

Budget Comparison

Period = Oct 2023
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	427,133.00	453,272.00	-26,139.00	-5.77	4,225,550.00	4,379,480.00	-153,930.00	-3.51	5,298,474.00	10.2023 Market rent reflects an average price of \$1044.78 and an average price per SF of \$1.31.
41200-000	HAP Rent	748.00	1,858.00	-1,110.00	-59.74	12,575.18	18,580.00	-6,004.82	-32.32	22,296.00	10.2023 HAP Rent
41900-000	LossGain to Lease	-40,483.00	-9,454.16	-31,028.84	-328.20	-382,786.73	-202,361.23	-180,425.50	-89.16	-216,234.78	10.2023 Loss to lease
41999-999	TOTAL GROSS POTENTIAL RENT	387,398.00	445,675.84	-58,277.84	-13.08	3,855,338.45	4,195,698.77	-340,360.32	-8.11	5,104,535.22	
42000-000	OTHER RENTAL INCOME ALLOWANCES										
42300-000	Less: Concessions One Time	-533.96	-5,500.00	4,966.04	90.29	-48,548.95	-55,000.00	6,451.05	11.73	-66,000.00	#260 Courtesy adjustment due to electric over bill, including move in concession for #423 and #441.
42350-000	Less: Concessions Recurring	0.00	0.00	0.00	N/A	-162.00	0.00	-162.00	N/A	0.00	
42500-000	Less: Employee Units	-1,501.00	-1,100.00	-401.00	-36.45	-12,915.20	-10,920.00	-1,995.20	-18.27	-13,120.00	10.2023 Two employee units 420 and 509.
42550-000	Less: Models	-980.00	-1,020.00	40.00	3.92	-9,800.00	-10,200.00	400.00	3.92	-12,240.00	10.2023 Model Unit 111
42600-000	Less: Vacancy	-43,660.27	-15,515.42	-28,144.85	-181.40	-437,077.34	-252,632.58	-184,444.76	-73.01	-290,821.02	10.2023 Average occupancy of 89.78%.
42680-000	Less: WriteOffs	-26,652.61	-13,598.16	-13,054.45	-96.00	-327,550.21	-144,241.86	-183,308.35	-127.08	-171,811.68	16 Move outs with rents uncollected.
42800-000	Plus: Recovery Bad Debt	10,578.84	0.00	10,578.84	N/A	79,021.14	0.00	79,021.14	N/A	0.00	Bad debt recovery for 9 previous residents.
42900-000	Rent Adjustments	-246.00	0.00	-246.00	N/A	-246.00	0.00	-246.00	N/A	0.00	#101 Rent charge code correction.
42909-998	TOTAL OTHER RENTAL INCOME	-62,995.00	-36,733.58	-26,261.42	-71.49	-757,278.56	-472,994.44	-284,284.12	-60.10	-553,992.70	
42909-999	TOTAL NET RENTAL INCOME	324,403.00	408,942.26	-84,539.26	-20.67	3,098,059.89	3,722,704.33	-624,644.44	-16.78	4,550,542.52	
43000-000	PARKING AND STORAGE INCOME										
43100-000	CARPORT INCOME										
43110-000	Carport	1,941.83	2,000.00	-58.17	-2.91	17,506.08	18,600.00	-1,093.92	-5.88	22,600.00	77 Carports rented at an average of \$25.14/each
43199-999	TOTAL CARPORT INCOME	1,941.83	2,000.00	-58.17	-2.91	17,506.08	18,600.00	-1,093.92	-5.88	22,600.00	

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43200-000	GARAGE INCOME										
43210-000	Garage	1,143.99	1,600.00	-456.01	-28.50	10,353.98	12,000.00	-1,646.02	-13.72	15,600.00	14 Garages rented with an average of \$100 per garage with move in prorations.
43299-999	TOTAL GARAGE INCOME	1,143.99	1,600.00	-456.01	-28.50	10,353.98	12,000.00	-1,646.02	-13.72	15,600.00	
43999-999	TOTAL PARKING AND STORAGE	3,085.82	3,600.00	-514.18	-14.28	27,860.06	30,600.00	-2,739.94	-8.95	38,200.00	
45000-000	OTHER INCOME										
45100-000	Admin Fees	3,750.00	3,000.00	750.00	25.00	41,250.00	32,250.00	9,000.00	27.91	39,450.00	25 Admin fees collected at \$150/each.
45110-000	Application Fees	3,525.00	2,250.00	1,275.00	56.67	29,250.00	24,187.50	5,062.50	20.93	29,587.50	47 Application fees collected at \$75/each.
45210-000	Electric Commission	0.00	350.00	-350.00	-100.00	0.00	1,400.00	-1,400.00	-100.00	1,400.00	
45250-000	Evict/Legal Reimbursement	3,430.41	0.00	3,430.41	N/A	31,812.43	0.00	31,812.43	N/A	0.00	15 Eviction filing fees charged back to residents.
45270-000	Gate Access Fee	585.65	605.95	-20.30	-3.35	2,310.17	2,782.50	-472.33	-16.98	4,180.80	10.2023 Gate Access Fees
45360-000	Insufficient Notice Fee	0.00	500.00	-500.00	-100.00	53,210.82	5,000.00	48,210.82	964.22	6,000.00	
45400-000	Late Charges	10,450.83	5,500.00	4,950.83	90.02	106,125.79	77,000.00	29,125.79	37.83	88,000.00	117 Late paying residents that were charged an average of \$89.32/each.
45420-000	Laundry Commissions	0.00	0.00	0.00	N/A	128.48	0.00	128.48	N/A	0.00	
45450-000	Lease Cancellations	3,187.72	3,500.00	-312.28	-8.92	135,659.47	35,000.00	100,659.47	287.60	42,000.00	Lease cancelation fee collected from unit 228 and 313.
45470-000	Locks and Keys	1,360.00	275.00	1,085.00	394.55	6,314.50	2,750.00	3,564.50	129.62	3,300.00	16 Units charged for locks changed at move out and one front door lock change.
45500-000	Month to Month Fees	200.00	1,000.00	-800.00	-80.00	10,040.00	10,000.00	40.00	0.40	12,000.00	One month to month resident charged \$200.00.
45510-000	Move Out Damages/Carpet	11,589.00	3,500.00	8,089.00	231.11	66,196.27	35,000.00	31,196.27	89.13	42,000.00	29 move outs charged damages beyond normal wear and tear.

