69.00	-12.55	1,965.00	2,200.00	-235.00	-10.68	6,600.00	11 Move outs charged for lock changes.
45500-000	Month to Month Fees	200.00	1,000.00	-800.00	-80.00	1,673.33	4,000.00	-2,326.67	-58.17	12,000.00	One resident month to month.
45510-000	Move Out Damages/Carpet	7,561.00	6,300.00	1,261.00	20.02	31,387.71	25,200.00	6,187.71	24.55	75,600.00	15 Move outs charged for damages beyond normal wear n tear.
45550-000	NSF Fees	315.00	90.00	225.00	250.00	1,225.00	360.00	865.00	240.28	1,080.00	Nine NSF's charged back at \$35/each.
45700-000	Pet Fees	0.00	0.00	0.00	N/A	0.00	500.00	-500.00	-100.00	1,500.00	
45710-000	Pet Rent	263.00	500.00	-237.00	-47.40	1,305.50	1,800.00	-494.50	-27.47	7,600.00	18 Pet rents charged at an average of \$14.61/each.
45730-000	Reimbursement Electric	1,018.97	550.00	468.97	85.27	1,222.01	2,200.00	-977.99	-44.45	6,600.00	04.2024 Electric reimbursement.

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45750-000	Reimbursement Pest Control	1,875.10	1,728.00	147.10	8.51	7,402.22	6,916.50	485.72	7.02	20,814.76	04.2024 Pest control reimbursement.
45760-000	Reimbursement Trash	2,812.24	2,592.00	220.24	8.50	11,088.22	10,374.76	713.46	6.88	31,222.14	04.2024 Trash reimbursement.
45770-000	Reimbursement Utility Fee	1,402.50	1,296.00	106.50	8.22	5,518.19	5,187.38	330.81	6.38	15,611.08	04.2024 Utility fees.
45771-000	TCEQ	64.31	90.00	-25.69	-28.54	270.52	360.00	-89.48	-24.86	1,080.00	04.2024 TCEQ fees.
45780-000	Reimbursement Water	10,068.50	10,893.54	-825.04	-7.57	44,664.53	43,574.16	1,090.37	2.50	130,722.49	04.2024 Water reimbursement.
45781-000	Reimbursement Sewage	13,381.85	15,595.04	-2,213.19	-14.19	59,339.45	62,380.16	-3,040.71	-4.87	187,140.42	04.2024 Sewer reimbursement.
45782-000	Reimbursement Drainage	1,112.62	953.86	158.76	16.64	4,345.86	3,817.91	527.95	13.83	11,489.75	04.2024 Drainage reimbursement.
45783-000	Reimbursement Gas	3,232.37	2,700.00	532.37	19.72	11,872.80	10,800.00	1,072.80	9.93	32,400.00	04.2024 Gas reimbursement.
45800-000	Resident Insurance Premiums	3,600.20	4,112.64	-512.44	-12.46	14,475.80	16,450.56	-1,974.76	-12.00	49,351.68	04.2024 Renters insurance
45810-000	Resident One Bill Fee	2,235.95	1,800.00	435.95	24.22	9,296.00	7,200.00	2,096.00	29.11	21,600.00	04.2024 Credit Builder.
45850-000	Transfer Fees	300.00	0.00	300.00	N/A	600.00	400.00	200.00	50.00	1,600.00	One transfer fee charged to unit 161.
45860-000	TV/Cable Commissions	3,980.00	0.00	3,980.00	N/A	3,980.00	0.00	3,980.00	N/A	0.00	Q12024 Cable commissions.
45870-000	Vending	0.00	0.00	0.00	N/A	0.00	120.00	-120.00	-100.00	120.00	
45880-000	Violation Fees	0.00	25.00	-25.00	-100.00	325.00	100.00	225.00	225.00	300.00	
45900-000	Write Offs Collection Loss	-21,785.35	-4,046.64	-17,738.71	-438.36	-87,409.72	-16,283.54	-71,126.18	-436.80	-49,127.64	16 Move outs with uncollected charges other than rent.
45990-000	Miscellaneous Income	6,679.08	6,679.08	0.00	0.00	26,716.32	26,716.32	0.00	0.00	80,148.96	04.2024 Expected Tax refund accrual.
