

Trial Balance

Period = Oct 2023

Book = Accrual

	Forward Balance	Debit	Credit	Ending Balance
Cash Property Operating	101,679	0	86,690	14,989
Cash Partnership/Owner	187,127	0	0	187,127
Cash Security Deposits	-14,927	0	0	-14,927
Petty Cash 1	1,500	1,000	0	2,500
Accounts Receivable	158,631	0	11,254	147,377
AR Insurance Proceeds	-1,560	0	0	-1,560
AR Other/Misc	136,855	0	0	136,855
Escrow Insurance	502,371	25,625	0	527,996
Escrow Real Estate Tax	345,071	48,072	0	393,142
Escrow Replacement Reserve	2,289,002	9,100	0	2,298,102
Prepaid Insurance	-162,167	0	25,625	-187,792
Prepaid Operating Expenses	13,228	0	4,328	8,900
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	-97,993	33,202	0	-64,791
Security Deposit Payable	-168,148	2,348	0	-165,800
Security Deposit Refund Clearing	-400	0	1,122	-1,522
Accrued Operating Expenses	117,846	20,065	0	137,911
Accrued Real Estate Taxes	-504,669	0	67,732	-572,401
Franchise Tax	-11,929	0	1,988	-13,917
Prepaid Rent	-127,694	4,986	0	-122,708
Mortgage Payable 1	-28,300,000	0	0	-28,300,000
OwnerPartners Contribution	-6,716,707	0	44,000	-6,760,707
Retained Earnings	5,451,435	0	0	5,451,435
Market Rent	-3,798,417	0	427,133	-4,225,550
HAP Rent	-11,827	0	748	-12,575
LossGain to Lease	342,304	40,483	0	382,787
Rental Charges	0	0	0	0
Less: Admin	0	0	0	0
Less: Concessions One Time	48,015	534	0	48,549
Less: Concessions Recurring	162	0	0	162
Less: Concessions Resident Re...	0	0	0	0
Less: Employee Units	11,414	1,501	0	12,915
Less: Models	8,820	980	0	9,800
Less: Vacancy	393,417	43,660	0	437,077
Less: WriteOffs	300,898	26,653	0	327,550
Plus: Recovery Bad Debt	-68,442	0	10,579	-79,021
Rent Adjustments	0	246	0	246
Carport	-15,564	0	1,942	-17,506
Garage	-9,210	0	1,144	-10,354
Admin Fees	-37,500	0	3,750	-41,250
Application Fees	-25,725	0	3,525	-29,250
Evict/Legal Reimbursement	-28,382	0	3,430	-31,812

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Gate Access Fee	-1,725	0	586	-2,310
Insufficient Notice Fee	-53,211	0	0	-53,211
Late Charges	-95,675	0	10,451	-106,126
Laundry Commissions	-128	0	0	-128
Lease Cancellations	-132,472	0	3,188	-135,659
Locks and Keys	-4,954	0	1,360	-6,314
Month to Month Fees	-9,840	0	200	-10,040
Move Out Damages/Carpet	-54,607	0	11,589	-66,196
NSF Fees	-1,465	0	140	-1,605
Pet Fees	-1,542	0	0	-1,542
Pet Rent	-3,254	0	335	-3,589
Reimbursement Electric	-6,797	0	847	-7,644
Reimbursement Pest Control	-15,268	0	1,945	-17,212
Reimbursement Trash	-23,903	0	2,921	-26,824
Reimbursement Utility Fee	-12,640	0	1,511	-14,151
TCEQ	-445	0	81	-525
Reimbursement Water	-84,251	0	10,421	-94,672
Reimbursement Sewage	-113,268	0	13,851	-127,119
Reimbursement Drainage	-9,098	0	1,141	-10,239
Reimbursement Gas	-29,231	0	2,682	-31,913
Reletting Fees	-4,881	0	0	-4,881
Resident Insurance Premiums	-21,797	0	3,173	-24,970
Resident One Bill Fee	-21,268	0	2,690	-23,957
Transfer Fees	-800	0	0	-800
Vending	-138	0	0	-138
Violation Fees	-1,481	0	0	-1,481
Write Offs Collection Loss	396,913	27,290	0	424,203
Miscellaneous Income	150	0	0	150
General Manager Payroll	63,980	9,662	0	73,641
Assistant Manager Payroll	30,946	1,520	0	32,466
Leasing Consultant Payroll	54,967	4,439	0	59,405
Other Administrative Payroll	0	0	0	0
Office Overtime	1,492	406	0	1,898
Bonuses	32,084	3,230	0	35,314
NOI Bonuses	1,300	0	0	1,300
Make Ready Payroll	20,656	0	0	20,656
Maintenance Supervisor Payroll	41,242	4,800	0	46,042
Maintenance Technician Payroll	49,008	4,968	0	53,975
Maintenance Overtime	12,851	1,965	0	14,816
Porter /Janitor Payroll	50,803	5,080	0	55,883
Marketing	0	0	0	0
Administrative	2,756	645	0	3,400
401k contributions	512	207	0	720
Drug Screening	259	0	0	259
Health Insurance/Other Emp. Be...	25,609	2,784	0	28,393
Payroll Processing Fees	6,476	747	0	7,223

