

Budget Comparison

Period = Jun 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	432,867.00	444,787.00	-11,920.00	-2.68	2,593,597.00	2,622,972.00	-29,375.00	-1.12	5,392,314.00	06.2024 Market rent reflects an average rent of \$1058.35 and an average price per SF of \$1.32.
41200-000	HAP Rent	740.00	1,858.00	-1,118.00	-60.17	3,708.00	11,148.00	-7,440.00	-66.74	22,296.00	
41900-000	LossGain to Lease	-47,431.00	-17,357.43	-30,073.57	-173.26	-286,004.94	-162,641.76	-123,363.18	-75.85	-173,305.08	
41999-999	TOTAL GROSS POTENTIAL RENT	386,176.00	429,287.57	-43,111.57	-10.04	2,311,300.06	2,471,478.24	-160,178.18	-6.48	5,241,304.92	
42000-000	OTHER RENTAL INCOME ALLOWANCES										
42200-000	Less: Admin	-830.00	0.00	-830.00	N/A	-2,490.00	0.00	-2,490.00	N/A	0.00	Temporary leasing office #159 due office fire.
42300-000	Less: Concessions One Time	-11,752.29	-5,500.00	-6,252.29	-113.68	-56,989.99	-33,000.00	-23,989.99	-72.70	-66,000.00	06.2024 Concessions are reflective of 27 move ins with 1/2 off their first months rent.
42450-000	Less: Down	-2,510.00	0.00	-2,510.00	N/A	-9,010.00	0.00	-9,010.00	N/A	0.00	#115 and 340 down due to fire.
42500-000	Less: Employee Units	0.00	1,100.00	-1,100.00	-100.00	-1,311.60	6,600.00	-7,911.60	-119.87	13,200.00	
42550-000	Less: Models	-1,020.00	-1,120.00	100.00	8.93	-6,120.00	-6,720.00	600.00	8.93	-13,440.00	06.2024 Model unit 111.
42600-000	Less: Vacancy	-63,220.77	-26,163.94	-37,056.83	-141.63	-299,547.80	-152,133.29	-147,414.51	-96.90	-297,411.23	06.2024 Average occupancy of 85.39%.
42680-000	Less: WriteOffs	-9,866.44	-26,687.22	16,820.78	63.03	-167,993.99	-157,378.32	-10,615.67	-6.75	-323,538.84	14 move outs with uncollected rent.
42800-000	Plus: Recovery Bad Debt	4,768.79	0.00	4,768.79	N/A	9,308.79	0.00	9,308.79	N/A	0.00	Bad debt recovery for 6 past residents.
42909-998	TOTAL OTHER RENTAL INCOME	-84,430.71	-58,371.16	-26,059.55	-44.64	-534,154.59	-342,631.61	-191,522.98	-55.90	-687,190.07	
42909-999	TOTAL NET RENTAL INCOME	301,745.29	370,916.41	-69,171.12	-18.65	1,777,145.47	2,128,846.63	-351,701.16	-16.52	4,554,114.85	
43000-000	PARKING AND STORAGE INCOME										
43100-000	CARPORT INCOME										
43110-000	Carport	2,008.82	2,175.00	-166.18	-7.64	11,678.95	12,675.00	-996.05	-7.86	26,250.00	73 Carport rentals charged at an average of \$27.52/each.
43199-999	TOTAL CARPORT INCOME	2,008.82	2,175.00	-166.18	-7.64	11,678.95	12,675.00	-996.05	-7.86	26,250.00	
43200-000	GARAGE INCOME										