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45550-000	NSF Fees	140.00	90.00	50.00	55.56	1,605.00	900.00	705.00	78.33	1,080.00	10.2023 NSF Fees charged to four residents.
45700-000	Pet Fees	0.00	250.00	-250.00	-100.00	1,542.50	2,500.00	-957.50	-38.30	3,000.00	10.2023 Pet Rent charged to twenty residents at an average of \$16.75 each
45710-000	Pet Rent	335.00	1,200.00	-865.00	-72.08	3,589.31	9,000.00	-5,410.69	-60.12	11,400.00	
45730-000	Reimbursement Electric	847.14	550.00	297.14	54.03	7,643.84	5,500.00	2,143.84	38.98	6,600.00	10.2023 Electric Reimbursement
45750-000	Reimbursement Pest Control	1,944.78	1,777.50	167.28	9.41	17,212.29	17,336.25	-123.96	-0.72	20,864.25	10.2023 Pest Control Reimbursement
45760-000	Reimbursement Trash	2,920.92	2,666.25	254.67	9.55	26,823.54	26,004.40	819.14	3.15	31,296.38	10.2023 Trash reimbursement
45770-000	Reimbursement Utility Fee	1,511.25	1,333.13	178.12	13.36	14,151.09	13,002.20	1,148.89	8.84	15,648.19	10.2023 Utility Fee Reimbursement
45771-000	TCEQ	80.58	90.00	-9.42	-10.47	525.23	900.00	-374.77	-41.64	1,080.00	10.2023 TCEQ Reimbursement
45780-000	Reimbursement Water	10,421.28	11,581.25	-1,159.97	-10.02	94,672.30	115,812.50	-21,140.20	-18.25	138,975.00	10.2023 Water Reimbursement
45781-000	Reimbursement Sewage	13,851.22	14,692.25	-841.03	-5.72	127,118.80	146,922.50	-19,803.70	-13.48	176,307.00	10.2023 Sewage Reimbursement
45782-000	Reimbursement Drainage	1,141.19	981.18	160.01	16.31	10,239.16	9,569.62	669.54	7.00	11,517.07	10.2023 Drainage Reimbursement
45783-000	Reimbursement Gas	2,681.61	4,320.00	-1,638.39	-37.93	31,912.78	42,300.00	-10,387.22	-24.56	50,940.00	10.2023 Gas Reimbursement
45790-000	Reletting Fees	0.00	0.00	0.00	N/A	4,881.15	0.00	4,881.15	N/A	0.00	10.2023 Renters insurance.
45800-000	Resident Insurance Premiums	3,172.80	1,963.20	1,209.60	61.61	24,970.25	19,632.00	5,338.25	27.19	23,558.40	
45810-000	Resident One Bill Fee	2,689.65	1,800.00	889.65	49.42	23,957.45	18,000.00	5,957.45	33.10	21,600.00	10.2023 Credit builder.
45850-000	Transfer Fees	0.00	400.00	-400.00	-100.00	800.00	2,000.00	-1,200.00	-60.00	2,400.00	29 Move outs with uncollected charges other than rent.
45870-000	Vending	0.00	0.00	0.00	N/A	137.68	120.00	17.68	14.73	120.00	
45880-000	Violation Fees	0.00	25.00	-25.00	-100.00	1,481.25	250.00	1,231.25	492.50	300.00	
45900-000	Write Offs Collection Loss	-27,290.06	-10,000.00	-17,290.06	-172.90	-424,203.12	-100,000.00	-324,203.12	-324.20	-120,000.00	
45990-000	Miscellaneous Income	0.00	0.00	0.00	N/A	-150.00	0.00	-150.00	N/A	0.00	
45999-999	TOTAL OTHER INCOME	52,525.97	54,200.71	-1,674.74	-3.09	451,208.43	555,119.47	-103,911.04	-18.72	664,604.59	
49999-999	TOTAL REVENUE	380,014.79	466,742.97	-86,728.18	-18.58	3,577,128.38	4,308,423.80	-731,295.42	-16.97	5,253,347.11	
50000-000	OPERATING EXPENSES										
50100-000	CONTROLLABLE EXPENSES										
51100-000	OFFICE PAYROLL										

