

Trial Balance

Period = May 2024

Book = Accrual

	Forward Balance	Debit	Credit	Ending Balance
Cash Property Operating	79,234	0	37,544	41,690
Cash Partnership/Owner	187,127	0	0	187,127
Cash Security Deposits	-14,677	0	0	-14,677
Petty Cash 1	2,100	0	0	2,100
Accounts Receivable	192,049	0	8,403	183,646
AR Insurance Proceeds	-1,560	0	0	-1,560
AR Other/Misc	26,997	0	0	26,997
Escrow Insurance	769,343	70,802	0	840,145
Escrow Real Estate Tax	815,877	106,939	0	922,816
Escrow Replacement Reserve	2,352,702	9,100	0	2,361,802
Prepaid Insurance	-444,897	0	35,282	-480,179
Prepaid Property Taxes	2,000	0	0	2,000
Prepaid Operating Expenses	20,861	0	3,846	17,015
Utility Deposits	52,893	0	0	52,893
Other/Misc Assets	0	0	0	0
Loan Costs	417,415	0	0	417,415
Land	3,700,000	0	0	3,700,000
Building	21,608,543	0	0	21,608,543
Accounts Payable	-54,718	0	66,024	-120,742
Security Deposit Payable	-181,551	0	7,094	-188,646
Security Deposit Refund Clearing	-1,575	0	1,091	-2,666
Accrued Operating Expenses	81,066	56,733	0	137,799
Accrued Real Estate Taxes	-611,778	0	47,011	-658,789
Accrued Sales Taxes	101	0	0	101
Franchise Tax	-25,846	13,214	0	-12,633
Prepaid Rent	-19,532	1,099	0	-18,433
Mortgage Payable 1	-28,300,000	0	0	-28,300,000
OwnerPartners Contribution	-7,019,715	0	121,000	-7,140,715
Retained Earnings	6,323,087	0	0	6,323,087
Market Rent	-1,728,004	0	432,726	-2,160,730
HAP Rent	-2,228	0	740	-2,968
LossGain to Lease	190,722	47,852	0	238,574
Rental Charges	0	0	0	0
Less: Admin	830	830	0	1,660
Less: Concessions One Time	31,663	13,575	0	45,238
Less: Concessions Recurring	0	0	0	0
Less: Down	5,200	1,300	0	6,500
Less: Employee Units	1,312	0	0	1,312
Less: Models	4,080	1,020	0	5,100
Less: Vacancy	177,060	59,267	0	236,327
Less: WriteOffs	138,781	19,347	0	158,128
Plus: Recovery Bad Debt	-1,900	0	2,640	-4,540
Carport	-7,818	0	1,852	-9,670
Garage	-5,503	0	1,353	-6,857
Accelerated Rent	0	0	0	0
Admin Fees	-3,076	0	774	-3,850