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43210-000	Garage	1,360.00	1,425.00	-65.00	-4.56	8,216.67	8,175.00	41.67	0.51	17,250.00	14 Garage rentals charged at an average of \$100/each with one move in proration.
43299-999	TOTAL GARAGE INCOME	1,360.00	1,425.00	-65.00	-4.56	8,216.67	8,175.00	41.67	0.51	17,250.00	
43999-999	TOTAL PARKING AND STORAGE	3,368.82	3,600.00	-231.18	-6.42	19,895.62	20,850.00	-954.38	-4.58	43,500.00	
45000-000	OTHER INCOME										
45100-000	Admin Fees	648.00	3,600.00	-2,952.00	-82.00	4,498.00	20,700.00	-16,202.00	-78.27	39,900.00	40 Admin fees collected at an average of \$16.20/each.
45110-000	Application Fees	791.00	2,700.00	-1,909.00	-70.70	7,599.00	15,525.00	-7,926.00	-51.05	29,925.00	45 Application fees collected at an average of \$17.58/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	2,943.57	0.00	2,943.57	N/A	15,175.57	0.00	15,175.57	N/A	0.00	13 Eviction filing charge backs.
45270-000	Gate Access Fee	1,416.92	1,450.00	-33.08	-2.28	7,328.30	7,335.00	-6.70	-0.09	17,937.00	06.2024 Gate access fees.
45400-000	Late Charges	8,327.97	9,500.00	-1,172.03	-12.34	56,453.29	57,000.00	-546.71	-0.96	114,000.00	100 Late paying residents charged an average of \$83.28/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	141.00	550.00	-409.00	-74.36	2,374.00	3,300.00	-926.00	-28.06	6,600.00	Three move outs charged for lock changes.
45500-000	Month to Month Fees	200.00	1,000.00	-800.00	-80.00	2,413.33	6,000.00	-3,586.67	-59.78	12,000.00	One month to month residents charged an average of \$200/each.
45510-000	Move Out Damages/Carpet	4,751.00	6,300.00	-1,549.00	-24.59	43,689.80	37,800.00	5,889.80	15.58	75,600.00	15 Move outs charged for damages beyond normal wear and tear.
45550-000	NSF Fees	0.00	90.00	-90.00	-100.00	1,285.00	540.00	745.00	137.96	1,080.00	
45700-000	Pet Fees	0.00	0.00	0.00	N/A	0.00	750.00	-750.00	-100.00	1,500.00	
45710-000	Pet Rent	260.00	600.00	-340.00	-56.67	1,703.00	3,000.00	-1,297.00	-43.23	7,600.00	17 Pet rents charged at an average of \$17.33/each.
45730-000	Reimbursement Electric	3,338.84	550.00	2,788.84	507.06	5,318.22	3,300.00	2,018.22	61.16	6,600.00	06.2024 Electric reimbursement.

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45750-000	Reimbursement Pest Control	1,810.89	1,728.00	82.89	4.80	11,082.89	10,377.00	705.89	6.80	20,814.76	06.2024 Pest control reimbursement.
45760-000	Reimbursement Trash	2,716.37	2,592.00	124.37	4.80	16,609.35	15,565.51	1,043.84	6.71	31,222.14	06.2024 Trash reimbursement.
45770-000	Reimbursement Utility Fee	1,350.00	1,296.00	54.00	4.17	8,251.94	7,782.76	469.18	6.03	15,611.08	06.2024 Utility fee reimbursements.
45771-000	TCEQ	76.01	90.00	-13.99	-15.54	424.35	540.00	-115.65	-21.42	1,080.00	06.2024 TCEQ.
45780-000	Reimbursement Water	8,672.53	10,893.54	-2,221.01	-20.39	61,625.85	65,361.24	-3,735.39	-5.72	130,722.49	06.2024 Water reimbursement.
45781-000	Reimbursement Sewage	11,660.23	15,595.04	-3,934.81	-25.23	82,132.38	93,570.24	-11,437.86	-12.22	187,140.42	06.2024 Sewage reimbursement.
45782-000	Reimbursement Drainage	1,360.34	953.86	406.48	42.61	7,101.14	5,728.11	1,373.03	23.97	11,489.75	06.2024 Drainage reimbursement.
45783-000	Reimbursement Gas	2,320.27	2,700.00	-379.73	-14.06	17,106.45	16,200.00	906.45	5.60	32,400.00	06.2024 Gas reimbursement.
45800-000	Resident Insurance Premiums	3,511.20	4,112.64	-601.44	-14.62	21,586.60	24,675.84	-3,089.24	-12.52	49,351.68	06.2024 Renters insurance (300 enrollments).
45810-000	Resident One Bill Fee	2,355.45	1,800.00	555.45	30.86	13,997.95	10,800.00	3,197.95	29.61	21,600.00	06.2024 Credit builder.
45850-000	Transfer Fees	0.00	400.00	-400.00	-100.00	900.00	800.00	100.00	12.50	1,600.00	
45860-000	TV/Cable Commissions	0.00	0.00	0.00	N/A	5,912.34	0.00	5,912.34	N/A	0.00	
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	150.00	175.00	116.67	300.00	
45900-000	Write Offs Collection Loss	-11,981.08	-4,111.56	-7,869.52	-191.40	-116,437.59	-24,493.23	-91,944.36	-375.39	-49,127.64	31 move outs with charges other than rent uncollected.
45990-000	Miscellaneous Income	6,679.08	6,679.08	0.00	0.00	40,074.48	40,074.48	0.00	0.00	80,148.96	Expected property tax refund.
45999-999	TOTAL OTHER INCOME	53,349.59	71,093.60	-17,744.01	-24.96	318,827.82	423,801.95	-104,974.13	-24.77	849,815.64	
49999-999	TOTAL REVENUE	358,463.70	445,610.01	-87,146.31	-19.56	2,115,868.91	2,573,498.58	-457,629.67	-17.78	5,447,430.49	
50000-000	OPERATING EXPENSES										
50100-000	CONTROLLABLE EXPENSES										
51100-000	OFFICE PAYROLL										
51110-000	General Manager Payroll	6,297.31	5,546.15	-751.16	-13.54	36,006.91	36,049.98	43.07	0.12	72,099.96	06.2024 Manager payroll.
51115-000	Assistant Manager Payroll	3,562.26	3,520.00	-42.26	-1.20	18,828.26	22,880.00	4,051.74	17.71	45,760.00	06.2024 Assistant manager payroll.
51150-000	Leasing Consultant Payroll	615.00	5,603.20	4,988.20	89.02	23,686.01	36,420.80	12,734.79	34.97	72,841.60	06.2024 Leasing payroll.
51170-000	Office Overtime	672.44	0.00	-672.44	N/A	5,460.96	0.00	-5,460.96	N/A	0.00	06.2024 Office overtime.

