

Budget Comparison

Period = May 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	432,726.00	441,487.00	-8,761.00	-1.98	2,160,730.00	2,178,185.00	-17,455.00	-0.80	5,392,314.00	05.2024 Market rent reflects an average rent of \$1058.01 and an average price per SF of \$1.32.
41200-000	HAP Rent	740.00	1,858.00	-1,118.00	-60.17	2,968.00	9,290.00	-6,322.00	-68.05	22,296.00	05.2024 HAP Rent Unit 142.
41900-000	LossGain to Lease	-47,851.83	-21,189.06	-26,662.77	-125.83	-238,573.94	-145,284.33	-93,289.61	-64.21	-173,305.08	05.2024 Loss to lease.
41999-999	TOTAL GROSS POTENTIAL RENT	385,614.17	422,155.94	-36,541.77	-8.66	1,925,124.06	2,042,190.67	-117,066.61	-5.73	5,241,304.92	
42000-000	OTHER RENTAL INCOME ALLOWANCES										
42200-000	Less: Admin	-830.00	0.00	-830.00	N/A	-1,660.00	0.00	-1,660.00	N/A	0.00	Temporary leasing office due to Office fire.
42300-000	Less: Concessions One Time	-13,574.84	-5,500.00	-8,074.84	-146.82	-45,237.70	-27,500.00	-17,737.70	-64.50	-66,000.00	05.2024 Concessions are reflective of 21 Move ins with 1/2 off their first months rent.
42450-000	Less: Down	-1,300.00	0.00	-1,300.00	N/A	-6,500.00	0.00	-6,500.00	N/A	0.00	#115 Down due to fire.
42500-000	Less: Employee Units	0.00	1,100.00	-1,100.00	-100.00	-1,311.60	5,500.00	-6,811.60	-123.85	13,200.00	
42550-000	Less: Models	-1,020.00	-1,120.00	100.00	8.93	-5,100.00	-5,600.00	500.00	8.93	-13,440.00	05.2024 Model unit 111
42600-000	Less: Vacancy	-59,266.88	-24,887.75	-34,379.13	-138.14	-236,327.03	-125,969.35	-110,357.68	-87.61	-297,411.23	05.2024 Average occupancy reflects 86.30%
42680-000	Less: WriteOffs	-19,346.94	-26,489.22	7,142.28	26.96	-158,127.55	-130,691.10	-27,436.45	-20.99	-323,538.84	Ten move outs with uncollected rent.
42800-000	Plus: Recovery Bad Debt	2,640.00	0.00	2,640.00	N/A	4,540.00	0.00	4,540.00	N/A	0.00	Rhino recovery for unit 104.
42909-998	TOTAL OTHER RENTAL INCOME	-92,698.66	-56,896.97	-35,801.69	-62.92	-449,723.88	-284,260.45	-165,463.43	-58.21	-687,190.07	
42909-999	TOTAL NET RENTAL INCOME	292,915.51	365,258.97	-72,343.46	-19.81	1,475,400.18	1,757,930.22	-282,530.04	-16.07	4,554,114.85	
43000-000	PARKING AND STORAGE INCOME										
43100-000	CARPORT INCOME										
43110-000	Carport	1,851.83	2,150.00	-298.17	-13.87	9,670.13	10,500.00	-829.87	-7.90	26,250.00	67 Carport rentals charged at an average of \$27.64/each.
43199-999	TOTAL CARPORT INCOME	1,851.83	2,150.00	-298.17	-13.87	9,670.13	10,500.00	-829.87	-7.90	26,250.00	
43200-000	GARAGE INCOME										