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51110-000	General Manager Payroll	9,661.66	6,734.62	-2,927.04	-43.46	73,641.21	70,713.48	-2,927.73	-4.14	87,550.02	10.2023 Manager Payroll and includes previous manager final payroll (PTO 21.54 hours).
51115-000	Assistant Manager Payroll	1,520.00	3,520.00	2,000.00	56.82	32,465.56	36,960.00	4,494.44	12.16	45,760.00	10.2023 Assistant Manager Payroll
51150-000	Leasing Consultant Payroll	4,438.55	5,603.20	1,164.65	20.79	59,405.19	58,833.60	-571.59	-0.97	72,841.60	10.2023 Leasing Consultant Payroll
51170-000	Office Overtime	406.00	0.00	-406.00	N/A	1,897.97	0.00	-1,897.97	N/A	0.00	10.2023 Office Overtime
51175-000	Bonuses	3,230.00	2,964.00	-266.00	-8.97	35,313.87	31,188.50	-4,125.37	-13.23	39,876.25	09.2023 New leases (18) commissions and (16) renewals.
51180-000	NOI Bonuses	0.00	4,950.00	4,950.00	100.00	1,300.00	19,800.00	18,500.00	93.43	27,300.00	
51199-998	TOTAL OFFICE PAYROLL	19,256.21	23,771.82	4,515.61	19.00	204,023.80	217,495.58	13,471.78	6.19	273,327.87	
51200-000	MAINTENANCE SERVICE PAYROLL										
51210-000	Make Ready Payroll	0.00	2,553.58	2,553.58	100.00	20,655.81	26,812.59	6,156.78	22.96	33,196.54	
51230-000	Maintenance Supervisor Payroll	4,800.00	4,800.00	0.00	0.00	46,041.83	50,400.00	4,358.17	8.65	62,400.00	10.2023 Maintenance Supervisor Payroll
51235-000	Maintenance Technician Payroll	4,967.60	6,427.22	1,459.62	22.71	53,975.33	67,485.81	13,510.48	20.02	83,553.86	10.2023 Maintenance Technician Payroll
51240-000	Maintenance Overtime	1,964.77	1,500.00	-464.77	-30.98	14,816.12	15,000.00	183.88	1.23	18,000.00	10.2023 Maintenance Overtime
51270-000	Porter /Janitor Payroll	5,079.79	5,026.40	-53.39	-1.06	55,882.85	52,777.20	-3,105.65	-5.88	65,343.20	10.2023 Porter/Janitor Payroll
51299-998	TOTAL MAINTENANCE SERVICE PAYROLL	16,812.16	20,307.20	3,495.04	17.21	191,371.94	212,475.60	21,103.66	9.93	262,493.60	
51600-000	CORPORATE PAYROLL										
51630-000	Administrative	644.60	988.80	344.20	34.81	3,400.19	10,381.60	6,981.41	67.25	12,853.60	10.2023 Admin support for leasing and renewals.
51699-998	TOTAL CORPORATE PAYROLL	644.60	988.80	344.20	34.81	3,400.19	10,381.60	6,981.41	67.25	12,853.60	
51899-998	TOTAL PAYROLL EXPENSE	36,712.97	45,067.82	8,354.85	18.54	398,795.93	440,352.78	41,556.85	9.44	548,675.07	
51900-000	PAYROLL BURDEN										
51905-000	401k contributions	207.11	0.00	-207.11	N/A	719.56	0.00	-719.56	N/A	0.00	10.2023 401k Contributions
51910-000	Drug Screening	0.00	0.00	0.00	N/A	259.22	150.00	-109.22	-72.81	200.00	

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51920-000	Health Insurance/Other Emp. Benefits	2,783.85	4,537.50	1,753.65	38.65	28,393.10	45,375.00	16,981.90	37.43	54,450.00	10.2023 Health Insurance.
51925-000	Payroll Processing Fees	746.79	714.56	-32.23	-4.51	7,223.02	7,502.88	279.86	3.73	9,289.28	10.2023 Payroll processing fees.
51930-000	Payroll Taxes	3,111.69	3,646.15	534.46	14.66	31,860.16	38,284.58	6,424.42	16.78	47,399.96	10.2023 Payroll taxes.
51935-000	Workmens Compensation	357.25	430.24	72.99	16.96	3,417.56	4,517.52	1,099.96	24.35	5,593.12	10.2023 Workmens compensation.
51999-998	TOTAL PAYROLL BURDEN	7,206.69	9,328.45	2,121.76	22.74	71,872.62	95,829.98	23,957.36	25.00	116,932.36	
51999-999	TOTAL PAYROLL RELATED EXPENSE AND BURDEN	43,919.66	54,396.27	10,476.61	19.26	470,668.55	536,182.76	65,514.21	12.22	665,607.43	
52000-000	GENERAL AND ADMINISTRATIVE										
52050-000	Answering Service	99.00	100.00	1.00	1.00	990.00	1,000.00	10.00	1.00	1,200.00	10.2023 Answering Service
52090-000	Bank Fees	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00	10.2023 Bank fees.
52100-000	Cell Phones and Pagers	50.00	100.00	50.00	50.00	850.00	1,000.00	150.00	15.00	1,200.00	10.2023 Cell phone reimbursement - maintenance.
52120-000	Computer Hardware and Repair	380.00	380.00	0.00	0.00	3,946.14	3,800.00	-146.14	-3.85	4,560.00	10.2023 IT and support.
52130-000	Computer Software	1,976.83	1,976.83	0.00	0.00	19,790.47	19,768.30	-22.17	-0.11	23,721.96	10.2023 Yardi.
52140-000	Conventions and Meetings	0.00	0.00	0.00	N/A	81.61	0.00	-81.61	N/A	0.00	
52160-000	Credit and Criminal Reports	674.99	1,350.00	675.01	50.00	10,358.52	13,500.00	3,141.48	23.27	16,200.00	10.2023 Credit Checks
52170-000	Dues and Subscriptions	0.00	0.00	0.00	N/A	2,183.15	1,155.00	-1,028.15	-89.02	2,255.00	
52180-000	Employee Recognition	20.57	25.00	4.43	17.72	863.09	250.00	-613.09	-245.24	300.00	10.2023 October Team Meeting
52190-000	Employee Recruitment	0.00	0.00	0.00	N/A	743.28	0.00	-743.28	N/A	0.00	
52200-000	Employee Training	167.01	143.15	-23.86	-16.67	1,411.90	1,431.50	19.60	1.37	1,717.80	10.2023 Training.
52210-000	Eviction Related Expenses	4,748.50	1,500.00	-3,248.50	-216.57	56,184.02	17,000.00	-39,184.02	-230.49	20,000.00	10.2023 Eviction related expenses.
52220-000	Payment Processing	0.00	25.00	25.00	100.00	300.00	250.00	-50.00	-20.00	300.00	
52240-000	License_ Fees and Permits	720.58	1,200.00	479.42	39.95	4,386.87	9,860.00	5,473.13	55.51	9,860.00	10.2023 Access gates and key box renewal and burglar alarm permit renewal.
52310-000	Office Equipment Leased	389.60	425.00	35.40	8.33	3,573.50	4,250.00	676.50	15.92	5,100.00	10.2023 Copier Rental
52350-000	Office Supplies	593.61	215.00	-378.61	-176.10	2,134.01	2,150.00	15.99	0.74	2,580.00	Leasing business cards, legal and letter size paper and tape.

