

Statement (12 months)

Period = Nov 2022-Oct 2023

Book = Accrual ; Tree = ysi_is

	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Total
41000-000 RENTAL INCOME													
41050-000 GROSS POTENTIAL RENT													
41100-000 Market Rent	404,525.00	404,525.00	408,269.00	421,916.00	421,243.00	421,998.00	423,450.00	424,335.00	425,044.00	425,849.00	426,313.00	427,133.00	5,034,600.00
41200-000 HAP Rent	1,858.00	1,858.00	1,858.00	2,043.71	2,072.00	2,072.00	789.47	748.00	748.00	748.00	748.00	748.00	16,291.18
41900-000 LossGain to Lease	-29,136.50	-29,562.00	-31,717.00	-43,352.50	-39,906.50	-37,252.86	-36,376.50	-36,489.50	-37,637.37	-38,369.50	-41,202.00	-40,483.00	-441,485.23
41999-999 TOTAL GROSS POTENTIAL RENT	377,246.50	376,821.00	378,410.00	380,607.21	383,408.50	386,817.14	387,862.97	388,593.50	388,154.63	388,227.50	385,859.00	387,398.00	4,609,405.95
42000-000 OTHER RENTAL INCOME ALLOWANCES													
42300-000 Less: Concessions One Time	-9,492.35	-13,214.84	-10,707.94	-3,375.04	-1,709.86	-2,930.66	-3,727.00	-8,646.26	-12,087.73	-4,277.78	-552.72	-533.96	-71,256.14
42350-000 Less: Concessions Recurring	-243.00	641.60	-81.00	-81.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	236.60
42500-000 Less: Employee Units	-1,080.00	-1,080.00	-1,080.00	-1,080.00	-1,080.00	-1,080.00	-1,080.00	-1,207.27	-1,638.93	-1,667.00	-1,501.00	-1,501.00	-15,075.20
42550-000 Less: Models	-980.00	-980.00	-980.00	-980.00	-980.00	-980.00	-980.00	-980.00	-980.00	-980.00	-980.00	-980.00	-11,760.00
42600-000 Less: Vacancy	-65,928.60	-51,389.58	-42,902.25	-40,410.73	-41,727.00	-49,973.01	-53,208.44	-56,761.42	-38,815.56	-34,883.06	-34,735.60	-43,660.27	-554,395.52
42680-000 Less: WriteOffs	-77,481.26	-29,866.37	-42,950.11	-34,209.76	-36,245.38	-22,983.65	-53,009.81	-22,536.62	-24,979.18	-49,858.13	-14,124.96	-26,652.61	-434,897.84
42800-000 Plus: Recovery Bad Debt	11,189.00	11,266.82	5,105.22	12,454.06	13,167.12	16,100.13	4,326.53	5,958.58	8,278.60	99.28	2,952.78	10,578.84	101,476.96
42900-000 Rent Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-246.00	-246.00
42909-998 TOTAL OTHER RENTAL INCOME	-144,016.21	-84,622.37	-93,596.08	-67,682.47	-68,575.12	-61,847.19	-107,678.72	-84,172.99	-70,222.80	-91,566.69	-48,941.50	-62,995.00	-985,917.14
42909-999 TOTAL NET RENTAL INCOME	233,230.29	292,198.63	284,813.92	312,924.74	314,833.38	324,969.95	280,184.25	304,420.51	317,931.83	296,660.81	336,917.50	324,403.00	3,623,488.81
43000-000 PARKING AND STORAGE INCOME													
43100-000 CARPORT INCOME													
43110-000 Carport	1,467.00	1,336.67	1,450.83	1,447.49	1,510.00	1,731.66	1,690.83	1,814.16	1,880.82	1,874.16	2,164.30	1,941.83	20,309.75
43199-999 TOTAL CARPORT INCOME	1,467.00	1,336.67	1,450.83	1,447.49	1,510.00	1,731.66	1,690.83	1,814.16	1,880.82	1,874.16	2,164.30	1,941.83	20,309.75
43200-000 GARAGE INCOME													
43210-000 Garage	900.00	733.33	600.00	800.00	900.00	1,023.33	1,086.66	1,100.00	1,200.00	1,300.00	1,200.00	1,143.99	11,987.31
43299-999 TOTAL GARAGE INCOME	900.00	733.33	600.00	800.00	900.00	1,023.33	1,086.66	1,100.00	1,200.00	1,300.00	1,200.00	1,143.99	11,987.31