Budget Comparison

Period = May 2024
Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
43210-000	Garage	1,353.33	1,400.00	-46.67	-3.33	6,856.67	6,750.00	106.67	1.58	17,250.00	14 Garages rented at an average of \$96.67/each.
43299-999	TOTAL GARAGE INCOME	1,353.33	1,400.00	-46.67	-3.33	6,856.67	6,750.00	106.67	1.58	17,250.00	
43999-999	TOTAL PARKING AND STORAGE	3,205.16	3,550.00	-344.84	-9.71	16,526.80	17,250.00	-723.20	-4.19	43,500.00	
45000-000	OTHER INCOME										
45100-000	Admin Fees	774.00	3,600.00	-2,826.00	-78.50	3,850.00	17,100.00	-13,250.00	-77.49	39,900.00	48 Admin fees collected at an average of \$16.13/each.
45110-000	Application Fees	941.00	2,700.00	-1,759.00	-65.15	6,808.00	12,825.00	-6,017.00	-46.92	29,925.00	48 Application fees collected at an average of 19.60/each.
45210-000	Electric Commission	0.00	0.00	0.00	N/A	0.00	700.00	-700.00	-100.00	1,400.00	
45250-000	Evict/Legal Reimbursement	1,744.00	0.00	1,744.00	N/A	12,232.00	0.00	12,232.00	N/A	0.00	Eight eviction filing charge backs.
45270-000	Gate Access Fee	1,335.27	1,359.00	-23.73	-1.75	5,911.38	5,885.00	26.38	0.45	17,937.00	05.2024 Gate access fees.
45400-000	Late Charges	8,363.87	9,500.00	-1,136.13	-11.96	48,125.32	47,500.00	625.32	1.32	114,000.00	94 Late paying residents charged an average of \$88.98 each.
45420-000	Laundry Commissions	0.00	0.00	0.00	N/A	297.18	600.00	-302.82	-50.47	1,200.00	
45470-000	Locks and Keys	268.00	550.00	-282.00	-51.27	2,233.00	2,750.00	-517.00	-18.80	6,600.00	Four move outs and two current residents charged for lock changes.
45500-000	Month to Month Fees	540.00	1,000.00	-460.00	-46.00	2,213.33	5,000.00	-2,786.67	-55.73	12,000.00	Three Month to month residents charged an average of \$180 each.
45510-000	Move Out Damages/Carpet	7,551.09	6,300.00	1,251.09	19.86	38,938.80	31,500.00	7,438.80	23.62	75,600.00	21 Move outs charged for damages beyond normal wear and tear.
45550-000	NSF Fees	60.00	90.00	-30.00	-33.33	1,285.00	450.00	835.00	185.56	1,080.00	Two NSF charged backs.
45700-000	Pet Fees	0.00	250.00	-250.00	-100.00	0.00	750.00	-750.00	-100.00	1,500.00	
45710-000	Pet Rent	137.50	600.00	-462.50	-77.08	1,443.00	2,400.00	-957.00	-39.88	7,600.00	18 Pet rents charged at an average of \$7.61/each
45730-000	Reimbursement Electric	757.37	550.00	207.37	37.70	1,979.38	2,750.00	-770.62	-28.02	6,600.00	05.2024 Electric reimbursement.

Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
45750-000	Reimbursement Pest Control	1,869.78	1,732.50	137.28	7.92	9,272.00	8,649.00	623.00	7.20	20,814.76	05.2024 Pest control reimbursement.
45760-000	Reimbursement Trash	2,804.76	2,598.75	206.01	7.93	13,892.98	12,973.51	919.47	7.09	31,222.14	05.2024 Trash reimbursement.
45770-000	Reimbursement Utility Fee	1,383.75	1,299.38	84.37	6.49	6,901.94	6,486.76	415.18	6.40	15,611.08	05.2024 Utility fee reimbursements.
45771-000	TCEQ	77.82	90.00	-12.18	-13.53	348.34	450.00	-101.66	-22.59	1,080.00	05.2024 TCEQ.
45780-000	Reimbursement Water	8,288.79	10,893.54	-2,604.75	-23.91	52,953.32	54,467.70	-1,514.38	-2.78	130,722.49	05.2024 Water reimbursement.
45781-000	Reimbursement Sewage	11,132.70	15,595.04	-4,462.34	-28.61	70,472.15	77,975.20	-7,503.05	-9.62	187,140.42	05.2024 Sewage reimbursement.
45782-000	Reimbursement Drainage	1,394.94	956.34	438.60	45.86	5,740.80	4,774.25	966.55	20.25	11,489.75	05.2024 Drainage reimbursement.
45783-000	Reimbursement Gas	2,913.38	2,700.00	213.38	7.90	14,786.18	13,500.00	1,286.18	9.53	32,400.00	05.2024 Gas reimbursement.
45800-000	Resident Insurance Premiums	3,599.60	4,112.64	-513.04	-12.47	18,075.40	20,563.20	-2,487.80	-12.10	49,351.68	05.2024 Renters insurance 352 enrollments.
45810-000	Resident One Bill Fee	2,346.50	1,800.00	546.50	30.36	11,642.50	9,000.00	2,642.50	29.36	21,600.00	05.2024 Credit builder.
45850-000	Transfer Fees	300.00	0.00	300.00	N/A	900.00	400.00	500.00	125.00	1,600.00	One transfer fee.
45860-000	TV/Cable Commissions	1,932.34	0.00	1,932.34	N/A	5,912.34	0.00	5,912.34	N/A	0.00	05.2024 TV/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	125.00	200.00	160.00	300.00	
45900-000	Write Offs Collection Loss	-17,046.79	-4,098.13	-12,948.66	-315.97	-104,456.51	-20,381.67	-84,074.84	-412.50	-49,127.64	10 move outs with charges other than rent uncollected.
45990-000	Miscellaneous Income	6,679.08	6,679.08	0.00	0.00	33,395.40	33,395.40	0.00	0.00	80,148.96	Expected property tax refund.
45999-999	TOTAL OTHER INCOME	50,148.75	70,883.14	-20,734.39	-29.25	265,478.23	352,708.35	-87,230.12	-24.73	849,815.64	
49999-999	TOTAL REVENUE	346,269.42	439,692.11	-93,422.69	-21.25	1,757,405.21	2,127,888.57	-370,483.36	-17.41	5,447,430.49	
50000-000	OPERATING EXPENSES										
50100-000	CONTROLLABLE EXPENSES										
51100-000	OFFICE PAYROLL										
51110-000	General Manager Payroll	8,319.24	5,546.15	-2,773.09	-50.00	29,709.60	30,503.83	794.23	2.60	72,099.96	05.2024 Manager payroll.
51115-000	Assistant Manager Payroll	4,146.64	3,520.00	-626.64	-17.80	15,266.00	19,360.00	4,094.00	21.15	45,760.00	05.2024 Assistant manager payroll.
51150-000	Leasing Consultant Payroll	3,137.88	5,603.20	2,465.32	44.00	23,071.01	30,817.60	7,746.59	25.14	72,841.60	05.2024 Leasing payroll.

Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
51170-000	Office Overtime	784.35	0.00	-784.35	N/A	4,788.52	0.00	-4,788.52	N/A	0.00	05.2024 Office overtime.
51175-000	Bonuses	2,350.00	3,624.25	1,274.25	35.16	18,234.96	15,660.75	-2,574.21	-16.44	39,876.25	04.2024 Leasing (14) and Renewal (12) commissions.
51180-000	NOI Bonuses	0.00	0.00	0.00	N/A	0.00	4,950.00	4,950.00	100.00	22,350.00	
51199-998	TOTAL OFFICE PAYROLL	18,738.11	18,293.60	-444.51	-2.43	91,070.09	101,292.18	10,222.09	10.09	252,927.81	
51200-000	MAINTENANCE SERVICE PAYROLL										
51210-000	Make Ready Payroll	3,669.80	5,355.20	1,685.40	31.47	3,669.80	29,453.60	25,783.80	87.54	69,617.60	05.2024 Make ready payroll.
51230-000	Maintenance Supervisor Payroll	1,280.85	4,944.00	3,663.15	74.09	19,962.91	27,192.00	7,229.09	26.59	64,272.00	05.2024 Maintenance supervisor payroll.
51235-000	Maintenance Technician Payroll	9,838.56	3,790.40	-6,048.16	-159.57	36,767.43	20,847.20	-15,920.23	-76.37	49,275.20	05.2024 Maintenance technician payroll.
51240-000	Maintenance Overtime	2,060.20	1,500.00	-560.20	-37.35	9,425.67	7,500.00	-1,925.67	-25.68	18,000.00	05.2024 Maintenance overtime.
51270-000	Porter /Janitor Payroll	6,647.33	5,026.40	-1,620.93	-32.25	25,186.56	27,645.20	2,458.64	8.89	65,343.20	05.2024 Porter and housekeeper payroll.
51299-998	TOTAL MAINTENANCE SERVICE PAYROLL	23,496.74	20,616.00	-2,880.74	-13.97	95,012.37	112,638.00	17,625.63	15.65	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	1,250.00	972.80	77.82	3,000.00	
51699-998	TOTAL CORPORATE PAYROLL	0.00	250.00	250.00	100.00	217.60	1,250.00	1,032.40	82.59	3,000.00	
51700-000	CONTRACT LABOR										
51760-000	Contract Labor Office	2,604.00	0.00	-2,604.00	N/A	4,547.81	0.00	-4,547.81	N/A	0.00	Temp invoices-historical and current.
51799-998	TOTAL CONTRACT LABOR	2,604.00	0.00	-2,604.00	N/A	4,547.81	0.00	-4,547.81	N/A	0.00	
51899-998	TOTAL PAYROLL EXPENSE	44,838.85	39,159.60	-5,679.25	-14.50	190,847.87	215,180.18	24,332.31	11.31	522,435.81	
51900-000	PAYROLL BURDEN										
51910-000	Drug Screening	107.00	0.00	-107.00	N/A	180.00	50.00	-130.00	-260.00	200.00	05.2024 Employee screening.
51915-000	Employee Rent	1,306.00	0.00	-1,306.00	N/A	5,224.00	0.00	-5,224.00	N/A	0.00	05.2024 Employee rent.
51920-000	Health Insurance/Other Emp. Benefits	2,049.41	2,117.50	68.09	3.22	10,191.42	10,587.50	396.08	3.74	25,410.00	05.2024 Health insurance.
51925-000	Payroll Processing Fees	915.79	714.56	-201.23	-28.16	3,757.75	3,930.08	172.33	4.38	9,289.28	05.2024 Payroll processing fees.

Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
51930-000	Payroll Taxes	3,317.33	3,127.17	-190.16	-6.08	16,272.97	17,199.44	926.47	5.39	40,653.22	05.2024 Payroll taxes.
51935-000	Workmens Compensation	256.20	435.26	179.06	41.14	1,566.35	2,393.92	827.57	34.57	5,658.36	05.2024 Workemens Comp.
51999-998	TOTAL PAYROLL BURDEN	7,951.73	6,394.49	-1,557.24	-24.35	37,192.49	34,160.94	-3,031.55	-8.87	81,210.86	
51999-999	TOTAL PAYROLL RELATED EXPENSE AND BURDEN	52,790.58	45,554.09	-7,236.49	-15.89	228,040.36	249,341.12	21,300.76	8.54	603,646.67	
52000-000	GENERAL AND ADMINISTRATIVE										
52050-000	Answering Service	99.00	100.00	1.00	1.00	495.00	500.00	5.00	1.00	1,200.00	05.2024 Answering service.
52090-000	Bank Fees	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00	
52100-000	Cell Phones and Pagers	-50.00	100.00	150.00	150.00	350.00	500.00	150.00	30.00	1,200.00	05.2024 Cell phones with a 04.2024 accrual correction.
52120-000	Computer Hardware and Repair	447.65	380.00	-67.65	-17.80	1,967.65	1,900.00	-67.65	-3.56	4,560.00	05.2024 IT and support.
52130-000	Computer Software	1,976.83	1,972.00	-4.83	-0.24	9,884.35	9,860.00	-24.35	-0.25	23,664.00	05.2024 Yardi.
52160-000	Credit and Criminal Reports	1,175.53	1,100.00	-75.53	-6.87	6,638.26	5,500.00	-1,138.26	-20.70	13,200.00	05.2024 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	639.32	714.00	74.68	10.46	1,713.60	05.2024 Training.
52210-000	Eviction Related Expenses	2,278.88	1,500.00	-778.88	-51.93	24,858.38	7,500.00	-17,358.38	-231.45	18,000.00	05.2024 Eviction expenses.
52220-000	Payment Processing	0.00	75.00	75.00	100.00	125.00	375.00	250.00	66.67	900.00	
52240-000	License_ Fees and Permits	0.00	1,280.00	1,280.00	100.00	2,308.39	4,340.00	2,031.61	46.81	11,565.00	
52300-000	Misc. Administrative Expenses	0.00	0.00	0.00	N/A	-167.58	0.00	167.58	N/A	0.00	
52310-000	Office Equipment Leased	132.03	375.00	242.97	64.79	1,539.25	1,875.00	335.75	17.91	4,500.00	05.2024 Copier lease expense.
52350-000	Office Supplies	238.71	215.00	-23.71	-11.03	1,282.61	1,075.00	-207.61	-19.31	2,580.00	Legal, color and regular size copy paper.
52370-000	Postage and Delivery	57.40	100.00	42.60	42.60	308.37	500.00	191.63	38.33	1,200.00	05.2024 Postage.
52380-000	Renters Insurance	2,088.77	3,067.34	978.57	31.90	10,802.07	15,336.70	4,534.63	29.57	36,808.13	05.2024 Renters insurance.
52400-000	Travel and Meals	0.00	50.00	50.00	100.00	22.95	250.00	227.05	90.82	600.00	
52410-000	Uniforms	0.00	0.00	0.00	N/A	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	8,572.65	10,557.14	1,984.49	18.80	65,098.33	52,950.70	-12,147.63	-22.94	127,590.73	