45999-999	TOTAL OTHER INCOME	51,374.54	70,076.52	-18,701.98	-26.69	215,329.48	281,825.21	-66,495.73	-23.59	849,815.64	
49999-999	TOTAL REVENUE	333,063.42	430,679.53	-97,616.11	-22.67	1,411,135.79	1,688,196.46	-277,060.67	-16.41	5,447,430.49	
50000-000	OPERATING EXPENSES										
50100-000	CONTROLLABLE EXPENSES										
51100-000	OFFICE PAYROLL										
51110-000	General Manager Payroll	5,546.16	8,319.23	2,773.07	33.33	21,390.36	24,957.68	3,567.32	14.29	72,099.96	04.2024 Manager payroll.
51115-000	Assistant Manager Payroll	2,840.36	5,280.00	2,439.64	46.21	11,119.36	15,840.00	4,720.64	29.80	45,760.00	04.2024 Assistant manager payroll.
51150-000	Leasing Consultant Payroll	3,991.08	8,404.80	4,413.72	52.51	19,933.13	25,214.40	5,281.27	20.95	72,841.60	04.2024 Leasing payroll.

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51170-000	Office Overtime	99.51	0.00	-99.51	N/A	4,004.17	0.00	-4,004.17	N/A	0.00	04.2024 Office overtime
51175-000	Bonuses	2,660.00	3,025.75	365.75	12.09	15,884.96	12,036.50	-3,848.46	-31.97	39,876.25	03.2024 Leasing (14) and Renewal (14) Commissions
51180-000	NOI Bonuses	0.00	4,950.00	4,950.00	100.00	0.00	4,950.00	4,950.00	100.00	22,350.00	
51199-998	TOTAL OFFICE PAYROLL	15,137.11	29,979.78	14,842.67	49.51	72,331.98	82,998.58	10,666.60	12.85	252,927.81	
51200-000	MAINTENANCE SERVICE PAYROLL										
51210-000	Make Ready Payroll	0.00	8,032.80	8,032.80	100.00	0.00	24,098.40	24,098.40	100.00	69,617.60	
51230-000	Maintenance Supervisor Payroll	3,206.35	7,416.00	4,209.65	56.76	18,682.06	22,248.00	3,565.94	16.03	64,272.00	04.2024 Maintenance supervisor payroll.
51235-000	Maintenance Technician Payroll	7,257.70	5,685.60	-1,572.10	-27.65	26,928.87	17,056.80	-9,872.07	-57.88	49,275.20	04.2024 Maintenance tech payroll.
51240-000	Maintenance Overtime	2,055.82	1,500.00	-555.82	-37.05	7,365.47	6,000.00	-1,365.47	-22.76	18,000.00	04.2024 Maintenance overtime.
51270-000	Porter /Janitor Payroll	4,824.70	7,539.60	2,714.90	36.01	18,539.23	22,618.80	4,079.57	18.04	65,343.20	04.2024 Porter/Housekee per payroll.
51299-998	TOTAL MAINTENANCE SERVICE PAYROLL	17,344.57	30,174.00	12,829.43	42.52	71,515.63	92,022.00	20,506.37	22.28	266,508.00	
51600-000	CORPORATE PAYROLL										
51625-000	Marketing	0.00	0.00	0.00	N/A	-59.60	0.00	59.60	N/A	0.00	
51630-000	Administrative	0.00	250.00	250.00	100.00	277.20	1,000.00	722.80	72.28	3,000.00	
51699-998	TOTAL CORPORATE PAYROLL	0.00	250.00	250.00	100.00	217.60	1,000.00	782.40	78.24	3,000.00	
51700-000	CONTRACT LABOR										
51760-000	Contract Labor Office	1,943.81	0.00	-1,943.81	N/A	1,943.81	0.00	-1,943.81	N/A	0.00	04.2024 Virtual assistant payroll.
51799-998	TOTAL CONTRACT LABOR	1,943.81	0.00	-1,943.81	N/A	1,943.81	0.00	-1,943.81	N/A	0.00	
51899-998	TOTAL PAYROLL EXPENSE	34,425.49	60,403.78	25,978.29	43.01	146,009.02	176,020.58	30,011.56	17.05	522,435.81	
51900-000	PAYROLL BURDEN										
51910-000	Drug Screening	25.00	0.00	-25.00	N/A	73.00	50.00	-23.00	-46.00	200.00	Employee screening.