43999-999 TOTAL PARKING AND STORAGE	2,367.00	2,070.00	2,050.83	2,247.49	2,410.00	2,754.99	2,777.49	2,914.16	3,080.82	3,174.16	3,364.30	3,085.82	32,297.06
45000-000 OTHER INCOME													
45100-000 Admin Fees	8,850.00	9,400.00	3,450.00	3,150.00	3,000.00	1,950.00	3,150.00	7,050.00	6,750.00	6,150.00	2,850.00	3,750.00	59,500.00
45110-000 Application Fees	6,375.00	5,400.00	2,100.00	1,950.00	2,475.00	1,950.00	2,400.00	3,975.00	4,200.00	4,725.00	1,950.00	3,525.00	41,025.00
45250-000 Evict/Legal Reimbursement	4,809.00	2,635.00	1,762.00	259.00	4,374.00	4,193.00	4,237.00	3,974.59	2,768.00	5,954.29	860.14	3,430.41	39,256.43
45270-000 Gate Access Fee	0.00	0.00	0.00	0.00	0.00	38.23	81.66	231.89	373.69	469.04	530.01	585.65	2,310.17
45360-000 Insufficient Notice Fee	2,745.50	0.00	0.00	0.00	2,090.00	0.00	0.00	0.00	7,123.60	29,641.69	14,355.53	0.00	55,956.32
45400-000 Late Charges	9,187.73	11,168.34	10,726.23	10,721.61	9,447.34	8,629.78	11,432.05	11,011.79	12,774.28	10,684.80	10,247.08	10,450.83	126,481.86
45420-000 Laundry Commissions	0.00	0.00	0.00	0.00	0.00	0.00	128.48	0.00	0.00	0.00	0.00	0.00	128.48
45450-000 Lease Cancellations	6,486.80	2,168.35	12,801.95	1,734.00	8,044.70	10,315.75	36,509.75	10,776.00	13,761.00	17,875.10	20,653.50	3,187.72	144,314.62
45470-000 Locks and Keys	611.00	470.00	564.00	423.00	449.00	270.00	856.00	458.00	282.00	1,100.00	552.50	1,360.00	7,395.50
45500-000 Month to Month Fees	1,900.00	933.34	400.00	2,206.67	1,226.67	1,266.67	1,146.66	1,480.00	1,126.66	773.34	213.33	200.00	12,873.34
45510-000 Move Out Damages/Carpet	8,900.00	4,262.00	4,385.00	3,705.00	6,008.19	3,405.00	8,260.00	6,545.08	7,050.00	10,274.00	4,975.00	11,589.00	79,358.27
45550-000 NSF Fees	70.00	140.00	310.00	175.00	385.00	105.00	105.00	210.00	140.00	35.00	0.00	140.00	1,815.00
45700-000 Pet Fees	1,500.00	-150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,600.00	-57.50	0.00	2,892.50

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45710-000	Pet Rent	432.50	465.00	450.00	328.00	333.50	300.00	343.50	330.00	356.64	474.17	338.50	335.00	4,486.81
45730-000	Reimbursement Electric	409.11	577.10	917.97	990.20	610.73	1,032.72	370.21	463.41	380.87	848.98	1,181.61	847.14	8,630.05
45750-000	Reimbursement Pest Control	1,214.56	1,358.90	1,362.08	1,599.74	1,705.31	1,728.64	1,858.97	1,743.27	1,737.10	1,764.37	1,768.03	1,944.78	19,785.75
45760-000	Reimbursement Trash	2,425.28	2,472.39	2,319.50	2,634.60	2,747.29	2,704.01	2,875.80	2,664.34	2,643.53	2,654.08	2,659.47	2,920.92	31,721.21
45770-000	Reimbursement Utility Fee	1,271.95	1,296.93	1,230.00	1,443.47	1,471.27	1,397.76	1,470.86	1,374.23	1,376.00	1,440.00	1,436.25	1,511.25	16,719.97
45771-000	TCEQ	9.01	20.73	28.44	40.98	50.25	53.52	59.11	47.01	50.64	55.44	59.26	80.58	554.97
45780-000	Reimbursement Water	5,340.39	11,085.51	7,140.17	8,289.87	11,655.15	8,967.13	9,419.39	10,869.58	8,810.53	8,158.34	10,940.86	10,421.28	111,098.20
45781-000	Reimbursement Sewage	7,227.05	15,025.57	9,672.43	11,227.82	15,797.61	12,148.99	12,755.69	14,584.50	11,741.02	10,844.93	14,494.59	13,851.22	149,371.42
45782-000	Reimbursement Drainage	892.54	909.86	853.63	969.54	1,011.03	996.04	1,119.58	1,039.49	1,032.77	1,036.89	1,039.00	1,141.19	12,041.56