Budget Comparison

Period = May 2024
Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
52500-000	MARKETING										
52520-000	Advertising Collateral	683.86	300.00	-383.86	-127.95	683.86	600.00	-83.86	-13.98	1,200.00	500 Brochures.
52540-000	Advertising	155.93	0.00	-155.93	N/A	155.93	0.00	-155.93	N/A	0.00	Front office Balloons.
Flags/Banners/Balloons/Signs											
52550-000	Advertising Internet	3,757.88	3,800.00	42.12	1.11	18,407.11	19,000.00	592.89	3.12	45,600.00	05.2024 Rentable and Google PPC, SEO and Pro.
52600-000	Community Events	0.00	100.00	100.00	100.00	1,079.53	1,200.00	120.47	10.04	3,700.00	
52700-000	Leasing Hospitality	0.00	125.00	125.00	100.00	40.05	625.00	584.95	93.59	1,500.00	
52750-000	Locator Commissions	0.00	500.00	500.00	100.00	5,850.00	2,500.00	-3,350.00	-134.00	6,000.00	
52800-000	Marketing Dues	634.02	634.02	0.00	0.00	3,497.30	3,170.10	-327.20	-10.32	7,608.24	05.2024 Marketing dues and Chat IQ.
52860-000	Promotions and Outreach	43.12	50.00	6.88	13.76	43.12	250.00	206.88	82.75	600.00	Large check image for giveaway.
52900-000	Resident Referrals	0.00	250.00	250.00	100.00	3,250.00	1,250.00	-2,000.00	-160.00	3,000.00	
52999-999	TOTAL MARKETING EXPENSE	5,274.81	5,759.02	484.21	8.41	33,006.90	28,595.10	-4,411.80	-15.43	69,208.24	
53000-000	REPAIRS AND MAINTENANCE										
53001-000	GENERAL MAINTENANCE										
53070-000	Appliance Parts and Service	0.00	600.00	600.00	100.00	935.96	3,000.00	2,064.04	68.80	7,200.00	
53100-000	Carpet Cleaning Occupied Apartments	195.00	200.00	5.00	2.50	290.00	1,000.00	710.00	71.00	2,400.00	#250 carpet cleaning.
53150-000	Cleaning Supplies	751.22	350.00	-401.22	-114.63	3,430.39	1,750.00	-1,680.39	-96.02	4,200.00	Assorted size trash bags, gloves, Windex, bleach, 409, peroxide and urine remover.
53200-000	Doors and Hardware	0.00	200.00	200.00	100.00	381.02	1,000.00	618.98	61.90	2,400.00	
53260-000	Electrical Supplies	0.00	150.00	150.00	100.00	231.74	750.00	518.26	69.10	1,800.00	
53410-000	HVAC Supplies	2,769.13	2,000.00	-769.13	-38.46	6,993.27	8,250.00	1,256.73	15.23	19,850.00	Purchase of various size capacitors/transf ormers, freon, 5 fan motors, filters and coil cleaner.
53500-000	Light Bulbs	0.00	300.00	300.00	100.00	693.20	1,500.00	806.80	53.79	3,600.00	
53550-000	Locks and Keys	552.30	700.00	147.70	21.10	2,005.37	3,500.00	1,494.63	42.70	8,400.00	Purchase of deadbolts, mailbox locks, and padlocks.
53610-000	Maintenance Supplies	156.80	200.00	43.20	21.60	287.20	1,000.00	712.80	71.28	2,400.00	Purchase of gloves, spray bottle and various size batteries.
53650-000	Misc. Maint./Operating	0.00	0.00	0.00	N/A	420.14	0.00	-420.14	N/A	0.00	