51915-000	Employee Rent	1,306.00	0.00	-1,306.00	N/A	3,918.00	0.00	-3,918.00	N/A	0.00	04.2024 Employee Discounts.
51920-000	Health Insurance/Other Emp. Benefits	1,558.56	2,117.50	558.94	26.40	8,142.01	8,470.00	327.99	3.87	25,410.00	04.2024 Health Insurance.
51925-000	Payroll Processing Fees	647.97	1,071.84	423.87	39.55	2,841.96	3,215.52	373.56	11.62	9,289.28	04.2024 Payroll processing.
51930-000	Payroll Taxes	2,635.10	4,690.76	2,055.66	43.82	12,955.64	14,072.27	1,116.63	7.94	40,653.22	04.2024 Payroll Taxes.

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51935-000	Workmens Compensation	344.22	652.88	308.66	47.28	1,310.15	1,958.66	648.51	33.11	5,658.36	04.2024 Workers Comp.
51999-998	TOTAL PAYROLL BURDEN	6,516.85	8,532.98	2,016.13	23.63	29,240.76	27,766.45	-1,474.31	-5.31	81,210.86	
51999-999	TOTAL PAYROLL RELATED EXPENSE AND BURDEN	40,942.34	68,936.76	27,994.42	40.61	175,249.78	203,787.03	28,537.25	14.00	603,646.67	
52000-000	GENERAL AND ADMINISTRATIVE										
52050-000	Answering Service	99.00	100.00	1.00	1.00	396.00	400.00	4.00	1.00	1,200.00	04.2024 Answering service.
52090-000	Bank Fees	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00	
52100-000	Cell Phones and Pagers	100.00	100.00	0.00	0.00	400.00	400.00	0.00	0.00	1,200.00	04.2024 Cell phones.
52120-000	Computer Hardware and Repair	380.00	380.00	0.00	0.00	1,520.00	1,520.00	0.00	0.00	4,560.00	04.2024 IT and Support.
52130-000	Computer Software	1,976.83	1,972.00	-4.83	-0.24	7,907.52	7,888.00	-19.52	-0.25	23,664.00	04.2024 Yardi.
52160-000	Credit and Criminal Reports	1,418.19	1,100.00	-318.19	-28.93	5,462.73	4,400.00	-1,062.73	-24.15	13,200.00	04.2024 Credit screenings.
52170-000	Dues and Subscriptions	0.00	0.00	0.00	N/A	2,171.69	1,200.00	-971.69	-80.97	2,300.00	
52180-000	Employee Recognition	0.00	0.00	0.00	N/A	936.17	0.00	-936.17	N/A	0.00	
52190-000	Employee Recruitment	0.00	0.00	0.00	N/A	7.94	125.00	117.06	93.65	500.00	
52200-000	Employee Training	127.85	142.80	14.95	10.47	511.47	571.20	59.73	10.46	1,713.60	04.2024 Training.
52210-000	Eviction Related Expenses	4,320.44	1,500.00	-2,820.44	-188.03	22,579.50	6,000.00	-16,579.50	-276.32	18,000.00	04.2024 Eviction filing fees.
52220-000	Payment Processing	75.00	75.00	0.00	0.00	125.00	300.00	175.00	58.33	900.00	04.2024 Payment processing's.
52240-000	License_ Fees and Permits	1,025.44	1,560.00	534.56	34.27	2,308.39	3,060.00	751.61	24.56	11,565.00	Sign & Waste permit 2024.
52300-000	Misc. Administrative Expenses	-167.58	0.00	167.58	N/A	-167.58	0.00	167.58	N/A	0.00	HD Credits 2023.
52310-000	Office Equipment Leased	313.96	375.00	61.04	16.28	1,407.22	1,500.00	92.78	6.19	4,500.00	04.2024 Copier.
52350-000	Office Supplies	331.30	215.00	-116.30	-54.09	1,043.90	860.00	-183.90	-21.38	2,580.00	paper, tape and post its.
52370-000	Postage and Delivery	67.80	100.00	32.20	32.20	250.97	400.00	149.03	37.26	1,200.00	04.2024 Postage.
52380-000	Renters Insurance	2,062.61	3,067.34	1,004.73	32.76	8,713.30	12,269.36	3,556.06	28.98	36,808.13	04.2024 Renters insurance.