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51175-000	Bonuses	3,277.50	3,676.50	399.00	10.85	21,512.46	19,337.25	-2,175.21	-11.25	39,876.25	05.2024 Leasing (17) and Renewal (20) 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	14,424.51	18,345.85	3,921.34	21.37	105,494.60	119,638.03	14,143.43	11.82	252,927.81	
51200-000	MAINTENANCE SERVICE PAYROLL										
51210-000	Make Ready Payroll	0.00	5,355.20	5,355.20	100.00	3,669.80	34,808.80	31,139.00	89.46	69,617.60	06.2024 Maintenance supervisor payroll.
51230-000	Maintenance Supervisor Payroll	4,800.00	4,944.00	144.00	2.91	24,762.91	32,136.00	7,373.09	22.94	64,272.00	
51235-000	Maintenance Technician Payroll	5,450.82	3,790.40	-1,660.42	-43.81	42,218.25	24,637.60	-17,580.65	-71.36	49,275.20	
51240-000	Maintenance Overtime	2,828.11	1,500.00	-1,328.11	-88.54	12,253.78	9,000.00	-3,253.78	-36.15	18,000.00	06.2024 Maintenance overtime.
51270-000	Porter /Janitor Payroll	4,627.80	5,026.40	398.60	7.93	29,814.36	32,671.60	2,857.24	8.75	65,343.20	06.2024 Porter/Janitor Payroll.
51299-998	TOTAL MAINTENANCE SERVICE PAYROLL	17,706.73	20,616.00	2,909.27	14.11	112,719.10	133,254.00	20,534.90	15.41	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	1,500.00	1,222.80	81.52	3,000.00	
51699-998	TOTAL CORPORATE PAYROLL	0.00	250.00	250.00	100.00	217.60	1,500.00	1,282.40	85.49	3,000.00	
51700-000	CONTRACT LABOR										
51760-000	Contract Labor Office	3,791.00	0.00	-3,791.00	N/A	8,338.81	0.00	-8,338.81	N/A	0.00	06.2024 Virtual assistant payroll & YTD True up from leasing payroll 03/27-04/30 moving to VA as appropriate.
51799-998	TOTAL CONTRACT LABOR	3,791.00	0.00	-3,791.00	N/A	8,338.81	0.00	-8,338.81	N/A	0.00	
51899-998	TOTAL PAYROLL EXPENSE	35,922.24	39,211.85	3,289.61	8.39	226,770.11	254,392.03	27,621.92	10.86	522,435.81	
51900-000	PAYROLL BURDEN										
51910-000	Drug Screening	123.00	50.00	-73.00	-146.00	303.00	100.00	-203.00	-203.00	200.00	06.2024 Drug screening.
51915-000	Employee Rent	1,306.00	0.00	-1,306.00	N/A	6,530.00	0.00	-6,530.00	N/A	0.00	06.2024 employee concessions for 2 employees.
51920-000	Health Insurance/Other Emp. Benefits	2,070.27	2,117.50	47.23	2.23	12,261.69	12,705.00	443.31	3.49	25,410.00	06.2024 Health insurance.