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52360-000	Parking Expense	0.00	0.00	0.00	N/A	9.00	0.00	-9.00	N/A	0.00	
52370-000	Postage and Delivery	83.20	100.00	16.80	16.80	658.55	1,000.00	341.45	34.15	1,200.00	10.2023 Postage.
52380-000	Renters Insurance	2,005.55	1,647.25	-358.30	-21.75	15,313.98	16,472.50	1,158.52	7.03	19,767.00	10.2023 Renters Insurance
52400-000	Travel and Meals	49.50	0.00	-49.50	N/A	49.50	0.00	-49.50	N/A	0.00	10.2023 Regional rehab training.
52410-000	Uniforms	0.00	450.00	450.00	100.00	376.18	1,800.00	1,423.82	79.10	1,800.00	
52499-999	TOTAL GENERAL AND ADMINISTRATIVE EXPENSES	11,958.94	9,737.23	-2,221.71	-22.82	124,203.77	95,687.30	-28,516.47	-29.80	112,961.76	
52500-000	MARKETING										
52520-000	Advertising Collateral	0.00	400.00	400.00	100.00	757.75	2,000.00	1,242.25	62.11	2,400.00	
52550-000	Advertising Internet	4,672.63	3,500.00	-1,172.63	-33.50	36,779.61	35,000.00	-1,779.61	-5.08	42,000.00	10.2023 Goolge SEO and AptList.
52600-000	Community Events	137.84	100.00	-37.84	-37.84	2,373.02	2,400.00	26.98	1.12	3,700.00	Weekly cookies for community events.
52700-000	Leasing Hospitality	67.48	125.00	57.52	46.02	655.07	1,250.00	594.93	47.59	1,500.00	10.2023 Office refreshments and treats.
52750-000	Locator Commissions	1,000.00	500.00	-500.00	-100.00	10,747.00	5,000.00	-5,747.00	-114.94	6,000.00	#231 Locator referral and a Zillow referral.
52800-000	Marketing Dues	627.20	300.00	-327.20	-109.07	4,308.80	3,000.00	-1,308.80	-43.63	3,600.00	10.2023 Marketing dues and Chat IQ
52850-000	Printing and Flyers Marketing	62.79	0.00	-62.79	N/A	444.91	0.00	-444.91	N/A	0.00	Business cards for assistant manager.
52860-000	Promotions and Outreach	0.00	50.00	50.00	100.00	128.30	500.00	371.70	74.34	600.00	
52900-000	Resident Referrals	1,500.00	250.00	-1,250.00	-500.00	2,250.00	2,500.00	250.00	10.00	3,000.00	Resident Referrals for #265, 199, and 107.
52999-999	TOTAL MARKETING EXPENSE	8,067.94	5,225.00	-2,842.94	-54.41	58,444.46	51,650.00	-6,794.46	-13.15	62,800.00	
53000-000	REPAIRS AND MAINTENANCE										
53001-000	GENERAL MAINTENANCE										
53070-000	Appliance Parts and Service	729.38	900.00	170.62	18.96	2,833.24	9,000.00	6,166.76	68.52	10,800.00	Burner elements, burner replacement kit.
53090-000	Building Interiors	0.00	0.00	0.00	N/A	1,865.00	0.00	-1,865.00	N/A	0.00	
53100-000	Carpet Cleaning Occupied Apartments	705.00	200.00	-505.00	-252.50	1,635.00	2,000.00	365.00	18.25	2,400.00	Five renewal shampoos.
53110-000	Carport and Garage Repairs	0.00	0.00	0.00	N/A	0.00	450.00	450.00	100.00	600.00	
53150-000	Cleaning Supplies	24.26	350.00	325.74	93.07	3,434.16	3,500.00	65.84	1.88	4,200.00	Trash bags.
53170-000	Common Area Cleaning Contract	0.00	0.00	0.00	N/A	170.00	0.00	-170.00	N/A	0.00	