52400-000	Travel and Meals	22.95	50.00	27.05	54.10	22.95	200.00	177.05	88.52	600.00	Safety meeting tacos.
52410-000	Uniforms	0.00	450.00	450.00	100.00	928.51	900.00	-28.51	-3.17	1,800.00	
52480-000	Website	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	100.00	
52499-999	TOTAL GENERAL AND ADMINISTRATIVE EXPENSES	12,153.79	11,287.14	-866.65	-7.68	56,525.68	42,393.56	-14,132.12	-33.34	127,590.73	
52500-000	MARKETING										
52520-000	Advertising Collateral	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	1,200.00	

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52550-000	Advertising Internet	4,189.30	3,800.00	-389.30	-10.24	14,649.23	15,200.00	550.77	3.62	45,600.00	04.2024 Google PPC,SEO and Pro.
52600-000	Community Events	563.76	800.00	236.24	29.53	1,079.53	1,100.00	20.47	1.86	3,700.00	Spring fling.
52700-000	Leasing Hospitality	0.00	125.00	125.00	100.00	40.05	500.00	459.95	91.99	1,500.00	
52750-000	Locator Commissions	1,950.00	500.00	-1,450.00	-290.00	5,850.00	2,000.00	-3,850.00	-192.50	6,000.00	Three Zillow move ins.
52800-000	Marketing Dues	634.02	634.02	0.00	0.00	2,863.28	2,536.08	-327.20	-12.90	7,608.24	04.2024 Marketing dues and Chat IQ.
52860-000	Promotions and Outreach	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00	
52900-000	Resident Referrals	1,250.00	250.00	-1,000.00	-400.00	3,250.00	1,000.00	-2,250.00	-225.00	3,000.00	Resident referrals unit 231 and 122.
52999-999	TOTAL MARKETING EXPENSE	8,587.08	6,159.02	-2,428.06	-39.42	27,732.09	22,836.08	-4,896.01	-21.44	69,208.24	
53000-000	REPAIRS AND MAINTENANCE										
53001-000	GENERAL MAINTENANCE										
53070-000	Appliance Parts and Service	639.88	600.00	-39.88	-6.65	935.96	2,400.00	1,464.04	61.00	7,200.00	Pans, range blocks,Fan motors and door gaskets.
53100-000	Carpet Cleaning Occupied Apartments	0.00	200.00	200.00	100.00	95.00	800.00	705.00	88.12	2,400.00	
53150-000	Cleaning Supplies	473.84	350.00	-123.84	-35.38	2,679.17	1,400.00	-1,279.17	-91.37	4,200.00	Gloves, Paper products, disinfectant and dish soap.
53200-000	Doors and Hardware	0.00	200.00	200.00	100.00	381.02	800.00	418.98	52.37	2,400.00	
53260-000	Electrical Supplies	170.99	150.00	-20.99	-13.99	231.74	600.00	368.26	61.38	1,800.00	GFCI, Batteries, Wire nuts blue and orange.
53410-000	HVAC Supplies	1,203.34	1,750.00	546.66	31.24	4,224.14	6,250.00	2,025.86	32.41	19,850.00	Freon, Filters, Run caps.
53500-000	Light Bulbs	419.90	300.00	-119.90	-39.97	693.20	1,200.00	506.80	42.23	3,600.00	Bulbs.
53550-000	Locks and Keys	743.80	700.00	-43.80	-6.26	1,453.07	2,800.00	1,346.93	48.10	8,400.00	Deadbolt, cylinders, blanks.
53610-000	Maintenance Supplies	53.92	200.00	146.08	73.04	130.40	800.00	669.60	83.70	2,400.00	WD 40
53650-000	Misc. Maint./Operating	0.00	0.00	0.00	N/A	420.14	0.00	-420.14	N/A	0.00	
53760-000	Plumbing Supplies	1,018.83	1,000.00	-18.83	-1.88	2,165.54	3,700.00	1,534.46	41.47	11,200.00	Tub and Toilet repairs.