45783-000	Reimbursement Gas	5,139.07	5,178.78	3,684.20	3,764.83	4,909.69	3,984.26	3,137.04	2,817.41	2,293.82	2,380.60	2,259.32	2,681.61	42,230.63
45790-000	Reletting Fees	0.00	0.00	0.00	1,660.00	1,461.15	0.00	0.00	1,760.00	0.00	0.00	0.00	0.00	4,881.15
45800-000	Resident Insurance Premiums	1,804.80	1,755.30	2,128.40	2,215.20	2,031.40	2,164.65	2,182.00	2,536.20	2,541.40	2,900.60	3,097.60	3,172.80	28,530.35
45810-000	Resident One Bill Fee	1,511.00	1,806.45	1,964.50	2,286.70	2,301.65	2,292.60	2,483.90	2,250.70	2,179.00	2,714.55	2,794.20	2,689.65	27,274.90
45850-000	Transfer Fees	0.00	600.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,400.00
45870-000	Vending	0.00	0.00	0.00	0.00	137.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	137.68
45880-000	Violation Fees	600.00	450.00	200.00	300.00	-15.00	-25.00	0.00	1,021.25	0.00	0.00	0.00	0.00	2,531.25
45900-000	Write Offs Collection Loss	-48,961.70	-27,727.64	-31,870.66	-21,443.60	-30,837.26	-24,098.15	-71,789.59	-30,829.54	-51,397.27	-86,187.62	-48,459.37	-27,290.06	-500,892.46
45990-000	Miscellaneous Income	0.00	0.00	0.00	0.00	-150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-150.00
45999-999	TOTAL OTHER INCOME	30,750.59	51,701.91	36,579.84	40,631.63	53,521.35	45,770.60	34,593.06	58,384.20	40,095.28	38,367.59	50,738.91	52,525.97	533,660.93
49999-999	TOTAL REVENUE	266,347.88	345,970.54	323,444.59	355,803.86	370,764.73	373,495.54	317,554.80	365,718.87	361,107.93	338,202.56	391,020.71	380,014.79	4,189,446.80
50000-000	OPERATING EXPENSES													
50100-000	CONTROLLABLE EXPENSES													
51100-000	OFFICE PAYROLL													
51110-000	General Manager Payroll	6,538.46	9,807.79	6,538.47	6,931.42	6,734.62	6,734.62	6,734.62	6,734.62	10,101.93	6,734.62	6,734.63	9,661.66	89,987.46
51115-000	Assistant Manager Payroll	2,973.12	4,612.25	3,289.50	3,333.00	3,179.00	3,399.00	3,366.00	3,410.00	5,049.00	2,906.66	3,013.40	1,520.00	40,050.93
51150-000	Leasing Consultant Payroll	5,893.34	8,715.15	6,076.27	5,371.09	5,563.56	6,050.90	4,357.32	10,106.50	6,580.09	5,603.20	5,257.71	4,438.55	74,013.68
51170-000	Office Overtime	0.00	0.00	0.00	0.00	54.88	42.00	231.01	20.27	651.14	334.03	158.64	406.00	1,897.97
51175-000	Bonuses	4,584.99	13,690.00	6,460.00	1,425.00	3,145.00	2,154.97	3,390.00	3,335.00	4,085.00	4,838.67	3,250.23	3,230.00	53,588.86
51180-000	NOI Bonuses	0.00	0.00	0.00	0.00	0.00	1,300.00	0.00	0.00	0.00	0.00	0.00	0.00	1,300.00
51199-998	TOTAL OFFICE PAYROLL	19,989.91	36,825.19	22,364.24	17,060.51	18,677.06	19,681.49	18,078.95	23,606.39	26,467.16	20,417.18	18,414.61	19,256.21	260,838.90
51200-000	MAINTENANCE SERVICE PAYROLL													
51210-000	Make Ready Payroll	3,013.25	4,314.26	2,224.68	2,927.49	2,792.85	4,177.56	0.00	2,941.68	4,346.51	1,245.04	0.00	0.00	27,983.32
51230-000	Maintenance Supervisor Payroll	0.00	4,564.20	4,520.47	4,642.50	4,303.50	2,254.10	4,480.00	4,621.12	6,808.20	4,715.04	4,896.90	4,800.00	50,606.03
51235-000	Maintenance Technician Payroll	3,649.10	5,247.10	5,979.80	6,380.11	3,010.38	3,385.20	4,920.00	3,704.15	8,285.88	6,626.66	6,715.55	4,967.60	62,871.53