Budget Comparison

Period = Oct 2023

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
53200-000	Doors and Hardware	399.85	350.00	-49.85	-14.24	1,602.69	3,500.00	1,897.31	54.21	4,200.00	Door stops, screws for Bluestar, mirror clips, and door trim.
53260-000	Electrical Supplies	35.43	150.00	114.57	76.38	966.48	1,500.00	533.52	35.57	1,800.00	Ceiling fan parts.
53290-000	Exterminating Contract and Supplies	0.00	50.00	50.00	100.00	27.89	500.00	472.11	94.42	600.00	
53350-000	Windows and Doors	0.00	350.00	350.00	100.00	60.82	3,500.00	3,439.18	98.26	4,200.00	
53410-000	HVAC Supplies	2,903.84	1,500.00	-1,403.84	-93.59	25,356.26	16,850.00	-8,506.26	-50.48	19,850.00	Tank exchange, AC registers, motor, transformer, R-410 freon, and thermostats.
53500-000	Light Bulbs	180.99	300.00	119.01	39.67	3,098.56	3,000.00	-98.56	-3.29	3,600.00	LED light bulbs.
53550-000	Locks and Keys	73.62	700.00	626.38	89.48	4,923.50	7,000.00	2,076.50	29.66	8,400.00	Red and blue keytags for keys.
53610-000	Maintenance Supplies	64.19	125.00	60.81	48.65	778.29	1,250.00	471.71	37.74	1,500.00	Counter brush and anchor stud solver package.
53650-000	Misc. Maint./Operating	0.00	0.00	0.00	N/A	63.78	0.00	-63.78	N/A	0.00	
53745-000	Plumbing - Interior Leaks	0.00	500.00	500.00	100.00	0.00	5,000.00	5,000.00	100.00	6,000.00	
53760-000	Plumbing Supplies	277.18	900.00	622.82	69.20	9,772.18	9,400.00	-372.18	-3.96	11,200.00	Shower rods, sink stoppers, pvc supply lines, toilet levers, and Chadwell credit memos due to price corrections..
53850-000	Tools and Maintenance Equipment	71.20	75.00	3.80	5.07	217.16	750.00	532.84	71.05	900.00	Key machine brush.
53880-000	Vehicle and Golf Cart Expense	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00	
53999-999	TOTAL GENERAL MAINTENANCE EXPENSE	5,464.94	6,450.00	985.06	15.27	56,805.01	68,200.00	11,394.99	16.71	81,250.00	
54000-000	GROUNDS										
54120-000	Grounds Supplies	0.00	200.00	200.00	100.00	118.64	2,000.00	1,881.36	94.07	2,400.00	
54300-000	Parking and Sidewalk Areas	0.00	125.00	125.00	100.00	0.00	1,250.00	1,250.00	100.00	1,500.00	
54499-998	TOTAL GROUNDS	0.00	325.00	325.00	100.00	118.64	3,250.00	3,131.36	96.35	3,900.00	
54500-000	RECREATIONAL AMENITIES										
54930-000	Pool Supplies	387.77	0.00	-387.77	N/A	9,051.95	0.00	-9,051.95	N/A	0.00	Black algae killer and pool wire brush.
54960-000	Safety	0.00	300.00	300.00	100.00	156.52	3,000.00	2,843.48	94.78	3,600.00	
54999-998	TOTAL RECREATIONAL AND AMENITIES EXPENSE	387.77	300.00	-87.77	-29.26	9,208.47	3,000.00	-6,208.47	-206.95	3,600.00	
55000-000	TURNOVER COSTS										
55050-000	Apartment Cleans	0.00	0.00	0.00	N/A	2,230.00	0.00	-2,230.00	N/A	0.00	

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
55230-000	Carpet Cleaning Vacant	735.00	0.00	-735.00	N/A	2,185.00	0.00	-2,185.00	N/A	0.00	Five carpet cleans.
55710-000	Painting Vacant	0.00	0.00	0.00	N/A	11,041.00	0.00	-11,041.00	N/A	0.00	
55800-000	Resurfacing - Tubs Counters	1,055.00	0.00	-1,055.00	N/A	2,305.00	0.00	-2,305.00	N/A	0.00	Three occupied tub resurfacing.
55999-998	TOTAL TURNOVER COSTS	1,790.00	0.00	-1,790.00	N/A	17,761.00	0.00	-17,761.00	N/A	0.00	
55999-999	TOTAL REPAIRS AND MAINTENANCE	7,642.71	7,075.00	-567.71	-8.02	83,893.12	74,450.00	-9,443.12	-12.68	88,750.00	
56000-000	CONTRACTS										
56050-000	Access Gate and Entry System Repairs	343.24	276.16	-67.08	-24.29	3,039.42	2,485.44	-553.98	-22.29	3,037.76	10.2023 Gatewise.
56080-000	Annual Inspection - Fire Safety	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,500.00	
56150-000	Security Patrol	7,930.00	8,500.00	570.00	6.71	84,621.83	85,000.00	378.17	0.44	102,000.00	10.2023 Security Patrol
56160-000	Emergency Phones	392.08	0.00	-392.08	N/A	1,176.24	1,215.00	38.76	3.19	1,620.00	10.2023 Emergency phones 4th quarter 2023
56170-000	Key Maintenance	74.57	75.00	0.43	0.57	797.08	750.00	-47.08	-6.28	900.00	10.2023 Handi-trac.
56400-000	Alarm Monitor	69.17	65.00	-4.17	-6.42	691.70	650.00	-41.70	-6.42	780.00	10.2023 Alarm Monitor
56410-000	Landscape	4,026.90	4,557.00	530.10	11.63	40,894.27	45,570.00	4,675.73	10.26	54,684.00	10.2023 Landscape
56560-000	Pest Control	824.06	640.00	-184.06	-28.76	5,911.96	6,400.00	488.04	7.63	7,680.00	10.2023 Pest Control and Actisol treatments for #508 and 331.
56710-000	Satellite and Internet	193.25	190.00	-3.25	-1.71	1,921.68	1,900.00	-21.68	-1.14	2,280.00	10.2023 Internet
56800-000	Fitness Contract	0.00	0.00	0.00	N/A	763.17	825.00	61.83	7.49	1,100.00	
56999-998	TOTAL CONTRACTS EXPENSES	13,853.27	14,303.16	449.89	3.15	139,817.35	144,795.44	4,978.09	3.44	175,581.76	
58000-000	UTILITIES										
58210-000	Electric Common Area	4,187.73	2,890.00	-1,297.73	-44.90	33,539.09	28,900.00	-4,639.09	-16.05	34,680.00	10.2023 Electric Common Area
58290-000	Electric Vacant	6,249.21	1,050.00	-5,199.21	-495.16	23,679.01	17,812.50	-5,866.51	-32.93	20,362.50	10.2023 Vacant Electric was \$2746.09 07.2023 Usage billed \$3503.12-billing oversight with new account roll out.
58310-000	Gas Common Area	2,461.22	4,800.00	2,338.78	48.72	29,353.85	47,000.00	17,646.15	37.54	56,600.00	10.2023 Gas Common Area
58650-000	Sewer Master/House Meter	28,943.63	17,285.00	-11,658.63	-67.45	184,916.29	172,850.00	-12,066.29	-6.98	207,420.00	10.2023 Sewer \$15,723.02 09.2023 Sewer \$13,220.62