53850-000	Tools and Maintenance Equipment	0.00	0.00	0.00	N/A	72.01	0.00	-72.01	N/A	0.00	
53880-000	Vehicle and Golf Cart Expense	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	1,000.00	
53900-000	Water Backflow Testing and Repair	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	500.00	
53999-999	TOTAL GENERAL MAINTENANCE EXPENSE	4,724.50	6,450.00	1,725.50	26.75	13,481.39	21,750.00	8,268.61	38.02	64,950.00	
54000-000	GROUNDS										
54120-000	Grounds Supplies	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	1,500.00	

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
54499-998	TOTAL GROUNDS	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	1,500.00	
54500-000	RECREATIONAL AMENITIES										
54650-000	Dog Park Supplies	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	1,500.00	
54750-000	Exercise Room Supplies	0.00	0.00	0.00	N/A	0.00	185.00	185.00	100.00	740.00	
54930-000	Pool Supplies	0.00	350.00	350.00	100.00	729.96	1,100.00	370.04	33.64	9,250.00	
54960-000	Safety	0.00	100.00	100.00	100.00	134.51	400.00	265.49	66.37	1,200.00	
54999-998	TOTAL RECREATIONAL AND AMENITIES EXPENSE	0.00	575.00	575.00	100.00	864.47	2,185.00	1,320.53	60.44	12,690.00	
55000-000	TURNOVER COSTS										
55050-000	Apartment Cleans	0.00	52.50	52.50	100.00	0.00	787.50	787.50	100.00	2,047.50	
55051-000	Air Duct Cleaning	324.75	0.00	-324.75	N/A	324.75	0.00	-324.75	N/A	0.00	400 Air Duct cleaning.
55220-000	Paint and Drywall repairs	0.00	200.00	200.00	100.00	0.00	3,000.00	3,000.00	100.00	7,800.00	
55230-000	Carpet Cleaning Vacant	0.00	50.00	50.00	100.00	0.00	750.00	750.00	100.00	1,950.00	
55700-000	Paint/Drywall and Supplies	0.00	125.00	125.00	100.00	0.00	1,875.00	1,875.00	100.00	4,875.00	
55710-000	Painting Vacant	0.00	350.00	350.00	100.00	0.00	5,250.00	5,250.00	100.00	13,650.00	
55800-000	Resurfacing - Tubs Counters	1,245.00	200.00	-1,045.00	-522.50	1,245.00	3,280.00	2,035.00	62.04	8,560.00	Four occupied tub resurfacings.
55999-998	TOTAL TURNOVER COSTS	1,569.75	977.50	-592.25	-60.59	1,569.75	14,942.50	13,372.75	89.49	38,882.50	
55999-999	TOTAL REPAIRS AND MAINTENANCE	6,294.25	8,127.50	1,833.25	22.56	15,915.61	39,377.50	23,461.89	59.58	118,022.50	
56000-000	CONTRACTS										
56050-000	Access Gate and Entry System Repairs	343.24	345.00	1.76	0.51	1,372.96	1,380.00	7.04	0.51	4,140.00	04.2024 Gate wise.
56080-000	Annual Inspection - Fire Safety	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,000.00	
56100-000	Courtesy/Patrol Service	8,500.00	8,500.00	0.00	0.00	23,605.00	34,000.00	10,395.00	30.57	102,000.00	04.2024 Patrol
56160-000	Emergency Phones	0.00	0.00	0.00	N/A	422.19	405.00	-17.19	-4.24	1,620.00	
56170-000	Key Maintenance	54.71	85.00	30.29	35.64	282.42	340.00	57.58	16.94	1,020.00	04.2024 Keytrack.
56400-000	Alarm Monitor	80.00	80.00	0.00	0.00	307.51	320.00	12.49	3.90	960.00	04.2024 Alarm.
56410-000	Landscape	4,147.71	4,027.00	-120.71	-3.00	16,301.69	16,108.00	-193.69	-1.20	48,324.00	04.2024 Landscape.
56560-000	Pest Control	549.14	640.00	90.86	14.20	5,911.80	6,207.03	295.23	4.76	11,327.03	04.2024 Pest control.
56710-000	Satellite and Internet	431.24	190.00	-241.24	-126.97	1,059.08	760.00	-299.08	-39.35	2,280.00	04.2024 Internet and BDI Charge back.
56800-000	Fitness Contract	0.00	0.00	0.00	N/A	508.78	275.00	-233.78	-85.01	1,100.00	
56999-998	TOTAL CONTRACTS EXPENSES	14,106.04	13,867.00	-239.04	-1.72	49,771.43	59,795.03	10,023.60	16.76	173,771.03	
58000-000	UTILITIES										
58210-000	Electric Common Area	3,142.82	2,890.00	-252.82	-8.75	13,929.28	11,560.00	-2,369.28	-20.50	34,680.00	04.2024 Common Electric.