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51925-000	Payroll Processing Fees	600.77	714.56	113.79	15.92	4,358.52	4,644.64	286.12	6.16	9,289.28	06.2024 Payroll processing fees.
51930-000	Payroll Taxes	2,859.51	3,127.17	267.66	8.56	19,132.48	20,326.61	1,194.13	5.87	40,653.22	06.2024 Payroll taxes.
51935-000	Workmens Compensation	332.99	435.26	102.27	23.50	1,899.34	2,829.18	929.84	32.87	5,658.36	06.2024 Workemens Comp.
51999-998	TOTAL PAYROLL BURDEN	7,292.54	6,444.49	-848.05	-13.16	44,485.03	40,605.43	-3,879.60	-9.55	81,210.86	
51999-999	TOTAL PAYROLL RELATED EXPENSE AND BURDEN	43,214.78	45,656.34	2,441.56	5.35	271,255.14	294,997.46	23,742.32	8.05	603,646.67	
52000-000	GENERAL AND ADMINISTRATIVE										
52050-000	Answering Service	107.17	100.00	-7.17	-7.17	602.17	600.00	-2.17	-0.36	1,200.00	06.2024 Answering service.
52090-000	Bank Fees	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00	
52100-000	Cell Phones and Pagers	100.00	100.00	0.00	0.00	450.00	600.00	150.00	25.00	1,200.00	06.2024 Cell phones.
52120-000	Computer Hardware and Repair	380.00	380.00	0.00	0.00	2,347.65	2,280.00	-67.65	-2.97	4,560.00	06.2024 IT and support.
52130-000	Computer Software	1,976.83	1,972.00	-4.83	-0.24	11,861.18	11,832.00	-29.18	-0.25	23,664.00	06.2024 Yardi.
52160-000	Credit and Criminal Reports	438.43	1,100.00	661.57	60.14	7,076.69	6,600.00	-476.69	-7.22	13,200.00	06.2024 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	125.00	125.00	100.00	7.94	250.00	242.06	96.82	500.00	
52200-000	Employee Training	127.85	142.80	14.95	10.47	767.17	856.80	89.63	10.46	1,713.60	06.2024 Training.
52210-000	Eviction Related Expenses	3,308.47	1,500.00	-1,808.47	-120.56	28,166.85	9,000.00	-19,166.85	-212.96	18,000.00	06.2024 Eviction expenses.
52220-000	Payment Processing	25.00	75.00	50.00	66.67	150.00	450.00	300.00	66.67	900.00	06.2024 Credit card processing.
52240-000	License_ Fees and Permits	0.00	0.00	0.00	N/A	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	495.88	375.00	-120.88	-32.23	2,035.13	2,250.00	214.87	9.55	4,500.00	06.2024 Copier rental.
52350-000	Office Supplies	84.01	215.00	130.99	60.93	1,366.62	1,290.00	-76.62	-5.94	2,580.00	Office plugins, hand soap, and office paper towels.
52370-000	Postage and Delivery	119.60	100.00	-19.60	-19.60	427.97	600.00	172.03	28.67	1,200.00	06.2024 Postage.
52380-000	Renters Insurance	2,046.83	3,067.34	1,020.51	33.27	12,848.90	18,404.04	5,555.14	30.18	36,808.13	06.2024 Renters insurance.
52400-000	Travel and Meals	0.00	50.00	50.00	100.00	22.95	300.00	277.05	92.35	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	