Budget Comparison

Period = May 2024
Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
53760-000	Plumbing Supplies	660.83	1,000.00	339.17	33.92	2,826.37	4,700.00	1,873.63	39.86	11,200.00	Showers head, tub spouts, toilet supply line, toilet tank valve, and flapper ball.
53850-000	Tools and Maintenance Equipment	23.30	0.00	-23.30	N/A	95.31	0.00	-95.31	N/A	0.00	Digital kitchen scale.
53880-000	Vehicle and Golf Cart Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,000.00	
53900-000	Water Backflow Testing and Repair	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00	
53999-999	TOTAL GENERAL MAINTENANCE EXPENSE	5,108.58	5,700.00	591.42	10.38	18,589.97	27,450.00	8,860.03	32.28	64,950.00	
54000-000	GROUPS										
54120-000	Grounds Supplies	0.00	125.00	125.00	100.00	0.00	625.00	625.00	100.00	1,500.00	
54499-998	TOTAL GROUNDS	0.00	125.00	125.00	100.00	0.00	625.00	625.00	100.00	1,500.00	
54500-000	RECREATIONAL AMENITIES										
54650-000	Dog Park Supplies	0.00	125.00	125.00	100.00	0.00	625.00	625.00	100.00	1,500.00	
54750-000	Exercise Room Supplies	0.00	185.00	185.00	100.00	0.00	370.00	370.00	100.00	740.00	
54930-000	Pool Supplies	0.00	650.00	650.00	100.00	729.96	1,750.00	1,020.04	58.29	9,250.00	
54960-000	Safety	0.00	100.00	100.00	100.00	134.51	500.00	365.49	73.10	1,200.00	
54999-998	TOTAL RECREATIONAL AND AMENITIES EXPENSE	0.00	1,060.00	1,060.00	100.00	864.47	3,245.00	2,380.53	73.36	12,690.00	
55000-000	TURNOVER COSTS										
55050-000	Apartment Cleans	0.00	105.00	105.00	100.00	0.00	892.50	892.50	100.00	2,047.50	
55051-000	Air Duct Cleaning	0.00	0.00	0.00	N/A	324.75	0.00	-324.75	N/A	0.00	
55220-000	Paint and Drywall repairs	0.00	400.00	400.00	100.00	0.00	3,400.00	3,400.00	100.00	7,800.00	
55230-000	Carpet Cleaning Vacant	0.00	100.00	100.00	100.00	0.00	850.00	850.00	100.00	1,950.00	
55700-000	Paint/Drywall and Supplies	31.11	250.00	218.89	87.56	31.11	2,125.00	2,093.89	98.54	4,875.00	Caulk.
55710-000	Painting Vacant	0.00	700.00	700.00	100.00	0.00	5,950.00	5,950.00	100.00	13,650.00	
55800-000	Resurfacing - Tubs Counters	0.00	440.00	440.00	100.00	1,245.00	3,720.00	2,475.00	66.53	8,560.00	
55999-998	TOTAL TURNOVER COSTS	31.11	1,995.00	1,963.89	98.44	1,600.86	16,937.50	15,336.64	90.55	38,882.50	
55999-999	TOTAL REPAIRS AND MAINTENANCE	5,139.69	8,880.00	3,740.31	42.12	21,055.30	48,257.50	27,202.20	56.37	118,022.50	
56000-000	CONTRACTS										
56050-000	Access Gate and Entry System Repairs	343.24	345.00	1.76	0.51	1,716.20	1,725.00	8.80	0.51	4,140.00	05.2024 Gatewise.
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	6,310.00	8,500.00	2,190.00	25.76	29,915.00	42,500.00	12,585.00	29.61	102,000.00	05.2024 Patrol service.
56160-000	Emergency Phones	422.19	0.00	-422.19	N/A	844.38	405.00	-439.38	-108.49	1,620.00	Q2'2024 Emergency phones.
56170-000	Key Maintenance	74.57	85.00	10.43	12.27	356.99	425.00	68.01	16.00	1,020.00	05.2024 Handi-trac
56400-000	Alarm Monitor	58.34	80.00	21.66	27.08	365.85	400.00	34.15	8.54	960.00	05.2024 Alarm monitoring.

Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
56410-000	Landscape	4,147.71	4,027.00	-120.71	-3.00	20,449.40	20,135.00	-314.40	-1.56	48,324.00	05.2024 Landscaping.
56560-000	Pest Control	726.67	640.00	-86.67	-13.54	6,638.47	6,847.03	208.56	3.05	11,327.03	05.2024 Pest control with #279 viper treatment.
56710-000	Satellite and Internet	88.49	190.00	101.51	53.43	1,147.57	950.00	-197.57	-20.80	2,280.00	05.2024 Internet.
56800-000	Fitness Contract	-254.39	0.00	254.39	N/A	254.39	275.00	20.61	7.49	1,100.00	05.2024 Fitness contract.
56999-998	TOTAL CONTRACTS EXPENSES	11,916.82	13,867.00	1,950.18	14.06	61,688.25	73,662.03	11,973.78	16.26	173,771.03	
58000-000	UTILITIES										
58210-000	Electric Common Area	2,969.47	2,890.00	-79.47	-2.75	16,898.75	14,450.00	-2,448.75	-16.95	34,680.00	05.2024 Common area electric.
58290-000	Electric Vacant	2,582.45	1,500.00	-1,082.45	-72.16	9,484.14	7,500.00	-1,984.14	-26.46	18,000.00	05.2024 Vacant electric.
58310-000	Gas Common Area	2,249.98	3,000.00	750.02	25.00	13,803.40	15,000.00	1,196.60	7.98	36,000.00	05.2024 Gas.
58650-000	Sewer Master/House Meter	5,151.97	18,347.10	13,195.13	71.92	68,898.12	91,735.50	22,837.38	24.89	220,165.20	05.2024 Sewer.
58700-000	Trash Removal	3,179.00	3,000.00	-179.00	-5.97	15,796.44	15,000.00	-796.44	-5.31	36,000.00	05.2024 Trash.
58750-000	Telephone	70.93	205.00	134.07	65.40	922.03	1,025.00	102.97	10.05	2,817.00	05.2024 Phones.
58850-000	Drainage fee	564.26	565.00	0.74	0.13	3,485.02	2,825.00	-660.02	-23.36	6,780.00	05.2024 Drainage fee with 04.2024 accrual correction.
58851-000	TCEQ Fee	14.62	100.00	85.38	85.38	269.40	500.00	230.60	46.12	1,200.00	05.2024 TCEQ Fee with 04.2024 accrual correction.
58890-000	Utility Billing Fee	2,924.88	2,872.50	-52.38	-1.82	18,471.49	14,362.50	-4,108.99	-28.61	34,470.00	05.2024 Utility fee.
58910-000	Water Master/House Meter	3,657.24	12,815.93	9,158.69	71.46	51,267.23	64,079.65	12,812.42	19.99	153,791.16	05.2024 Rubs.
58998-999	TOTAL UTILITIES	23,364.80	45,295.53	21,930.73	48.42	199,296.02	226,477.65	27,181.63	12.00	543,903.36	
58999-999	TOTAL CONTROLLABLE EXPENSES	107,059.35	129,912.78	22,853.43	17.59	608,185.16	679,284.10	71,098.94	10.47	1,636,142.53	
59000-000	NONCONTROLLABLE EXPENSES										
59001-000	MANAGEMENT FEES										
59010-000	Property Management Fees	10,187.71	13,157.76	2,970.05	22.57	51,271.82	63,671.65	12,399.83	19.47	163,026.91	05.2024 Property Management Fees.
59099-998	TOTAL MANAGEMENT FEES	10,187.71	13,157.76	2,970.05	22.57	51,271.82	63,671.65	12,399.83	19.47	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	0.00	0.00	0.00	N/A	32.08	0.00	-32.08	N/A	0.00	
59199-998	TOTAL PROFESSIONAL FEES	0.00	0.00	0.00	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	176,410.35	175,937.87	-472.48	-0.27	422,912.36	05.2024 Property Insurance.

Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
59320-000	Franchise Tax	1,988.18	1,055.00	-933.18	-88.45	9,940.90	5,275.00	-4,665.90	-88.45	12,660.00	05.2024 Franchise tax.
59350-000	Taxes Real Estate	53,689.67	60,338.75	6,649.08	11.02	275,127.43	301,693.75	26,566.32	8.81	724,065.00	05.2024 Taxes.
59399-998	TOTAL TAX AND INSURANCE EXPENSES	90,959.92	96,675.82	5,715.90	5.91	461,478.68	482,906.62	21,427.94	4.44	1,159,637.36	
59899-998	TOTAL NONCONTROLLABLE EXPENSES	101,147.63	109,833.58	8,685.95	7.91	512,882.58	546,578.27	33,695.69	6.16	1,322,664.27	
59999-998	TOTAL OPERATING EXPENSES	208,206.98	239,746.36	31,539.38	13.16	1,121,067.74	1,225,862.37	104,794.63	8.55	2,958,806.80	
59999-999	NET OPERATING INCOME	138,062.44	199,945.75	-61,883.31	-30.95	636,337.47	902,026.20	-265,688.73	-29.45	2,488,623.69	
60001-000	NONOPERATING EXPENSES										
60002-000	ENTITY EXPENSES										
60050-000	Asset Mgmt Fee	6,925.39	8,771.84	1,846.45	21.05	34,715.55	42,447.76	7,732.21	18.22	108,684.60	05.2024 Asset Mgmt fee.
60380-000	Investor Fee	0.00	300.00	300.00	100.00	1,825.02	1,500.00	-325.02	-21.67	3,600.00	
60400-000	Legal Expenses Entity	-125.00	15,000.00	15,125.00	100.83	515.25	16,440.00	15,924.75	96.87	18,960.00	Credit for an uncashed registered agent check.
60600-000	Other Expenses Entity	1,751.00	525.00	-1,226.00	-233.52	21,768.01	2,625.00	-19,143.01	-729.26	6,300.00	Marcum LLC 2023 Business tax.
60999-998	TOTAL ENTITY EXPENSES	8,551.39	24,596.84	16,045.45	65.23	58,823.83	63,012.76	4,188.93	6.65	137,544.60	
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	8,551.39	24,596.84	16,045.45	65.23	59,471.44	64,012.76	4,541.32	7.09	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	
64175-000	Ceiling Fans/Light Fixtures	74.69	0.00	-74.69	N/A	74.69	0.00	-74.69	N/A	0.00	#319 Ceiling fan.
64190-000	Dishwasher	0.00	0.00	0.00	N/A	1,610.51	0.00	-1,610.51	N/A	0.00	
64195-000	Garbage Disposals	321.47	0.00	-321.47	N/A	727.28	0.00	-727.28	N/A	0.00	Two garbage disposals.
64200-000	Microwave and Range Hoods	0.00	0.00	0.00	N/A	201.75	0.00	-201.75	N/A	0.00	
64250-000	Refrigerators	784.81	0.00	-784.81	N/A	2,354.43	0.00	-2,354.43	N/A	0.00	Refrigerator replacement for #343.
64270-000	Stoves	594.29	0.00	-594.29	N/A	1,188.58	0.00	-1,188.58	N/A	0.00	Stove replacement for #131.
64280-000	Tile/Vinyl	81.22	0.00	-81.22	N/A	81.22	0.00	-81.22	N/A	0.00	Concrete floor leveler.
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	1,856.48	0.00	-1,856.48	N/A	7,405.82	0.00	-7,405.82	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	

Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
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	2,535.00	0.00	-2,535.00	N/A	9,935.00	0.00	-9,935.00	N/A	0.00	Six interior repairs due to water leaks.
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	0.00	0.00	0.00	N/A	159.53	0.00	-159.53	N/A	0.00	
64426-000	Plumbing Interior	0.00	0.00	0.00	N/A	282.86	0.00	-282.86	N/A	0.00	
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	0.00	0.00	0.00	N/A	421.10	0.00	-421.10	N/A	0.00	
64499-998	TOTAL CAPITAL NONRECURRING	2,535.00	0.00	-2,535.00	N/A	-87,266.54	0.00	87,266.54	N/A	0.00	
65000-000	CAPITAL REHAB										
65110-000	Access Gates	0.00	0.00	0.00	N/A	1,125.21	0.00	-1,125.21	N/A	0.00	
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	0.00	0.00	0.00	N/A	6,913.19	0.00	-6,913.19	N/A	0.00	
65200-000	Carpet	0.00	0.00	0.00	N/A	9,926.95	0.00	-9,926.95	N/A	0.00	
65210-000	Fire Units	38,116.21	0.00	-38,116.21	N/A	42,200.83	0.00	-42,200.83	N/A	0.00	Handystrac replacement cost, 115 Fire loss and Computers for office fire loss.
65300-000	Doors and Hardware	1,702.54	0.00	-1,702.54	N/A	1,702.54	0.00	-1,702.54	N/A	0.00	Three patio glass door replacements.
65320-000	Electrical	0.00	0.00	0.00	N/A	677.63	0.00	-677.63	N/A	0.00	
65400-000	Garbage Disposals	0.00	0.00	0.00	N/A	274.54	0.00	-274.54	N/A	0.00	
65420-000	HVAC and Other Mechanical	1,555.83	0.00	-1,555.83	N/A	8,969.55	0.00	-8,969.55	N/A	0.00	#278 two ton A/C.
65441-000	Interior Rehab Labor	45,615.78	0.00	-45,615.78	N/A	147,328.25	0.00	-147,328.25	N/A	0.00	05.2024 Rehab labor.
65610-000	Maintenance Tools	0.00	0.00	0.00	N/A	2,171.18	0.00	-2,171.18	N/A	0.00	
65620-000	Microwave and Range Hoods	0.00	0.00	0.00	N/A	522.00	0.00	-522.00	N/A	0.00	
65680-000	Plumbing Other	4,478.26	0.00	-4,478.26	N/A	28,754.08	0.00	-28,754.08	N/A	0.00	Bldg 30 Jet, Bldg 17 sewer line repair with shower repairs to #172 and 425.
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	10,040.02	0.00	-10,040.02	N/A	38,146.73	0.00	-38,146.73	N/A	0.00	05.2025 Rehab packages.
65800-000	Stoves	0.00	0.00	0.00	N/A	588.27	0.00	-588.27	N/A	0.00	
65930-000	Vinyl	1,279.95	0.00	-1,279.95	N/A	13,201.88	0.00	-13,201.88	N/A	0.00	Vinyl installs for #144 and 475.
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	102,788.59	0.00	-102,788.59	N/A	305,776.10	0.00	-305,776.10	N/A	0.00	

Budget Comparison

Period = May 2024
Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
69899-999	TOTAL CAPITAL ITEMS	107,180.07	0.00	-107,180.07	N/A	225,915.38	0.00	-225,915.38	N/A	0.00	
70001-000	INTEREST AND DEBT SERVICE										
70500-000	Interest Expense 1st Lien	91,739.17	93,014.00	1,274.83	1.37	464,811.78	465,070.00	258.22	0.06	1,116,168.00	05.2024 Interest.
70899-998	TOTAL INTEREST AND OTHER DEBT SERVICE EXPENSES	91,739.17	93,014.00	1,274.83	1.37	464,811.78	465,070.00	258.22	0.06	1,116,168.00	
99998-999	TOTAL NET INCOME	-69,408.19	82,334.91	-151,743.10	-184.30	-113,861.13	372,943.44	-486,804.57	-130.53	1,232,911.09	