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Payroll Taxes	28,748	3,112	0	31,860
Workmens Compensation	3,060	357	0	3,418
Answering Service	891	99	0	990
Cell Phones and Pagers	800	50	0	850
Computer Hardware and Repair	3,566	380	0	3,946
Computer Software	17,814	1,977	0	19,790
Conventions and Meetings	82	0	0	82
Credit and Criminal Reports	9,684	675	0	10,359
Dues and Subscriptions	2,183	0	0	2,183
Employee Recognition	843	21	0	863
Employee Recruitment	743	0	0	743
Employee Training	1,245	167	0	1,412
Eviction Related Expenses	51,436	4,748	0	56,184
Payment Processing	300	0	0	300
Legal Fees Resident Related	0	0	0	0
License_ Fees and Permits	3,666	721	0	4,387
Office Equipment Leased	3,184	390	0	3,574
Office Supplies	1,540	594	0	2,134
Parking Expense	9	0	0	9
Postage and Delivery	575	83	0	659
Renters Insurance	13,308	2,006	0	15,314
Travel and Meals	0	50	0	50
Uniforms	376	0	0	376
Advertising Collateral	758	0	0	758
Advertising Internet	32,107	4,673	0	36,780
Community Events	2,235	138	0	2,373
Leasing Hospitality	588	67	0	655
Locator Commissions	9,747	1,000	0	10,747
Marketing Dues	3,682	627	0	4,309
Printing and Flyers Marketing	382	63	0	445
Promotions and Outreach	128	0	0	128
Resident Referrals	750	1,500	0	2,250
Appliance Parts and Service	2,104	729	0	2,833
Building Interiors	1,865	0	0	1,865
Carpet Cleaning Occupied Apa...	930	705	0	1,635
Cleaning Supplies	3,410	24	0	3,434
Common Area Cleaning Contract	170	0	0	170
Doors and Hardware	1,203	400	0	1,603
Electrical Supplies	931	35	0	966
Exterminating Contract and Sup...	28	0	0	28
Windows and Doors	61	0	0	61
HVAC Supplies	22,452	2,904	0	25,356
Light Bulbs	2,918	181	0	3,099
Locks and Keys	4,850	74	0	4,924
Maintenance Supplies	714	64	0	778
Misc. Maint./Operating	64	0	0	64