51240-000	Maintenance Overtime	0.00	0.00	220.11	721.68	466.52	556.97	1,478.30	1,342.34	2,826.99	3,263.87	1,974.57	1,964.77	14,816.12
51270-000	Porter /Janitor Payroll	7,434.46	11,192.95	5,026.40	5,026.40	5,905.53	5,211.64	5,332.75	7,569.12	7,001.37	5,029.91	4,699.94	5,079.79	74,510.26
51299-998	TOTAL MAINTENANCE SERVICE PAYROLL	14,096.81	25,318.51	17,971.46	19,698.18	16,478.78	15,585.47	16,211.05	20,178.41	29,268.95	20,880.52	18,286.96	16,812.16	230,787.26
51600-000	CORPORATE PAYROLL													
51630-000	Administrative	367.50	0.00	675.00	0.00	0.00	0.00	0.00	0.00	0.00	727.59	1,353.00	644.60	3,767.69

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51699-998	TOTAL CORPORATE PAYROLL	367.50	0.00	675.00	0.00	0.00	0.00	0.00	0.00	0.00	727.59	1,353.00	644.60	3,767.69
51899-998	TOTAL PAYROLL EXPENSE	34,454.22	62,143.70	41,010.70	36,758.69	35,155.84	35,266.96	34,290.00	43,784.80	55,736.11	42,025.29	38,054.57	36,712.97	495,393.85
51900-000	PAYROLL BURDEN													
51905-000	401k contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	101.02	207.17	204.26	207.11	719.56
51910-000	Drug Screening	0.00	55.00	0.00	0.00	209.22	0.00	25.00	0.00	25.00	0.00	0.00	0.00	314.22
51920-000	Health Insurance/Other Emp. Benefits	2,209.12	3,313.68	2,209.12	2,209.12	2,209.12	1,953.41	1,380.70	5,204.83	4,818.09	2,920.71	2,704.15	2,783.85	33,915.90
51925-000	Payroll Processing Fees	722.03	1,147.67	766.42	703.63	688.42	676.58	666.72	606.21	1,020.77	662.56	684.92	746.79	9,092.72
51930-000	Payroll Taxes	2,721.34	5,261.85	3,897.19	3,280.83	2,849.90	2,442.18	2,753.71	2,871.98	4,501.27	3,181.25	2,970.16	3,111.69	39,843.35
51935-000	Workmens Compensation	369.07	597.93	392.65	398.83	295.41	221.87	327.50	351.46	541.97	182.00	348.62	357.25	4,384.56
51999-998	TOTAL PAYROLL BURDEN	6,021.56	10,376.13	7,265.38	6,592.41	6,252.07	5,294.04	5,153.63	9,034.48	11,008.12	7,153.69	6,912.11	7,206.69	88,270.31
51999-999	TOTAL PAYROLL RELATED EXPENSE AND BURDEN	40,475.78	72,519.83	48,276.08	43,351.10	41,407.91	40,561.00	39,443.63	52,819.28	66,744.23	49,178.98	44,966.68	43,919.66	583,664.16
52000-000	GENERAL AND ADMINISTRATIVE													
52050-000	Answering Service	99.00	99.00	198.00	0.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	1,188.00
52100-000	Cell Phones and Pagers	50.00	50.00	100.00	100.00	50.00	50.00	100.00	100.00	100.00	100.00	100.00	50.00	950.00
52120-000	Computer Hardware and Repair	380.00	482.43	380.00	380.00	380.00	380.00	380.00	380.00	526.14	380.00	380.00	380.00	4,808.57
52130-000	Computer Software	1,908.56	1,908.56	1,976.83	1,976.83	1,976.83	1,976.83	1,976.83	1,976.83	1,976.83	1,976.83	1,999.00	1,976.83	23,607.59
52140-000	Conventions and Meetings	0.00	0.00	0.00	40.54	41.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	81.61
52160-000	Credit and Criminal Reports	1,803.21	1,750.35	1,579.46	940.58	595.00	909.77	616.39	690.50	1,668.30	1,402.73	1,280.80	674.99	13,912.08
52170-000	Dues and Subscriptions	0.00	50.00	2,183.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,233.15
52180-000	Employee Recognition	39.63	305.42	0.00	0.00	27.18	0.00	0.00	196.01	0.00	599.50	19.83	20.57	1,208.14
52190-000	Employee Recruitment	0.00	600.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	265.97	177.31	0.00	1,343.28