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52499-999	TOTAL GENERAL AND ADMINISTRATIVE EXPENSES	9,210.07	9,402.14	192.07	2.04	74,308.40	62,352.84	-11,955.56	-19.17	127,590.73	
52500-000	MARKETING										
52520-000	Advertising Collateral	0.00	0.00	0.00	N/A	683.86	600.00	-83.86	-13.98	1,200.00	
52540-000	Advertising Flags/Banners/Balloons/Signs	0.00	0.00	0.00	N/A	155.93	0.00	-155.93	N/A	0.00	
52550-000	Advertising Internet	3,967.12	3,800.00	-167.12	-4.40	22,374.23	22,800.00	425.77	1.87	45,600.00	06.2024 Rentable and Google SEO, PPC, Pro.
52600-000	Community Events	321.20	100.00	-221.20	-221.20	1,400.73	1,300.00	-100.73	-7.75	3,700.00	Muffins for mom.
52700-000	Leasing Hospitality	180.34	125.00	-55.34	-44.27	220.39	750.00	529.61	70.61	1,500.00	Office refreshments.
52750-000	Locator Commissions	0.00	500.00	500.00	100.00	5,850.00	3,000.00	-2,850.00	-95.00	6,000.00	
52800-000	Marketing Dues	634.02	634.02	0.00	0.00	4,131.32	3,804.12	-327.20	-8.60	7,608.24	06.2024 Marketing dues and ChatIQ.
52860-000	Promotions and Outreach	0.00	50.00	50.00	100.00	43.12	300.00	256.88	85.63	600.00	
52900-000	Resident Referrals	1,250.00	250.00	-1,000.00	-400.00	4,500.00	1,500.00	-3,000.00	-200.00	3,000.00	Two resident referrals.
52999-999	TOTAL MARKETING EXPENSE	6,352.68	5,459.02	-893.66	-16.37	39,359.58	34,054.12	-5,305.46	-15.58	69,208.24	
53000-000	REPAIRS AND MAINTENANCE										
53001-000	GENERAL MAINTENANCE										
53070-000	Appliance Parts and Service	407.69	600.00	192.31	32.05	1,343.65	3,600.00	2,256.35	62.68	7,200.00	Dishwasher connector and over timer.
53100-000	Carpet Cleaning Occupied Apartments	0.00	200.00	200.00	100.00	290.00	1,200.00	910.00	75.83	2,400.00	
53150-000	Cleaning Supplies	734.26	350.00	-384.26	-109.79	4,164.65	2,100.00	-2,064.65	-98.32	4,200.00	Clorox, gloves, box of oven cleaner, trash bags, toilet bowl cleaner, multi- surface cleaner, disinfectant, and Fabuloso.
53200-000	Doors and Hardware	333.89	200.00	-133.89	-66.94	714.91	1,200.00	485.09	40.42	2,400.00	Passage locks, privacy knobs, and drywall screws.
53260-000	Electrical Supplies	257.22	150.00	-107.22	-71.48	488.96	900.00	411.04	45.67	1,800.00	Alloy rods, red and yellow wire nuts, and duplex receptacle plates.

Budget Comparison

Period = Jun 2024
Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
53410-000	HVAC Supplies	2,888.46	2,000.00	-888.46	-44.42	9,881.73	10,250.00	368.27	3.59	19,850.00	Capacitors, refrigerant (410a, R47c), metering device, drain pans, condensate line traps, precision flaring, thermostat wire, and copper coupling fittings.
53500-000	Light Bulbs	108.24	300.00	191.76	63.92	801.44	1,800.00	998.56	55.48	3,600.00	9w LED bulbs.
53550-000	Locks and Keys	849.03	700.00	-149.03	-21.29	2,854.40	4,200.00	1,345.60	32.04	8,400.00	Mailbox locks, deadbolt locks, 5 pin key blanks, and box of schlage key blanks.
53610-000	Maintenance Supplies	294.86	200.00	-94.86	-47.43	582.06	1,200.00	617.94	51.50	2,400.00	Case of WD40, batteries, and circuit pull chain.
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	1,337.98	1,000.00	-337.98	-33.80	4,164.35	5,700.00	1,535.65	26.94	11,200.00	Kitchen strainer, fill valve pack, flappers, toilet tank lever, toilet wax ring, supply lines, delta faucet repair kit, tub spouts, pvc plugs, and closet auger.
53850-000	Tools and Maintenance Equipment	-17.58	0.00	17.58	N/A	77.73	0.00	-77.73	N/A	0.00	Credit for returned 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	7,194.05	5,700.00	-1,494.05	-26.21	25,784.02	33,150.00	7,365.98	22.22	64,950.00	
54000-000	GROUPS										
54120-000	Grounds Supplies	0.00	125.00	125.00	100.00	0.00	750.00	750.00	100.00	1,500.00	
54499-998	TOTAL GROUNDS	0.00	125.00	125.00	100.00	0.00	750.00	750.00	100.00	1,500.00	
54500-000	RECREATIONAL AMENITIES										
54650-000	Dog Park Supplies	0.00	125.00	125.00	100.00	0.00	750.00	750.00	100.00	1,500.00	
54750-000	Exercise Room Supplies	0.00	0.00	0.00	N/A	0.00	370.00	370.00	100.00	740.00	
54930-000	Pool Supplies	1,221.41	2,000.00	778.59	38.93	1,951.37	3,750.00	1,798.63	47.96	9,250.00	Pool chemicals, aqua guard, and crystal clear pool water polisher.
54960-000	Safety	100.93	100.00	-0.93	-0.93	235.44	600.00	364.56	60.76	1,200.00	Alarm batteries.