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
58700-000	Trash Removal	5,449.28	5,100.00	-349.28	-6.85	33,367.32	46,600.00	13,232.68	28.40	54,600.00	10.2023 Trash Removal
58750-000	Telephone	233.36	256.00	22.64	8.84	2,561.07	2,305.00	-256.07	-11.11	2,817.00	10.2023 Phones.
58850-000	Drainage fee	564.26	564.26	0.00	0.00	5,642.60	5,642.60	0.00	0.00	6,771.12	10.2023 Drainage Fee
58851-000	TCEQ Fee	155.82	100.00	-55.82	-55.82	779.52	1,000.00	220.48	22.05	1,200.00	10.2023 TCEQ Fee \$85.26 09.2023 TCEQ Fee \$70.56
58890-000	Utility Billing Fee	3,614.79	2,767.50	-847.29	-30.62	35,207.02	27,675.00	-7,532.02	-27.22	33,210.00	10.2023 Utility Billing Fee
58910-000	Water Master/House Meter	21,778.28	13,625.00	-8,153.28	-59.84	127,258.95	136,250.00	8,991.05	6.60	163,500.00	10.2023 Water \$11,831.23 09.2023 Water \$9,947.05
58998-999	TOTAL UTILITIES	73,637.58	48,437.76	-25,199.82	-52.03	476,304.72	486,035.10	9,730.38	2.00	581,160.62	
58999-999	TOTAL CONTROLLABLE EXPENSES	159,080.10	139,174.42	-19,905.68	-14.30	1,353,331.97	1,388,800.60	35,468.63	2.55	1,686,861.57	
59000-000	NONCONTROLLABLE EXPENSES										
59001-000	MANAGEMENT FEES										
59010-000	Property Management Fees	11,400.44	14,002.29	2,601.85	18.58	107,274.60	129,576.69	22,302.09	17.21	157,924.39	10.2023 Property Management Fees.; 10.2023 Property Management Fees;
59099-998	TOTAL MANAGEMENT FEES	11,400.44	14,002.29	2,601.85	18.58	107,274.60	129,576.69	22,302.09	17.21	157,924.39	
59100-000	PROFESSIONAL FEES										
59150-000	Legal Expenses NonResident Related	0.00	0.00	0.00	N/A	612.50	0.00	-612.50	N/A	0.00	
59199-998	TOTAL PROFESSIONAL FEES	0.00	0.00	0.00	N/A	612.50	0.00	-612.50	N/A	0.00	
59200-000	TAX AND INSURANCE EXPENSE										
59260-000	Insurance Property and General Liability	25,624.74	26,560.24	935.50	3.52	258,117.92	265,602.40	7,484.48	2.82	318,722.88	10.2023 Insurance Property and General Liability
59320-000	Franchise Tax	1,988.18	1,055.00	-933.18	-88.45	18,015.44	10,550.00	-7,465.44	-70.76	12,660.00	10.2023 Franchise Taxes.
59350-000	Taxes Real Estate	41,341.80	64,770.67	23,428.87	36.17	413,418.00	647,706.70	234,288.70	36.17	777,248.04	10.2023 Taxes Real Estate.
59399-998	TOTAL TAX AND INSURANCE EXPENSES	68,954.72	92,385.91	23,431.19	25.36	689,551.36	923,859.10	234,307.74	25.36	1,108,630.92	
59899-998	TOTAL NONCONTROLLABLE EXPENSES	80,355.16	106,388.20	26,033.04	24.47	797,438.46	1,053,435.79	255,997.33	24.30	1,266,555.31	
59999-998	TOTAL OPERATING EXPENSES	239,435.26	245,562.62	6,127.36	2.50	2,150,770.43	2,442,236.39	291,465.96	11.93	2,953,416.88	
59999-999	NET OPERATING INCOME	140,579.53	221,180.35	-80,600.82	-36.44	1,426,357.95	1,866,187.41	-439,829.46	-23.57	2,299,930.23	
60001-000	NONOPERATING EXPENSES										
60002-000	ENTITY EXPENSES										
60050-000	Asset Mgmt Fee	7,600.30	9,334.86	1,734.56	18.58	71,516.39	86,384.47	14,868.08	17.21	105,282.94	10.2023 Asset Mgmt Fee.