52200-000	Employee Training	131.87	131.87	222.09	127.85	127.85	127.85	127.85	127.85	127.85	127.85	127.85	167.01	1,675.64
52210-000	Eviction Related Expenses	6,702.81	4,474.67	3,251.34	4,410.65	8,463.98	5,843.18	4,212.80	8,019.90	5,149.34	8,698.50	3,385.83	4,748.50	67,361.50
52220-000	Payment Processing	25.00	0.00	0.00	75.00	0.00	0.00	25.00	0.00	100.00	25.00	75.00	0.00	325.00
52240-000	License_ Fees and Permits	0.00	324.65	0.00	0.00	764.43	1,560.00	1,277.86	0.00	0.00	64.00	0.00	720.58	4,711.52
52310-000	Office Equipment Leased	452.96	357.00	348.74	333.54	312.38	385.41	314.45	347.63	396.34	398.87	346.54	389.60	4,383.46
52350-000	Office Supplies	51.25	214.20	445.87	226.01	265.41	128.97	215.96	-252.36	271.93	94.16	144.45	593.61	2,399.46
52360-000	Parking Expense	0.00	0.00	0.00	2.25	0.00	0.00	0.00	0.00	0.00	6.75	0.00	0.00	9.00
52370-000	Postage and Delivery	70.20	81.20	51.80	47.60	51.50	51.10	53.20	78.40	80.20	96.95	64.60	83.20	809.95
52380-000	Renters Insurance	995.14	898.13	921.17	1,115.95	1,154.10	1,207.00	1,207.00	2,431.70	1,425.49	1,875.01	1,971.01	2,005.55	17,207.25
52400-000	Travel and Meals	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.50	49.50
52410-000	Uniforms	145.06	0.00	0.00	0.00	0.00	0.00	376.18	0.00	0.00	0.00	0.00	0.00	521.24
52430-000	Uniforms Office Team	0.00	145.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	145.55
52499-999	TOTAL GENERAL AND ADMINISTRATIVE EXPENSES	12,854.69	11,873.03	11,658.45	9,776.80	14,308.73	12,719.11	10,982.52	14,495.46	11,921.42	16,211.12	10,171.22	11,958.94	148,931.49
52500-000	MARKETING													
52520-000	Advertising Collateral	0.00	0.00	430.02	0.00	0.00	0.00	327.73	0.00	0.00	0.00	0.00	0.00	757.75
52550-000	Advertising Internet	6,393.94	6,911.18	1,993.61	2,167.34	2,045.28	4,007.06	3,944.00	2,619.59	5,261.11	5,111.18	4,957.81	4,672.63	50,084.73
52600-000	Community Events	0.00	515.13	0.00	87.97	227.06	721.38	599.18	99.03	0.00	363.86	136.70	137.84	2,888.15
52700-000	Leasing Hospitality	113.87	30.88	0.00	46.77	44.92	54.88	54.67	70.37	0.00	194.21	121.77	67.48	799.82

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		Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Total
52750-000	Locator Commissions	909.00	675.00	419.00	350.00	0.00	350.00	0.00	0.00	2,976.00	4,395.00	1,257.00	1,000.00	12,331.00
52800-000	Marketing Dues	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	627.20	627.20	627.20	627.20	4,908.80
52850-000	Printing and Flyers Marketing	59.81	430.02	0.00	0.00	0.00	0.00	0.00	-266.84	0.00	648.96	0.00	62.79	934.74
52860-000	Promotions and Outreach	0.00	48.71	0.00	40.80	87.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	177.01
52900-000	Resident Referrals	250.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	500.00	1,500.00	2,500.00
52910-000	Resident Relations	74.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74.69
52999-999	TOTAL MARKETING EXPENSE	8,101.31	8,910.92	3,142.63	2,992.88	2,954.76	5,433.32	5,225.58	2,822.15	8,864.31	11,340.41	7,600.48	8,067.94	75,456.69
53000-000	REPAIRS AND MAINTENANCE													
53001-000	GENERAL MAINTENANCE													