58290-000	Electric Vacant	2,211.24	1,500.00	-711.24	-47.42	6,901.69	6,000.00	-901.69	-15.03	18,000.00	04.2024 Vacant Electric.

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
58310-000	Gas Common Area	2,325.99	3,000.00	674.01	22.47	11,553.42	12,000.00	446.58	3.72	36,000.00	04.2024 Gas.
58650-000	Sewer Master/House Meter	10,937.99	18,347.10	7,409.11	40.38	63,746.15	73,388.40	9,642.25	13.14	220,165.20	04.2024 Sewer.
58700-000	Trash Removal	3,129.00	3,000.00	-129.00	-4.30	12,617.44	12,000.00	-617.44	-5.15	36,000.00	04.2024 Trash.
58750-000	Telephone	612.85	205.00	-407.85	-198.95	851.10	820.00	-31.10	-3.79	2,817.00	04.2024 Phones and Annual ring central.
58850-000	Drainage fee	1,128.52	565.00	-563.52	-99.74	2,920.76	2,260.00	-660.76	-29.24	6,780.00	04.2024 Drainage.
58851-000	TCEQ Fee	126.68	100.00	-26.68	-26.68	254.78	400.00	145.22	36.30	1,200.00	04.2024 TCEQ.
58890-000	Utility Billing Fee	3,505.57	2,872.50	-633.07	-22.04	15,546.61	11,490.00	-4,056.61	-35.31	34,470.00	04.2024 Rubs and Credit builder.
58910-000	Water Master/House Meter	7,864.26	12,815.93	4,951.67	38.64	47,609.99	51,263.72	3,653.73	7.13	153,791.16	04.2024 Water.
58998-999	TOTAL UTILITIES	34,984.92	45,295.53	10,310.61	22.76	175,931.22	181,182.12	5,250.90	2.90	543,903.36	
58999-999	TOTAL CONTROLLABLE EXPENSES	117,068.42	153,672.95	36,604.53	23.82	501,125.81	549,371.32	48,245.51	8.78	1,636,142.53	
59000-000	NONCONTROLLABLE EXPENSES										
59001-000	MANAGEMENT FEES										
59010-000	Property Management Fees	9,752.71	12,887.39	3,134.68	24.32	41,084.11	50,513.89	9,429.78	18.67	163,026.91	04.2024 Property Management fees.
59099-998	TOTAL MANAGEMENT FEES	9,752.71	12,887.39	3,134.68	24.32	41,084.11	50,513.89	9,429.78	18.67	163,026.91	
59100-000	PROFESSIONAL FEES										
59115-000	Audit and Tax Preparation Expenses	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A	0.00	
59150-000	Legal Expenses NonResident Related	32.08	0.00	-32.08	N/A	32.08	0.00	-32.08	N/A	0.00	
59199-998	TOTAL PROFESSIONAL FEES	32.08	0.00	-32.08	N/A	132.08	0.00	-132.08	N/A	0.00	
59200-000	TAX AND INSURANCE EXPENSE										
59260-000	Insurance Property and General Liability	35,282.07	35,282.07	0.00	0.00	141,128.28	140,655.80	-472.48	-0.34	422,912.36	04.2024 Insurance.
59320-000	Franchise Tax	1,988.18	1,055.00	-933.18	-88.45	7,952.72	4,220.00	-3,732.72	-88.45	12,660.00	04.2024 Franchise Tax.
59350-000	Taxes Real Estate	53,689.67	60,338.75	6,649.08	11.02	221,437.76	241,355.00	19,917.24	8.25	724,065.00	04.2024 Taxes.
