

Trial Balance

Period = Jun 2024

Book = Accrual

	Forward Balance	Debit	Credit	Ending Balance
Cash Property Operating	41,690	22,537	0	64,227
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	183,646	40,987	0	224,633
AR Insurance Proceeds	-1,560	0	0	-1,560
AR Other/Misc	26,997	0	0	26,997
Escrow Insurance	840,145	70,802	0	910,947
Escrow Real Estate Tax	922,816	106,939	0	1,029,755
Escrow Replacement Reserve	2,361,802	9,100	0	2,370,902
Prepaid Insurance	-480,179	0	35,282	-515,461
Prepaid Property Taxes	2,000	0	0	2,000
Prepaid Operating Expenses	17,015	0	1,449	15,566
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	-120,742	0	71,537	-192,279
Security Deposit Payable	-188,646	0	820	-189,466
Security Deposit Refund Clearing	-2,666	0	158	-2,824
Accrued Operating Expenses	137,799	11,561	0	149,360
Accrued Real Estate Taxes	-658,789	0	53,690	-712,478
Accrued Sales Taxes	101	0	0	101
Franchise Tax	-12,633	0	1,988	-14,621
Prepaid Rent	-18,433	7,616	0	-10,816
Mortgage Payable 1	-28,300,000	0	0	-28,300,000
OwnerPartners Contribution	-7,140,715	0	165,500	-7,306,215
Retained Earnings	6,323,087	0	0	6,323,087
Market Rent	-2,160,730	0	432,867	-2,593,597
HAP Rent	-2,968	0	740	-3,708
LossGain to Lease	238,574	47,431	0	286,005
Rental Charges	0	0	0	0
Less: Admin	1,660	830	0	2,490
Less: Concessions One Time	45,238	11,752	0	56,990
Less: Concessions Recurring	0	0	0	0
Less: Concessions Resident Re...	0	0	0	0
Less: Down	6,500	2,510	0	9,010
Less: Employee Units	1,312	0	0	1,312
Less: Models	5,100	1,020	0	6,120
Less: Vacancy	236,327	63,221	0	299,548
Less: WriteOffs	158,128	9,866	0	167,994
Plus: Recovery Bad Debt	-4,540	0	4,769	-9,309
Carport	-9,670	0	2,009	-11,679
Garage	-6,857	0	1,360	-8,217
Admin Fees	-3,850	0	648	-4,498

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Application Fees	-6,808	0	791	-7,599
Evict/Legal Reimbursement	-12,232	0	2,944	-15,176
Gate Access Fee	-5,911	0	1,417	-7,328
Insufficient Notice Fee	0	0	0	0
Late Charges	-48,125	0	8,328	-56,453
Laundry Commissions	-297	0	0	-297
Lease Cancellations	0	0	0	0
Locks and Keys	-2,233	0	141	-2,374
Month to Month Fees	-2,213	0	200	-2,413
Move Out Damages/Carpet	-38,939	0	4,751	-43,690
NSF Fees	-1,285	0	0	-1,285
Pet Rent	-1,443	0	260	-1,703
Reimbursement Electric	-1,979	0	3,339	-5,318
Reimbursement Pest Control	-9,272	0	1,811	-11,083
Reimbursement Trash	-13,893	0	2,716	-16,609
Reimbursement Utility Fee	-6,902	0	1,350	-8,252
TCEQ	-348	0	76	-424
Reimbursement Water	-52,953	0	8,673	-61,626
Reimbursement Sewage	-70,472	0	11,660	-82,132
Reimbursement Drainage	-5,741	0	1,360	-7,101
Reimbursement Gas	-14,786	0	2,320	-17,106
Reletting Fees	0	0	0	0
Resident Insurance Premiums	-18,075	0	3,511	-21,587
Resident One Bill Fee	-11,642	0	2,355	-13,998
Transfer Fees	-900	0	0	-900
TV/Cable Commissions	-5,912	0	0	-5,912
Violation Fees	-325	0	0	-325
Write Offs Collection Loss	104,457	11,981	0	116,438
Miscellaneous Income	-33,395	0	6,679	-40,074
General Manager Payroll	29,710	6,297	0	36,007
Assistant Manager Payroll	15,266	3,562	0	18,828
Leasing Consultant Payroll	23,071	615	0	23,686
Office Overtime	4,789	672	0	5,461
Bonuses	18,235	3,278	0	21,512
Make Ready Payroll	3,670	0	0	3,670
Maintenance Supervisor Payroll	19,963	4,800	0	24,763
Maintenance Technician Payroll	36,767	5,451	0	42,218
Maintenance Overtime	9,426	2,828	0	12,254
Porter /Janitor Payroll	25,187	4,628	0	29,814
Marketing	-60	0	0	-60
Administrative	277	0	0	277
Contract Labor Office	4,548	3,791	0	8,339
Drug Screening	180	123	0	303
Employee Rent	5,224	1,306	0	6,530
Health Insurance/Other Emp. Be...	10,191	2,070	0	12,262
Payroll Processing Fees	3,758	601	0	4,359