53070-000	Appliance Parts and Service	24.06	0.00	434.37	351.08	227.06	0.00	0.00	0.00	0.00	1,091.35	0.00	729.38	2,857.30
53090-000	Building Interiors	0.00	0.00	0.00	0.00	1,600.00	0.00	0.00	265.00	0.00	0.00	0.00	0.00	1,865.00
53100-000	Carpet Cleaning Occupied Apartments	0.00	0.00	0.00	0.00	125.00	0.00	0.00	210.00	595.00	0.00	0.00	705.00	1,635.00
53150-000	Cleaning Supplies	238.90	262.25	375.08	373.33	376.60	231.91	354.23	491.77	63.67	135.80	1,007.51	24.26	3,935.31
53170-000	Common Area Cleaning Contract	0.00	0.00	170.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	170.00
53200-000	Doors and Hardware	72.52	0.00	125.15	2.78	23.04	116.57	362.06	68.46	384.66	66.62	53.50	399.85	1,675.21
53260-000	Electrical Supplies	70.88	5.71	113.80	6.88	63.71	103.60	376.76	92.89	82.96	20.30	70.15	35.43	1,043.07
53290-000	Exterminating Contract and Supplies	110.30	147.15	27.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	285.34
53350-000	Windows and Doors	0.00	0.00	60.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.82
53410-000	HVAC Supplies	708.18	786.21	3,072.01	672.00	1,313.72	312.16	3,198.98	2,368.43	4,550.63	5,210.32	1,754.17	2,903.84	26,850.65
53500-000	Light Bulbs	157.18	198.75	249.87	347.06	75.78	423.74	600.77	531.28	0.00	689.07	0.00	180.99	3,454.49
53550-000	Locks and Keys	255.99	661.80	845.54	15.16	370.07	456.72	535.49	768.19	498.19	766.92	593.60	73.62	5,841.29
53610-000	Maintenance Supplies	0.00	0.00	43.61	0.00	18.59	136.45	136.45	17.71	0.00	205.54	155.75	64.19	778.29
53650-000	Misc. Maint./Operating	0.00	87.88	0.00	0.00	0.00	0.00	0.00	0.00	63.78	0.00	0.00	0.00	151.66
53760-000	Plumbing Supplies	789.81	793.16	552.41	1,640.56	56.07	624.73	1,408.67	766.01	1,033.11	1,550.41	1,863.03	277.18	11,355.15
53850-000	Tools and Maintenance Equipment	70.75	6.86	11.65	118.09	16.22	0.00	0.00	0.00	0.00	0.00	0.00	71.20	294.77
53999-999	TOTAL GENERAL MAINTENANCE EXPENSE	2,498.57	2,949.77	6,082.20	3,526.94	4,265.86	2,405.88	6,973.41	5,579.74	7,272.00	9,736.33	5,497.71	5,464.94	62,253.35
54000-000	GROUNDS													
54120-000	Grounds Supplies	-193.98	0.00	36.59	0.00	82.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-75.34
54499-998	TOTAL GROUNDS	-193.98	0.00	36.59	0.00	82.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-75.34
54500-000	RECREATIONAL AMENITIES													
54930-000	Pool Supplies	85.85	377.31	337.67	45.15	1,398.04	275.85	655.89	1,879.42	1,444.88	1,808.64	818.64	387.77	9,515.11
54960-000	Safety	117.07	0.00	0.00	0.00	63.53	24.80	68.19	0.00	0.00	0.00	0.00	0.00	273.59
54999-998	TOTAL RECREATIONAL AND AMENITIES EXPENSE	202.92	377.31	337.67	45.15	1,461.57	300.65	724.08	1,879.42	1,444.88	1,808.64	818.64	387.77	9,788.70
55000-000	TURNOVER COSTS													
55050-000	Apartment Cleans	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,230.00	0.00	2,230.00
55230-000	Carpet Cleaning Vacant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,450.00	735.00	2,185.00
55710-000	Painting Vacant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,041.00	0.00	11,041.00
55800-000	Resurfacing - Tubs Counters	0.00	0.00	610.00	0.00	0.00	265.00	0.00	0.00	375.00	0.00	0.00	1,055.00	2,305.00