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Plumbing Supplies	9,495	277	0	9,772
Tools and Maintenance Equipment	146	71	0	217
General Interior Repairs	0	0	0	0
Grounds Supplies	119	0	0	119
Landscape Maintenance Contract	0	0	0	0
Pool Supplies	8,664	388	0	9,052
Safety	157	0	0	157
Apartment Cleans	2,230	0	0	2,230
Paint and Drywall repairs	0	0	0	0
Carpet Cleaning Vacant	1,450	735	0	2,185
Carpet Dyeing and Repair	0	0	0	0
Contract Labor- Turn Cost	0	0	0	0
Janitorial Supplies T/O Only	0	0	0	0
Painting Vacant	11,041	0	0	11,041
Resurfacing - Tubs Counters	1,250	1,055	0	2,305
Access Gate and Entry System...	2,696	343	0	3,039
Security Patrol	76,692	7,930	0	84,622
Emergency Phones	784	392	0	1,176
Key Maintenance	723	75	0	797
Alarm Monitor	623	69	0	692
Landscape	36,867	4,027	0	40,894
Pest Control	5,088	824	0	5,912
Satellite and Internet	1,728	193	0	1,922
Fitness Contract	763	0	0	763
Electric Common Area	29,351	4,188	0	33,539
Electric Vacant	17,430	6,249	0	23,679
Gas Common Area	26,893	2,461	0	29,354
Sewer Master/House Meter	155,973	28,944	0	184,916
Trash Removal	27,918	5,449	0	33,367
Telephone	2,328	233	0	2,561
Drainage fee	5,078	564	0	5,643
TCEQ Fee	624	156	0	780
Utility Billing Fee	31,592	3,615	0	35,207
Water Master/House Meter	105,481	21,778	0	127,259
Property Management Fees	95,874	11,400	0	107,275
Legal Expenses NonResident R...	612	0	0	612
Insurance Property and General...	232,493	25,625	0	258,118
Franchise Tax	16,027	1,988	0	18,015
Taxes Real Estate	372,076	41,342	0	413,418
Asset Mgmt Fee	63,916	7,600	0	71,516
Investor Fee	2,314	1,380	0	3,694
Legal Expenses Entity	2,602	4,348	0	6,951
Other Expenses Entity	23,807	0	0	23,807
L/U Marketing	3,065	0	0	3,065
L/U Safety	8,919	0	0	8,919
Cabinets Bathroom	0	0	0	0

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Cabinets Kitchen	375	0	0	375
Carpet	8,913	0	0	8,913
Ceiling Fans/Light Fixtures	1,388	0	0	1,388
Dishwasher	437	0	0	437
Refrigerators	2,472	0	0	2,472
Stoves	854	0	0	854
Tile/Vinyl	2,757	0	0	2,757
Window Treatments	0	0	0	0
Amenities Interior	0	189	0	189
Carports and Garages	0	0	0	0
Doors and Hardware	1,770	1,350	0	3,120
Furniture_Fixtures and Equipment	109	0	0	109
HVAC and Other Mechanical	630	0	0	630
Interior Walls and Ceilings	33,073	4,620	0	37,693
Landscape Grounds	0	0	0	0
Light Fixtures	80	0	0	80
Plumbing Bath Sinks	139	0	0	139
Plumbing Faucets	920	0	0	920
Resurfacing Tubs - Countertops	2,055	0	0	2,055
Windows and Shutters	46	0	0	46
Access Gates	8,837	0	0	8,837
Amenities Exterior	2,000	2,985	0	4,985
Amenities Interior	1,650	824	0	2,474
Building Improvements Int	3,647	0	0	3,647
Carpet	56,515	2,830	0	59,345
Fire Units	745	0	0	745
Carports and Garages	10,336	1,210	0	11,546
Interior Walls and Ceilings	0	0	0	0
Clubhouse	1,041	0	0	1,041
Computers	1,104	0	0	1,104
Dishwasher	16,513	1,550	0	18,063
Doors and Hardware	116	0	0	116
Exterior Lightings	354	0	0	354
Electrical	19,611	0	0	19,611
Foundation	0	0	0	0
Garbage Disposals	3,043	0	0	3,043
HVAC and Other Mechanical	57,327	3,459	0	60,786
Interior Rehab Labor	477,373	62,998	0	540,371
Landscape Grounds	4,606	0	0	4,606
Life Safety & Fire Equipment	1,550	0	0	1,550
Maintenance Tools	1,448	0	0	1,448
Microwave and Range Hoods	3,639	188	0	3,828
Plumbing Other	53,844	6,825	0	60,668
Pool and Spa	6,334	0	0	6,334
Refrigerators	38,430	3,950	0	42,380
Rehab Packages	139,115	6,222	0	145,337

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	Forward Balance	Debit	Credit	Ending Balance
Signage and Flag Poles	1,008	0	0	1,008
Stoves	22,070	2,828	0	24,898
Structures Exterior Painting	90,000	0	0	90,000
Vinyl	86,808	5,433	0	92,242
Vehicles and Golf Carts	797	0	0	797
Windows and Shutters	8,320	0	0	8,320
Interest Expense 1st Lien	834,826	91,739	0	926,566
Additional Real Estate Taxes	194,729	26,390	0	221,119
Total	0	764,100	764,100	0