Budget Comparison

Period = Jun 2024
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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
54999-998	TOTAL RECREATIONAL AND AMENITIES EXPENSE	1,322.34	2,225.00	902.66	40.57	2,186.81	5,470.00	3,283.19	60.02	12,690.00	
55000-000	TURNOVER COSTS										
55050-000	Apartment Cleans	0.00	105.00	105.00	100.00	0.00	997.50	997.50	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	3,800.00	3,800.00	100.00	7,800.00	
55230-000	Carpet Cleaning Vacant	0.00	100.00	100.00	100.00	0.00	950.00	950.00	100.00	1,950.00	
55700-000	Paint/Drywall and Supplies	263.05	250.00	-13.05	-5.22	294.16	2,375.00	2,080.84	87.61	4,875.00	2.8 oz and 10.1 oz clear caulk.
55710-000	Painting Vacant	0.00	700.00	700.00	100.00	0.00	6,650.00	6,650.00	100.00	13,650.00	
55800-000	Resurfacing - Tubs Counters	0.00	440.00	440.00	100.00	1,245.00	4,160.00	2,915.00	70.07	8,560.00	
55999-998	TOTAL TURNOVER COSTS	263.05	1,995.00	1,731.95	86.81	1,863.91	18,932.50	17,068.59	90.16	38,882.50	
55999-999	TOTAL REPAIRS AND MAINTENANCE	8,779.44	10,045.00	1,265.56	12.60	29,834.74	58,302.50	28,467.76	48.83	118,022.50	
56000-000	CONTRACTS										
56050-000	Access Gate and Entry System Repairs	343.24	345.00	1.76	0.51	2,059.44	2,070.00	10.56	0.51	4,140.00	06.2024 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	10,600.00	8,500.00	-2,100.00	-24.71	40,515.00	51,000.00	10,485.00	20.56	102,000.00	06.2024 Patrol service.
56160-000	Emergency Phones	0.00	405.00	405.00	100.00	844.38	810.00	-34.38	-4.24	1,620.00	
56170-000	Key Maintenance	79.90	85.00	5.10	6.00	436.89	510.00	73.11	14.34	1,020.00	06.2024 Handi-trac
56400-000	Alarm Monitor	69.17	80.00	10.83	13.54	435.02	480.00	44.98	9.37	960.00	06.2024 Alarm monitoring.
56410-000	Landscape	4,147.71	4,027.00	-120.71	-3.00	24,597.11	24,162.00	-435.11	-1.80	48,324.00	06.2024 Landscaping.
56560-000	Pest Control	902.21	640.00	-262.21	-40.97	7,540.68	7,487.03	-53.65	-0.72	11,327.03	06.2024 Pest control with #195 flea treatment.
56710-000	Satellite and Internet	196.39	190.00	-6.39	-3.36	1,343.96	1,140.00	-203.96	-17.89	2,280.00	06.2024 Internet.
56800-000	Fitness Contract	254.39	275.00	20.61	7.49	508.78	550.00	41.22	7.49	1,100.00	06.2024 Fitness contract.
56999-998	TOTAL CONTRACTS EXPENSES	16,593.01	14,547.00	-2,046.01	-14.06	78,281.26	88,209.03	9,927.77	11.25	173,771.03	
58000-000	UTILITIES										
58210-000	Electric Common Area	3,313.28	2,890.00	-423.28	-14.65	20,212.03	17,340.00	-2,872.03	-16.56	34,680.00	06.2024 Common area electric.
58290-000	Electric Vacant	3,545.75	1,500.00	-2,045.75	-136.38	13,029.89	9,000.00	-4,029.89	-44.78	18,000.00	06.2024 Vacant electric.
58310-000	Gas Common Area	2,216.03	3,000.00	783.97	26.13	16,019.43	18,000.00	1,980.57	11.00	36,000.00	06.2024 Gas.
58650-000	Sewer Master/House Meter	12,360.11	18,347.10	5,986.99	32.63	81,258.23	110,082.60	28,824.37	26.18	220,165.20	06.2024 Sewer.
58700-000	Trash Removal	3,599.00	3,000.00	-599.00	-19.97	19,395.44	18,000.00	-1,395.44	-7.75	36,000.00	06.2024 Trash.