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55999-998	TOTAL TURNOVER COSTS	0.00	0.00	610.00	0.00	0.00	265.00	0.00	0.00	375.00	0.00	14,721.00	1,790.00	17,761.00
55999-999	TOTAL REPAIRS AND MAINTENANCE	2,507.51	3,327.08	7,066.46	3,572.09	5,809.48	2,971.53	7,697.49	7,459.16	9,091.88	11,544.97	21,037.35	7,642.71	89,727.71
56000-000	CONTRACTS													
56050-000	Access Gate and Entry System Repairs	0.00	0.00	0.00	276.16	360.58	343.24	343.24	343.24	343.24	343.24	343.24	343.24	3,039.42
56080-000	Annual Inspection - Fire Safety	0.00	1,223.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,223.30
56100-000	Courtesy/Patrol Service	7,520.00	9,587.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,107.50
56150-000	Security Patrol	0.00	0.00	4,091.17	3,510.00	8,158.50	7,394.50	9,475.00	11,005.67	15,216.99	9,340.00	8,500.00	7,930.00	84,621.83
56160-000	Emergency Phones	0.00	392.08	0.00	0.00	392.08	0.00	0.00	392.08	0.00	0.00	0.00	392.08	1,568.32
56170-000	Key Maintenance	74.57	74.57	74.57	74.57	74.57	74.57	125.95	74.57	74.57	74.17	74.97	74.57	946.22
56400-000	Alarm Monitor	75.00	63.34	80.00	58.34	69.17	69.17	69.17	69.17	69.17	69.17	69.17	69.17	830.04
56410-000	Landscape	4,339.54	4,339.54	4,339.54	4,339.53	4,026.90	4,026.90	4,026.90	4,026.90	4,026.90	4,026.90	4,026.90	4,026.90	49,573.35
56560-000	Pest Control	601.65	856.04	623.79	623.79	553.43	753.69	0.00	569.65	688.74	595.65	679.16	824.06	7,369.65
56710-000	Satellite and Internet	187.12	187.12	187.12	192.53	192.53	192.53	192.43	192.47	190.00	195.88	192.94	193.25	2,295.92
56800-000	Fitness Contract	0.00	0.00	0.00	0.00	254.39	0.00	254.39	0.00	0.00	0.00	254.39	0.00	763.17
56999-998	TOTAL CONTRACTS EXPENSES	12,797.88	16,723.49	9,396.19	9,074.92	14,082.15	12,854.60	14,487.08	16,673.75	20,609.61	14,645.01	14,140.77	13,853.27	169,338.72
58000-000	UTILITIES													
58210-000	Electric Common Area	2,484.18	2,896.36	3,021.11	2,719.48	2,666.93	2,753.00	2,677.45	3,048.50	3,578.69	4,712.05	4,174.15	4,187.73	38,919.63
58290-000	Electric Vacant	2,312.19	1,907.11	1,865.20	1,402.27	1,014.78	1,218.07	1,410.24	2,212.64	980.99	3,463.57	3,862.04	6,249.21	27,898.31
58310-000	Gas Common Area	4,113.69	3,771.81	5,070.63	4,134.74	2,948.75	2,724.11	2,347.13	2,337.11	2,391.48	2,579.62	2,359.06	2,461.22	37,239.35
58650-000	Sewer Master/House Meter	13,683.99	17,790.47	21,419.58	25,446.81	11,760.98	18,020.40	12,338.00	15,473.15	22,180.93	17,981.36	11,351.45	28,943.63	216,390.75
58700-000	Trash Removal	3,105.00	3,180.00	3,405.00	3,030.00	3,129.72	3,679.72	2,979.72	2,979.72	2,904.72	2,904.72	2,904.72	5,449.28	39,652.32
58750-000	Telephone	412.27	255.15	462.57	462.60	231.30	410.00	527.81	423.22	265.00	-221.50	-233.29	233.36	3,228.49
58850-000	Drainage fee	564.26	564.26	564.26	564.26	564.26	564.26	564.26	564.26	564.26	564.26	564.26	564.26	6,771.12
58851-000	TCEQ Fee	57.54	98.28	85.26	85.26	57.54	42.42	57.54	85.26	85.26	97.86	27.30	155.82	935.34
58890-000	Utility Billing Fee	2,424.15	873.46	4,872.43	2,799.00	3,741.72	3,324.93	3,275.67	3,325.00	3,055.25	3,493.72	3,704.51	3,614.79	38,504.63
58910-000	Water Master/House Meter	10,103.90	13,035.04	15,803.33	12,135.38	8,682.37	9,133.33	9,285.40	11,642.99	16,696.51	13,532.63	8,568.73	21,778.28	150,397.89