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Application Fees	-5,867	0	941	-6,808
Evict/Legal Reimbursement	-10,488	0	1,744	-12,232
Gate Access Fee	-4,576	0	1,335	-5,911
Insufficient Notice Fee	0	0	0	0
Late Charges	-39,761	0	8,364	-48,125
Laundry Commissions	-297	0	0	-297
Lease Cancellations	0	0	0	0
Locks and Keys	-1,965	0	268	-2,233
Month to Month Fees	-1,673	0	540	-2,213
Move Out Damages/Carpet	-31,388	0	7,551	-38,939
NSF Fees	-1,225	0	60	-1,285
Pet Rent	-1,306	0	138	-1,443
Reimbursement Electric	-1,222	0	757	-1,979
Reimbursement Pest Control	-7,402	0	1,870	-9,272
Reimbursement Trash	-11,088	0	2,805	-13,893
Reimbursement Utility Fee	-5,518	0	1,384	-6,902
TCEQ	-271	0	78	-348
Reimbursement Water	-44,665	0	8,289	-52,953
Reimbursement Sewage	-59,339	0	11,133	-70,472
Reimbursement Drainage	-4,346	0	1,395	-5,741
Reimbursement Gas	-11,873	0	2,913	-14,786
Resident Insurance Premiums	-14,476	0	3,600	-18,075
Resident One Bill Fee	-9,296	0	2,346	-11,642
Transfer Fees	-600	0	300	-900
TV/Cable Commissions	-3,980	0	1,932	-5,912
Violation Fees	-325	0	0	-325
Write Offs Collection Loss	87,410	17,047	0	104,457
Miscellaneous Income	-26,716	0	6,679	-33,395
General Manager Payroll	21,390	8,319	0	29,710
Assistant Manager Payroll	11,119	4,147	0	15,266
Leasing Consultant Payroll	19,933	3,138	0	23,071
Office Overtime	4,004	784	0	4,789
Bonuses	15,885	2,350	0	18,235
Make Ready Payroll	0	3,670	0	3,670
Maintenance Supervisor Payroll	18,682	1,281	0	19,963
Maintenance Technician Payroll	26,929	9,839	0	36,767
Maintenance Overtime	7,365	2,060	0	9,426
Porter /Janitor Payroll	18,539	6,647	0	25,187
Marketing	-60	0	0	-60
Administrative	277	0	0	277
Contract Labor Office	1,944	2,604	0	4,548
Drug Screening	73	107	0	180
Employee Rent	3,918	1,306	0	5,224
Health Insurance/Other Emp. Be...	8,142	2,049	0	10,191
Payroll Processing Fees	2,842	916	0	3,758
Payroll Taxes	12,956	3,317	0	16,273

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Workmens Compensation	1,310	256	0	1,566
Answering Service	396	99	0	495
Cell Phones and Pagers	400	0	50	350
Computer Hardware and Repair	1,520	448	0	1,968
Computer Software	7,908	1,977	0	9,884
Credit and Criminal Reports	5,463	1,176	0	6,638
Dues and Subscriptions	2,172	0	0	2,172
Employee Recognition	936	0	0	936
Employee Recruitment	8	0	0	8
Employee Training	511	128	0	639
Eviction Related Expenses	22,580	2,279	0	24,858
Payment Processing	125	0	0	125
License_ Fees and Permits	2,308	0	0	2,308
Misc. Administrative Expenses	-168	0	0	-168
Office Equipment Leased	1,407	132	0	1,539
Office Equipment Expense	0	0	0	0
Office Supplies	1,044	239	0	1,283
Postage and Delivery	251	57	0	308
Renters Insurance	8,713	2,089	0	10,802
Travel and Meals	23	0	0	23
Uniforms	929	0	0	929
Advertising Collateral	0	684	0	684
Advertising Flags/Banners/Ball...	0	156	0	156
Advertising Internet	14,649	3,758	0	18,407
Community Events	1,080	0	0	1,080
Leasing Hospitality	40	0	0	40
Locator Commissions	5,850	0	0	5,850
Marketing Dues	2,863	634	0	3,497
Printing and Flyers Marketing	0	0	0	0
Promotions and Outreach	0	43	0	43
Resident Referrals	3,250	0	0	3,250
Appliance Parts and Service	936	0	0	936
Carpet Cleaning Occupied Apa...	95	195	0	290
Cleaning Supplies	2,679	751	0	3,430
Doors and Hardware	381	0	0	381
Electrical Supplies	232	0	0	232
Equipment Rental or Leasing	0	0	0	0
HVAC Supplies	4,224	2,769	0	6,993
Light Bulbs	693	0	0	693
Locks and Keys	1,453	552	0	2,005
Maintenance Supplies	130	157	0	287
Misc. Maint./Operating	420	0	0	420
Plumbing - Interior Leaks	0	0	0	0
Plumbing Supplies	2,166	661	0	2,826
Tools and Maintenance Equipment	72	23	0	95
Landscape Maintenance Contract	0	0	0	0