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
60380-000	Investor Fee	1,380.39	300.00	-1,080.39	-360.13	3,694.39	3,000.00	-694.39	-23.15	3,600.00	07.2023-10.2023 Investor portal.
60400-000	Legal Expenses Entity	4,348.50	360.00	-3,988.50	-1,107.92	6,950.97	3,600.00	-3,350.97	-93.08	4,320.00	2023 Property tax service (Ryan), Corporate direct mins preparation.
60600-000	Other Expenses Entity	0.00	525.00	525.00	100.00	23,807.49	5,250.00	-18,557.49	-353.48	6,300.00	
60999-998	TOTAL ENTITY EXPENSES	13,329.19	10,519.86	-2,809.33	-26.70	105,969.24	98,234.47	-7,734.77	-7.87	119,502.94	
61000-000	LEASE UP COSTS										
61300-000	L/U Marketing	0.00	0.00	0.00	N/A	3,064.74	0.00	-3,064.74	N/A	0.00	
61600-000	L/U Safety	0.00	0.00	0.00	N/A	8,918.83	0.00	-8,918.83	N/A	0.00	
61999-998	TOTAL LEASE UP COSTS	0.00	0.00	0.00	N/A	11,983.57	0.00	-11,983.57	N/A	0.00	
63699-999	TOTAL NONOPERATING EXPENSES	13,329.19	10,519.86	-2,809.33	-26.70	117,952.81	98,234.47	-19,718.34	-20.07	119,502.94	
64001-000	CAPITAL ITEMS										
64100-000	CAPITAL ITEMS RECURRING										
64150-000	Cabinets Kitchen	0.00	0.00	0.00	N/A	375.00	0.00	-375.00	N/A	0.00	
64170-000	Carpet	0.00	0.00	0.00	N/A	8,912.71	0.00	-8,912.71	N/A	0.00	
64175-000	Ceiling Fans/Light Fixtures	0.00	0.00	0.00	N/A	1,387.83	0.00	-1,387.83	N/A	0.00	
64190-000	Dishwasher	0.00	0.00	0.00	N/A	436.52	0.00	-436.52	N/A	0.00	
64250-000	Refrigerators	0.00	0.00	0.00	N/A	2,471.91	0.00	-2,471.91	N/A	0.00	
64270-000	Stoves	0.00	0.00	0.00	N/A	853.73	0.00	-853.73	N/A	0.00	
64280-000	Tile/Vinyl	0.00	0.00	0.00	N/A	2,757.06	0.00	-2,757.06	N/A	0.00	
64299-998	TOTAL CAPITAL ITEMS RECURRING	0.00	0.00	0.00	N/A	17,194.76	0.00	-17,194.76	N/A	0.00	
64300-000	CAPITAL NONRECURRING										
64315-000	Amenities Interior	189.29	0.00	-189.29	N/A	189.29	0.00	-189.29	N/A	0.00	Gym Wipes.
64335-000	Doors and Hardware	1,350.00	0.00	-1,350.00	N/A	3,120.27	0.00	-3,120.27	N/A	0.00	unit 475, 244 and 400 occupied unit door jam replacements.
64355-000	Furniture_Fixtures and Equipment	0.00	0.00	0.00	N/A	108.86	0.00	-108.86	N/A	0.00	
64360-000	HVAC and Other Mechanical	0.00	0.00	0.00	N/A	630.34	0.00	-630.34	N/A	0.00	
64366-000	Interior Walls and Ceilings	4,620.00	0.00	-4,620.00	N/A	37,693.17	0.00	-37,693.17	N/A	0.00	Sheetrock repairs for nine units, Tub Tile replacement and three water extractions.
64410-000	Light Fixtures	0.00	0.00	0.00	N/A	80.32	0.00	-80.32	N/A	0.00	
64425-000	Plumbing Bath Sinks	0.00	0.00	0.00	N/A	138.67	0.00	-138.67	N/A	0.00	
64430-000	Plumbing Faucets	0.00	0.00	0.00	N/A	920.45	0.00	-920.45	N/A	0.00	
64461-000	Resurfacing Tubs - Countertops	0.00	0.00	0.00	N/A	2,055.00	0.00	-2,055.00	N/A	0.00	
64497-000	Windows and Shutters	0.00	0.00	0.00	N/A	45.70	0.00	-45.70	N/A	0.00	
64499-998	TOTAL CAPITAL NONRECURRING	6,159.29	0.00	-6,159.29	N/A	44,982.07	0.00	-44,982.07	N/A	0.00	