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
58750-000	Telephone	609.24	256.00	-353.24	-137.98	1,531.27	1,281.00	-250.27	-19.54	2,817.00	06.2024 Telephone service with temp office set up fee and additional service line.
58850-000	Drainage fee	564.26	565.00	0.74	0.13	4,049.28	3,390.00	-659.28	-19.45	6,780.00	06.2024 Drainage fee.
58851-000	TCEQ Fee	57.04	100.00	42.96	42.96	326.44	600.00	273.56	45.59	1,200.00	06.2024 TCEQ Fee.
58890-000	Utility Billing Fee	3,384.60	2,872.50	-512.10	-17.83	21,856.09	17,235.00	-4,621.09	-26.81	34,470.00	06.2024 Utility fee.
58910-000	Water Master/House Meter	9,028.79	12,815.93	3,787.14	29.55	60,296.02	76,895.58	16,599.56	21.59	153,791.16	06.2024 Rubs.
58998-999	TOTAL UTILITIES	38,678.10	45,346.53	6,668.43	14.71	237,974.12	271,824.18	33,850.06	12.45	543,903.36	
58999-999	TOTAL CONTROLLABLE EXPENSES	122,828.08	130,456.03	7,627.95	5.85	731,013.24	809,740.13	78,726.89	9.72	1,636,142.53	
59000-000	NONCONTROLLABLE EXPENSES										
59001-000	MANAGEMENT FEES										
59010-000	Property Management Fees	10,359.28	13,335.30	2,976.02	22.32	61,631.10	77,006.95	15,375.85	19.97	163,026.91	06.2024 Property management fees.
59099-998	TOTAL MANAGEMENT FEES	10,359.28	13,335.30	2,976.02	22.32	61,631.10	77,006.95	15,375.85	19.97	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	211,692.42	211,219.94	-472.48	-0.22	422,912.36	06.2024 Property insurance.
59320-000	Franchise Tax	1,988.18	1,055.00	-933.18	-88.45	11,929.08	6,330.00	-5,599.08	-88.45	12,660.00	06.2024 Franchise tax.
59350-000	Taxes Real Estate	53,689.67	60,338.75	6,649.08	11.02	328,817.10	362,032.50	33,215.40	9.17	724,065.00	06.2024 Taxes.
59399-998	TOTAL TAX AND INSURANCE EXPENSES	90,959.92	96,675.82	5,715.90	5.91	552,438.60	579,582.44	27,143.84	4.68	1,159,637.36	
59899-998	TOTAL NONCONTROLLABLE EXPENSES	101,319.20	110,011.12	8,691.92	7.90	614,201.78	656,589.39	42,387.61	6.46	1,322,664.27	
59999-998	TOTAL OPERATING EXPENSES	224,147.28	240,467.15	16,319.87	6.79	1,345,215.02	1,466,329.52	121,114.50	8.26	2,958,806.80	
59999-999	NET OPERATING INCOME	134,316.42	205,142.86	-70,826.44	-34.53	770,653.89	1,107,169.06	-336,515.17	-30.39	2,488,623.69	
60001-000	NONOPERATING EXPENSES										
60002-000	ENTITY EXPENSES										
60050-000	Asset Mgmt Fee	7,039.77	8,890.20	1,850.43	20.81	41,755.32	51,337.96	9,582.64	18.67	108,684.60	06.2024 Asset management fees.
60380-000	Investor Fee	195.74	300.00	104.26	34.75	2,020.76	1,800.00	-220.76	-12.26	3,600.00	06.2024 Investor portal fee.
60400-000	Legal Expenses Entity	15,201.74	360.00	-14,841.74	-4,122.71	15,716.99	16,800.00	1,083.01	6.45	18,960.00	Marcum 2023 tax return dispute.
60600-000	Other Expenses Entity	91.40	525.00	433.60	82.59	21,859.41	3,150.00	-18,709.41	-593.95	6,300.00	BDI flight to Houston.