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Pool Supplies	730	0	0	730
Safety	135	0	0	135
Air Duct Cleaning	325	0	0	325
Carpet Cleaning Vacant	0	0	0	0
Paint/Drywall and Supplies	0	31	0	31
Resurfacing - Tubs Counters	1,245	0	0	1,245
Access Gate and Entry System...	1,373	343	0	1,716
Courtesy/Patrol Service	23,605	6,310	0	29,915
Security Patrol	0	0	0	0
Emergency Phones	422	422	0	844
Key Maintenance	282	75	0	357
Alarm Monitor	308	58	0	366
Landscape	16,302	4,148	0	20,449
Pest Control	5,912	727	0	6,638
Satellite and Internet	1,059	88	0	1,148
Fitness Contract	509	0	254	254
Electric Common Area	13,929	2,969	0	16,899
Electric Vacant	6,902	2,582	0	9,484
Gas Common Area	11,553	2,250	0	13,803
Sewer Master/House Meter	63,746	5,152	0	68,898
Trash Removal	12,617	3,179	0	15,796
Telephone	851	71	0	922
Drainage fee	2,921	564	0	3,485
TCEQ Fee	255	15	0	269
Utility Billing Fee	15,547	2,925	0	18,471
Water Master/House Meter	47,610	3,657	0	51,267
Property Management Fees	41,084	10,188	0	51,272
Audit and Tax Preparation Exp...	100	0	0	100
Legal Expenses NonResident R...	32	0	0	32
Insurance Property and General...	141,128	35,282	0	176,410
Franchise Tax	7,953	1,988	0	9,941
Taxes Real Estate	221,438	53,690	0	275,127
Asset Mgmt Fee	27,790	6,925	0	34,716
Investor Fee	1,825	0	0	1,825
Legal Expenses Entity	640	0	125	515
Other Expenses Entity	20,017	1,751	0	21,768
Partnership/Investor Fees	0	0	0	0
L/U Marketing	648	0	0	648
Cabinets Kitchen	1,045	0	0	1,045
Ceiling Fans/Light Fixtures	0	75	0	75
Dishwasher	1,611	0	0	1,611
Garbage Disposals	406	321	0	727
Microwave and Range Hoods	202	0	0	202
Refrigerators	1,570	785	0	2,354
Stoves	594	594	0	1,189
Tile/Vinyl	0	81	0	81

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Window Treatments	122	0	0	122
Doors and Hardware	1,072	0	0	1,072
Fire Units	-100,000	0	0	-100,000
Interior Walls and Ceilings	7,400	2,535	0	9,935
Light Fixtures	24	0	0	24
Plumbing Bath Sinks	160	0	0	160
Plumbing Interior	283	0	0	283
Plumbing Sewer	0	0	0	0
Plumbing Faucets	840	0	0	840
Plumbing Toilets	421	0	0	421
Access Gates	1,125	0	0	1,125
Building Improvements Int	2,100	0	0	2,100
Building Improvements Ext	6,913	0	0	6,913
Carpet	9,927	0	0	9,927
Fire Units	4,085	38,116	0	42,201
Windows	0	0	0	0
Computers	0	0	0	0
Dishwasher	0	0	0	0
Doors and Hardware	0	1,703	0	1,703
Electrical	678	0	0	678
Garbage Disposals	275	0	0	275
HVAC and Other Mechanical	7,414	1,556	0	8,970
Interior Rehab Labor	101,712	45,616	0	147,328
Life Safety & Fire Equipment	0	0	0	0
Light Fixtures	0	0	0	0
Maintenance Tools	2,171	0	0	2,171
Marketing	0	0	0	0
Microwave and Range Hoods	522	0	0	522
Plumbing Other	24,276	4,478	0	28,754
Pool and Spa	173	0	0	173
Refrigerators	785	0	0	785
Rehab Packages	28,107	10,040	0	38,147
Stoves	588	0	0	588
Vinyl	11,922	1,280	0	13,202
Windows and Shutters	216	0	0	216
Interest Expense 1st Lien	373,073	91,739	0	464,812
Total	0	834,231	834,231	0