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Payroll Taxes	16,273	2,860	0	19,132
Workmens Compensation	1,566	333	0	1,899
Answering Service	495	107	0	602
Cell Phones and Pagers	350	100	0	450
Computer Hardware and Repair	1,968	380	0	2,348
Computer Software	9,884	1,977	0	11,861
Credit and Criminal Reports	6,638	438	0	7,077
Dues and Subscriptions	2,172	0	0	2,172
Employee Recognition	936	0	0	936
Employee Recruitment	8	0	0	8
Employee Training	639	128	0	767
Eviction Related Expenses	24,858	3,308	0	28,167
Payment Processing	125	25	0	150
License_ Fees and Permits	2,308	0	0	2,308
Misc. Administrative Expenses	-168	0	0	-168
Office Equipment Leased	1,539	496	0	2,035
Office Supplies	1,283	84	0	1,367
Postage and Delivery	308	120	0	428
Renters Insurance	10,802	2,047	0	12,849
Travel and Meals	23	0	0	23
Uniforms	929	0	0	929
Advertising Collateral	684	0	0	684
Advertising Flags/Banners/Ball...	156	0	0	156
Advertising Internet	18,407	3,967	0	22,374
Community Events	1,080	321	0	1,401
Leasing Hospitality	40	180	0	220
Locator Commissions	5,850	0	0	5,850
Marketing Dues	3,497	634	0	4,131
Promotions and Outreach	43	0	0	43
Resident Referrals	3,250	1,250	0	4,500
Resident Relations	0	0	0	0
Appliance Parts and Service	936	408	0	1,344
Carpet Cleaning Occupied Apa...	290	0	0	290
Cleaning Supplies	3,430	734	0	4,165
Doors and Hardware	381	334	0	715
Electrical Supplies	232	257	0	489
HVAC Supplies	6,993	2,888	0	9,882
Light Bulbs	693	108	0	801
Locks and Keys	2,005	849	0	2,854
Maint. and Repairs Contract	0	0	0	0
Maintenance Supplies	287	295	0	582
Misc. Maint./Operating	420	0	0	420
Plumbing Repairs Contract	0	0	0	0
Plumbing Supplies	2,826	1,338	0	4,164
Tools and Maintenance Equipment	95	0	18	78
Pool Supplies	730	1,221	0	1,951

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Safety	135	101	0	235
Air Duct Cleaning	325	0	0	325
Paint/Drywall and Supplies	31	263	0	294
Resurfacing - Tubs Counters	1,245	0	0	1,245
Access Gate and Entry System...	1,716	343	0	2,059
Courtesy/Patrol Service	29,915	10,600	0	40,515
Security Patrol	0	0	0	0
Emergency Phones	844	0	0	844
Key Maintenance	357	80	0	437
Alarm Monitor	366	69	0	435
Landscape	20,449	4,148	0	24,597
Pest Control	6,638	902	0	7,541
Satellite and Internet	1,148	196	0	1,344
Fitness Contract	254	254	0	509
Electric ClubHouse	0	0	0	0
Electric Common Area	16,899	3,313	0	20,212
Electric Master/House Meter	0	0	0	0
Electric Vacant	9,484	3,546	0	13,030
Gas Common Area	13,803	2,216	0	16,019
Sewer Master/House Meter	68,898	12,360	0	81,258
Trash Removal	15,796	3,599	0	19,395
Telephone	922	609	0	1,531
Drainage fee	3,485	564	0	4,049
TCEQ Fee	269	57	0	326
Utility Billing Fee	18,471	3,385	0	21,856
Water Master/House Meter	51,267	9,029	0	60,296
Property Management Fees	51,272	10,359	0	61,631
Audit and Tax Preparation Exp...	100	0	0	100
Legal Expenses NonResident R...	32	0	0	32
Insurance Property and General...	176,410	35,282	0	211,692
Franchise Tax	9,941	1,988	0	11,929
Taxes Real Estate	275,127	53,690	0	328,817
Asset Mgmt Fee	34,716	7,040	0	41,755
Investor Fee	1,825	196	0	2,021
Legal Expenses Entity	515	15,202	0	15,717
Other Expenses Entity	21,768	91	0	21,859
L/U Marketing	648	0	0	648
Resident Services	0	0	0	0
Cabinets Kitchen	1,045	0	0	1,045
Ceiling Fans/Light Fixtures	75	0	0	75
Dishwasher	1,611	0	0	1,611
Garbage Disposals	727	289	0	1,016
Microwave and Range Hoods	202	0	0	202
Refrigerators	2,354	778	0	3,133
Stoves	1,189	406	0	1,594
Tile/Vinyl	81	0	0	81

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Window Treatments	122	208	0	330
Doors and Hardware	1,072	219	0	1,291
Fire Units	-100,000	0	0	-100,000
HVAC and Other Mechanical	0	0	0	0
Interior Walls and Ceilings	9,935	4,670	0	14,605
Light Fixtures	24	515	0	538
Plumbing Bath Sinks	160	222	0	381
Plumbing Interior	283	0	0	283
Plumbing Faucets	840	0	0	840
Plumbing Kitchen Sinks	0	557	0	557
Plumbing Toilets	421	0	0	421
Resurfacing Tubs - Countertops	0	0	0	0
Access Gates	1,125	485	0	1,610
Building Improvements Int	2,100	0	0	2,100
Building Improvements Ext	6,913	0	0	6,913
Carpet	9,927	3,019	0	12,946
Fire Units	42,201	10,240	0	52,441
Dishwasher	0	388	0	388
Doors and Hardware	1,703	0	0	1,703
Electrical	678	0	0	678
Garbage Disposals	275	0	0	275
HVAC and Other Mechanical	8,970	17,775	0	26,744
Interior Rehab Labor	147,328	21,724	0	169,052
Maintenance Tools	2,171	369	0	2,540
Microwave and Range Hoods	522	0	0	522
Plumbing Other	28,754	4,069	0	32,823
Pool and Spa	173	0	0	173
Refrigerators	785	0	0	785
Rehab Packages	38,147	5,781	0	43,927
Stoves	588	0	0	588
Vinyl	13,202	5,728	0	18,930
Windows and Shutters	216	430	0	646
Interest Expense 1st Lien	464,812	94,797	0	559,609
Total	0	837,517	837,517	0