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
60999-998	TOTAL ENTITY EXPENSES	22,528.65	10,075.20	-12,453.45	-123.60	81,352.48	73,087.96	-8,264.52	-11.31	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	22,528.65	10,075.20	-12,453.45	-123.60	82,000.09	74,087.96	-7,912.13	-10.68	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	0.00	0.00	0.00	N/A	74.69	0.00	-74.69	N/A	0.00	
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	289.00	0.00	-289.00	N/A	1,016.28	0.00	-1,016.28	N/A	0.00	Garbage disposal replacement for #249.
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	778.32	0.00	-778.32	N/A	3,132.75	0.00	-3,132.75	N/A	0.00	Refrigerator replacement for #263.
64270-000	Stoves	405.70	0.00	-405.70	N/A	1,594.28	0.00	-1,594.28	N/A	0.00	Stove replacement for #420.
64280-000	Tile/Vinyl	0.00	0.00	0.00	N/A	81.22	0.00	-81.22	N/A	0.00	
64295-000	Window Treatments	207.84	0.00	-207.84	N/A	330.20	0.00	-330.20	N/A	0.00	Blinds for work orders
64299-998	TOTAL CAPITAL ITEMS RECURRING	1,680.86	0.00	-1,680.86	N/A	9,086.68	0.00	-9,086.68	N/A	0.00	
64300-000	CAPITAL NONRECURRING										
64335-000	Doors and Hardware	219.36	0.00	-219.36	N/A	1,291.13	0.00	-1,291.13	N/A	0.00	Patio door replacement #333 and 24x800 flush door.
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	4,670.00	0.00	-4,670.00	N/A	14,605.00	0.00	-14,605.00	N/A	0.00	Seven sheetrock and texture repairs.
64410-000	Light Fixtures	514.80	0.00	-514.80	N/A	538.42	0.00	-538.42	N/A	0.00	Ceiling fan replacement for #284.
64425-000	Plumbing Bath Sinks	221.68	0.00	-221.68	N/A	381.21	0.00	-381.21	N/A	0.00	Lavatory sink replacement.
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	
64435-000	Plumbing Kitchen Sinks	557.08	0.00	-557.08	N/A	557.08	0.00	-557.08	N/A	0.00	Kitchen faucet replacement for #493 and 476.
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	6,182.92	0.00	-6,182.92	N/A	-81,083.62	0.00	81,083.62	N/A	0.00	

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
65000-000	CAPITAL REHAB										
65110-000	Access Gates	485.00	0.00	-485.00	N/A	1,610.21	0.00	-1,610.21	N/A	0.00	Front fire gate hinge replacement.
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	3,018.96	0.00	-3,018.96	N/A	12,945.91	0.00	-12,945.91	N/A	0.00	Seven carpet installs.
65210-000	Fire Units	10,240.45	0.00	-10,240.45	N/A	52,441.28	0.00	-52,441.28	N/A	0.00	FSI office fire emergency response.
65280-000	Dishwasher	387.54	0.00	-387.54	N/A	387.54	0.00	-387.54	N/A	0.00	288 Dishwasher.
65300-000	Doors and Hardware	0.00	0.00	0.00	N/A	1,702.54	0.00	-1,702.54	N/A	0.00	
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	17,774.78	0.00	-17,774.78	N/A	26,744.33	0.00	-26,744.33	N/A	0.00	Seven condenser replacements with air handlers due to retrofit of freon wasn't possible.
65441-000	Interior Rehab Labor	21,724.14	0.00	-21,724.14	N/A	169,052.39	0.00	-169,052.39	N/A	0.00	06.2024 Rehab labor.
65610-000	Maintenance Tools	368.92	0.00	-368.92	N/A	2,540.10	0.00	-2,540.10	N/A	0.00	Freon charging scale and 3.5 hp portable shop vac.
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	4,069.30	0.00	-4,069.30	N/A	32,823.38	0.00	-32,823.38	N/A	0.00	Bldg 19 jet, #281 broken water line, #369 tub faucet repair, and clear line to bldg 1-6.
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	5,780.60	0.00	-5,780.60	N/A	43,927.33	0.00	-43,927.33	N/A	0.00	06.2024 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	5,728.06	0.00	-5,728.06	N/A	18,929.94	0.00	-18,929.94	N/A	0.00	Eight vinyl installs.
65990-000	Windows and Shutters	430.43	0.00	-430.43	N/A	646.26	0.00	-646.26	N/A	0.00	Blinds and glass replacement for #279.
65999-998	TOTAL CAPITAL REHAB	70,008.18	0.00	-70,008.18	N/A	375,784.28	0.00	-375,784.28	N/A	0.00	
69899-999	TOTAL CAPITAL ITEMS	77,871.96	0.00	-77,871.96	N/A	303,787.34	0.00	-303,787.34	N/A	0.00	
70001-000	INTEREST AND DEBT SERVICE										

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			PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
70500-000	Interest Expense	1st Lien	94,797.14	93,014.00	-1,783.14	-1.92	559,608.92	558,084.00	-1,524.92	-0.27	1,116,168.00	06.2024 Interest.
70899-998	TOTAL INTEREST AND OTHER DEBT SERVICE EXPENSES		94,797.14	93,014.00	-1,783.14	-1.92	559,608.92	558,084.00	-1,524.92	-0.27	1,116,168.00	
99998-999	TOTAL NET INCOME		-60,881.33	102,053.66	-162,934.99	-159.66	-174,742.46	474,997.10	-649,739.56	-136.79	1,232,911.09	