59399-998	TOTAL TAX AND INSURANCE EXPENSES	90,959.92	96,675.82	5,715.90	5.91	370,518.76	386,230.80	15,712.04	4.07	1,159,637.36	
59899-998	TOTAL NONCONTROLLABLE EXPENSES	100,744.71	109,563.21	8,818.50	8.05	411,734.95	436,744.69	25,009.74	5.73	1,322,664.27	
59999-998	TOTAL OPERATING EXPENSES	217,813.13	263,236.16	45,423.03	17.26	912,860.76	986,116.01	73,255.25	7.43	2,958,806.80	
59999-999	NET OPERATING INCOME	115,250.29	167,443.37	-52,193.08	-31.17	498,275.03	702,080.45	-203,805.42	-29.03	2,488,623.69	
60001-000	NONOPERATING EXPENSES										
60002-000	ENTITY EXPENSES										
60050-000	Asset Mgmt Fee	6,635.39	8,591.59	1,956.20	22.77	27,790.16	33,675.92	5,885.76	17.48	108,684.60	04.2024 Asset management fees.
60380-000	Investor Fee	519.06	300.00	-219.06	-73.02	1,825.02	1,200.00	-625.02	-52.08	3,600.00	04.2024 Portal
60400-000	Legal Expenses Entity	0.00	360.00	360.00	100.00	640.25	1,440.00	799.75	55.54	18,960.00	
60600-000	Other Expenses Entity	14,517.01	525.00	-13,992.01	-2,665.14	20,017.01	2,100.00	-17,917.01	-853.19	6,300.00	Tax prep.
60999-998	TOTAL ENTITY EXPENSES	21,671.46	9,776.59	-11,894.87	-121.67	50,272.44	38,415.92	-11,856.52	-30.86	137,544.60	

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61000-000	LEASE UP COSTS										
61300-000	L/U Marketing	0.00	0.00	0.00	N/A	647.61	1,000.00	352.39	35.24	2,000.00	
61999-998	TOTAL LEASE UP COSTS	0.00	0.00	0.00	N/A	647.61	1,000.00	352.39	35.24	2,000.00	
63699-999	TOTAL NONOPERATING EXPENSES	21,671.46	9,776.59	-11,894.87	-121.67	50,920.05	39,415.92	-11,504.13	-29.19	139,544.60	
64001-000	CAPITAL ITEMS										
64100-000	CAPITAL ITEMS RECURRING										
64150-000	Cabinets Kitchen	0.00	0.00	0.00	N/A	1,045.00	0.00	-1,045.00	N/A	0.00	
64190-000	Dishwasher	405.94	0.00	-405.94	N/A	1,610.51	0.00	-1,610.51	N/A	0.00	One dishwasher occupied unit.
64195-000	Garbage Disposals	0.00	0.00	0.00	N/A	405.81	0.00	-405.81	N/A	0.00	
64200-000	Microwave and Range Hoods	62.79	0.00	-62.79	N/A	201.75	0.00	-201.75	N/A	0.00	One vent hood 228 occupied unit.
64250-000	Refrigerators	0.00	0.00	0.00	N/A	1,569.62	0.00	-1,569.62	N/A	0.00	
64270-000	Stoves	0.00	0.00	0.00	N/A	594.29	0.00	-594.29	N/A	0.00	
64295-000	Window Treatments	0.00	0.00	0.00	N/A	122.36	0.00	-122.36	N/A	0.00	
64299-998	TOTAL CAPITAL ITEMS RECURRING	468.73	0.00	-468.73	N/A	5,549.34	0.00	-5,549.34	N/A	0.00	
64300-000	CAPITAL NONRECURRING										
64335-000	Doors and Hardware	0.00	0.00	0.00	N/A	1,071.77	0.00	-1,071.77	N/A	0.00	
64351-000	Fire Units	0.00	0.00	0.00	N/A	-100,000.00	0.00	100,000.00	N/A	0.00	
64366-000	Interior Walls and Ceilings	615.00	0.00	-615.00	N/A	7,400.00	0.00	-7,400.00	N/A	0.00	Two occupied unit sheetrock repairs.
64410-000	Light Fixtures	0.00	0.00	0.00	N/A	23.62	0.00	-23.62	N/A	0.00	
64425-000	Plumbing Bath Sinks	112.26	0.00	-112.26	N/A	159.53	0.00	-159.53	N/A	0.00	Bath sinks for occupied units.
64426-000	Plumbing Interior	282.86	0.00	-282.86	N/A	282.86	0.00	-282.86	N/A	0.00	Faucets & kitchen sinks for occupied units.
64430-000	Plumbing Faucets	0.00	0.00	0.00	N/A	839.58	0.00	-839.58	N/A	0.00	
64445-000	Plumbing Toilets	421.10	0.00	-421.10	N/A	421.10	0.00	-421.10	N/A	0.00	Three occupied toilets.