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65000-000	CAPITAL REHAB										
65110-000	Access Gates	0.00	0.00	0.00	N/A	8,836.84	0.00	-8,836.84	N/A	0.00	
65120-000	Amenities Exterior	2,985.00	0.00	-2,985.00	N/A	4,985.42	0.00	-4,985.42	N/A	0.00	Fountain removal by leasing office, gym door jam repair and pool gate repair.
65130-000	Amenities Interior	824.04	0.00	-824.04	N/A	2,474.34	0.00	-2,474.34	N/A	0.00	Eight pieces of plexiglass for laundry window replacement.
65136-000	Building Improvements Int	0.00	0.00	0.00	N/A	3,647.03	0.00	-3,647.03	N/A	0.00	
65200-000	Carpet	2,829.69	0.00	-2,829.69	N/A	59,344.81	0.00	-59,344.81	N/A	0.00	Five carpet installs.
65210-000	Fire Units	0.00	0.00	0.00	N/A	745.00	0.00	-745.00	N/A	0.00	
65220-000	Carports and Garages	1,210.00	0.00	-1,210.00	N/A	11,545.96	0.00	-11,545.96	N/A	0.00	Garage repairs to C5, C6, D1, and D2.
65255-000	Clubhouse	0.00	0.00	0.00	N/A	1,040.84	0.00	-1,040.84	N/A	0.00	
65271-000	Computers	0.00	0.00	0.00	N/A	1,103.98	0.00	-1,103.98	N/A	0.00	
65280-000	Dishwasher	1,550.16	0.00	-1,550.16	N/A	18,062.71	0.00	-18,062.71	N/A	0.00	Dishwashers for #377, 508, 247, and 145.
65300-000	Doors and Hardware	0.00	0.00	0.00	N/A	116.13	0.00	-116.13	N/A	0.00	
65310-000	Exterior Lightings	0.00	0.00	0.00	N/A	353.86	0.00	-353.86	N/A	0.00	
65320-000	Electrical	0.00	0.00	0.00	N/A	19,611.18	0.00	-19,611.18	N/A	0.00	
65400-000	Garbage Disposals	0.00	0.00	0.00	N/A	3,043.16	0.00	-3,043.16	N/A	0.00	
65420-000	HVAC and Other Mechanical	3,459.05	0.00	-3,459.05	N/A	60,786.09	0.00	-60,786.09	N/A	0.00	Two HVAC replacements, blower motor and motor mount kit.
65441-000	Interior Rehab Labor	62,998.21	0.00	-62,998.21	N/A	540,370.99	0.00	-540,370.99	N/A	0.00	10.2023 Rehab labor.
65480-000	Landscape Grounds	0.00	0.00	0.00	N/A	4,605.84	0.00	-4,605.84	N/A	0.00	
65590-000	Life Safety & Fire Equipment	0.00	0.00	0.00	N/A	1,550.00	0.00	-1,550.00	N/A	0.00	
65610-000	Maintenance Tools	0.00	0.00	0.00	N/A	1,447.74	0.00	-1,447.74	N/A	0.00	
65620-000	Microwave and Range Hoods	188.37	0.00	-188.37	N/A	3,827.82	0.00	-3,827.82	N/A	0.00	Vent hoods for #377, #145, and #508.
65680-000	Plumbing Other	6,824.83	0.00	-6,824.83	N/A	60,668.47	0.00	-60,668.47	N/A	0.00	Bldg 17, 6, 9 plumbing repairs, toilet replacement, plumbing cables, and four delta replacements.
65720-000	Pool and Spa	0.00	0.00	0.00	N/A	6,334.47	0.00	-6,334.47	N/A	0.00	

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
65760-000	Refrigerators	3,950.23	0.00	-3,950.23	N/A	42,380.50	0.00	-42,380.50	N/A	0.00	Refrigerator replacements for #366, 377, 145, 508, and 247.
65770-000	Rehab Packages	6,221.64	0.00	-6,221.64	N/A	145,336.83	0.00	-145,336.83	N/A	0.00	10.2023 Rehab packages.
65780-000	Signage and Flag Poles	0.00	0.00	0.00	N/A	1,007.73	0.00	-1,007.73	N/A	0.00	
65800-000	Stoves	2,828.30	0.00	-2,828.30	N/A	24,898.13	0.00	-24,898.13	N/A	0.00	Five stove replacements and parts.
65820-000	Structures Exterior Painting	0.00	0.00	0.00	N/A	90,000.00	0.00	-90,000.00	N/A	0.00	
65930-000	Vinyl	5,433.30	0.00	-5,433.30	N/A	92,241.77	0.00	-92,241.77	N/A	0.00	Eight vinyl installs.
65940-000	Vehicles and Golf Carts	0.00	0.00	0.00	N/A	796.62	0.00	-796.62	N/A	0.00	
65990-000	Windows and Shutters	0.00	0.00	0.00	N/A	8,320.36	0.00	-8,320.36	N/A	0.00	
65999-998	TOTAL CAPITAL REHAB	101,302.82	0.00	-101,302.82	N/A	1,219,484.62	0.00	-1,219,484.62	N/A	0.00	
69899-999	TOTAL CAPITAL ITEMS	107,462.11	0.00	-107,462.11	N/A	1,281,661.45	0.00	-1,281,661.45	N/A	0.00	
70001-000	INTEREST AND DEBT SERVICE										
70500-000	Interest Expense 1st Lien	91,739.17	93,300.00	1,560.83	1.67	926,565.60	933,000.00	6,434.40	0.69	1,119,600.00	10.2023 Interest.
70501-000	Additional Real Estate Taxes	26,389.84	0.00	-26,389.84	N/A	221,118.72	0.00	-221,118.72	N/A	0.00	10.2023 Additional tax accrual.
70899-998	TOTAL INTEREST AND OTHER DEBT SERVICE EXPENSES	118,129.01	93,300.00	-24,829.01	-26.61	1,147,684.32	933,000.00	-214,684.32	-23.01	1,119,600.00	
99998-999	TOTAL NET INCOME	-98,340.78	117,360.49	-215,701.27	-183.79	-1,120,940.63	834,952.94	-1,955,893.57	-234.25	1,060,827.29	