64499-998	TOTAL CAPITAL NONRECURRING	1,431.22	0.00	-1,431.22	N/A	-89,801.54	0.00	89,801.54	N/A	0.00	
65000-000	CAPITAL REHAB										
65110-000	Access Gates	910.00	0.00	-910.00	N/A	1,125.21	0.00	-1,125.21	N/A	0.00	Pedestrian gate repairs leasing office and bldg. 2/3.
65136-000	Building Improvements Int	0.00	0.00	0.00	N/A	2,100.00	0.00	-2,100.00	N/A	0.00	
65137-000	Building Improvements Ext	875.00	0.00	-875.00	N/A	6,913.19	0.00	-6,913.19	N/A	0.00	Replaced fallen gutter on leasing office.
65200-000	Carpet	3,133.95	0.00	-3,133.95	N/A	9,926.95	0.00	-9,926.95	N/A	0.00	Five Carpet installs.

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
65210-000	Fire Units	4,084.62	0.00	-4,084.62	N/A	4,084.62	0.00	-4,084.62	N/A	0.00	Fire loss- Copier, Key machine, Supplies.
65320-000	Electrical	-2.69	0.00	2.69	N/A	677.63	0.00	-677.63	N/A	0.00	
65400-000	Garbage Disposals	2.69	0.00	-2.69	N/A	274.54	0.00	-274.54	N/A	0.00	
65420-000	HVAC and Other Mechanical	3,262.56	0.00	-3,262.56	N/A	7,413.72	0.00	-7,413.72	N/A	0.00	Three HVAC replacements.
65441-000	Interior Rehab Labor	22,398.41	0.00	-22,398.41	N/A	101,712.47	0.00	-101,712.47	N/A	0.00	04.2024 Reno labor.
65610-000	Maintenance Tools	2,062.77	0.00	-2,062.77	N/A	2,171.18	0.00	-2,171.18	N/A	0.00	Dehumidifier
65620-000	Microwave and Range Hoods	62.79	0.00	-62.79	N/A	522.00	0.00	-522.00	N/A	0.00	Vent hood unit 355
65680-000	Plumbing Other	0.00	0.00	0.00	N/A	24,275.82	0.00	-24,275.82	N/A	0.00	Delta valves and plumbing caps for road construction
65720-000	Pool and Spa	0.00	0.00	0.00	N/A	172.63	0.00	-172.63	N/A	0.00	
65760-000	Refrigerators	0.00	0.00	0.00	N/A	784.81	0.00	-784.81	N/A	0.00	
65770-000	Rehab Packages	6,295.71	0.00	-6,295.71	N/A	28,106.71	0.00	-28,106.71	N/A	0.00	04.2024 Renovation packages.
65800-000	Stoves	588.27	0.00	-588.27	N/A	588.27	0.00	-588.27	N/A	0.00	One stove.
65930-000	Vinyl	4,180.52	0.00	-4,180.52	N/A	11,921.93	0.00	-11,921.93	N/A	0.00	Six vinyl installs.
65990-000	Windows and Shutters	0.00	0.00	0.00	N/A	215.83	0.00	-215.83	N/A	0.00	
65999-998	TOTAL CAPITAL REHAB	47,854.60	0.00	-47,854.60	N/A	202,987.51	0.00	-202,987.51	N/A	0.00	
69899-999	TOTAL CAPITAL ITEMS	49,754.55	0.00	-49,754.55	N/A	118,735.31	0.00	-118,735.31	N/A	0.00	
70001-000	INTEREST AND DEBT SERVICE										
70500-000	Interest Expense 1st Lien	94,797.14	93,014.00	-1,783.14	-1.92	373,072.61	372,056.00	-1,016.61	-0.27	1,116,168.00	04.2024 Interest.
70899-998	TOTAL INTEREST AND OTHER DEBT SERVICE EXPENSES	94,797.14	93,014.00	-1,783.14	-1.92	373,072.61	372,056.00	-1,016.61	-0.27	1,116,168.00	
99998-999	TOTAL NET INCOME	-50,972.86	64,652.78	-115,625.64	-178.84	-44,452.94	290,608.53	-335,061.47	-115.30	1,232,911.09	