58998-999	TOTAL UTILITIES	39,261.17	44,371.94	56,569.37	52,779.80	34,798.35	41,870.24	35,463.22	42,091.85	52,703.09	49,108.29	37,282.93	73,637.58	559,937.83
58999-999	TOTAL CONTROLLABLE EXPENSES	115,998.34	157,726.29	136,109.18	121,547.59	113,361.38	116,409.80	113,299.52	136,361.65	169,934.54	152,028.78	135,199.43	159,080.10	1,627,056.60
59000-000	NONCONTROLLABLE EXPENSES													
59001-000	MANAGEMENT FEES													
59010-000	Property Management Fees	7,978.16	10,379.12	9,703.34	10,674.12	11,122.94	11,204.87	9,522.83	10,971.57	10,833.24	10,146.08	11,695.17	11,400.44	125,631.88
59099-998	TOTAL MANAGEMENT FEES	7,978.16	10,379.12	9,703.34	10,674.12	11,122.94	11,204.87	9,522.83	10,971.57	10,833.24	10,146.08	11,695.17	11,400.44	125,631.88
59100-000	PROFESSIONAL FEES													
59150-000	Legal Expenses NonResident Related	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	612.50	0.00	612.50
59199-998	TOTAL PROFESSIONAL FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	612.50	0.00	612.50
59200-000	TAX AND INSURANCE EXPENSE													
59260-000	Insurance Property and General Liability	21,105.60	21,105.60	26,560.00	26,560.00	25,624.74	25,624.74	25,624.74	25,624.74	25,624.74	25,624.74	25,624.74	25,624.74	300,329.12
59320-000	Franchise Tax	850.00	850.00	1,055.00	1,055.00	1,988.18	1,988.18	1,988.18	1,988.18	1,988.18	1,988.18	1,988.18	1,988.18	19,715.44
59350-000	Taxes Real Estate	48,725.27	48,725.27	41,341.80	41,341.80	41,341.80	41,341.80	41,341.80	41,341.80	41,341.80	41,341.80	41,341.80	41,341.80	510,868.54

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59399-998 TOTAL TAX AND INSURANCE EXPENSES	70,680.87	70,680.87	68,956.80	68,956.80	68,954.72	68,954.72	68,954.72	68,954.72	68,954.72	68,954.72	68,954.72	68,954.72	830,913.10
59899-998 TOTAL NONCONTROLLABLE EXPENSES	78,659.03	81,059.99	78,660.14	79,630.92	80,077.66	80,159.59	78,477.55	79,926.29	79,787.96	79,100.80	81,262.39	80,355.16	957,157.48
59999-998 TOTAL OPERATING EXPENSES	194,657.37	238,786.28	214,769.32	201,178.51	193,439.04	196,569.39	191,777.07	216,287.94	249,722.50	231,129.58	216,461.82	239,435.26	2,584,214.08
59999-999 NET OPERATING INCOME	71,690.51	107,184.26	108,675.27	154,625.35	177,325.69	176,926.15	125,777.73	149,430.93	111,385.43	107,072.98	174,558.89	140,579.53	1,605,232.72
60001-000 NONOPERATING EXPENSES													
60002-000 ENTITY EXPENSES													
60050-000 Asset Mgmt Fee	5,318.78	6,919.41	6,468.89	7,116.08	7,415.29	7,469.91	6,348.55	7,314.38	7,222.16	6,764.05	7,796.78	7,600.30	83,754.58
60380-000 Investor Fee	222.00	874.09	0.00	300.00	300.00	300.00	543.23	545.53	325.24	0.00	0.00	1,380.39	4,790.48
60400-000 Legal Expenses Entity	1,327.91	2,866.69	125.00	0.00	232.80	245.75	66.92	1,000.00	0.00	0.00	932.00	4,348.50	11,145.57
60600-000 Other Expenses Entity	1,052.46	125.20	0.00	5,658.54	524.56	247.21	0.00	17,174.00	203.18	0.00	0.00	0.00	24,985.15
60999-998 TOTAL ENTITY EXPENSES	7,921.15	10,785.39	6,593.89	13,074.62	8,472.65	8,262.87	6,958.70	26,033.91	7,750.58	6,764.05	8,728.78	13,329.19	124,675.78
61000-000 LEASE UP COSTS													
61300-000 L/U Marketing	0.00	0.00	0.00	0.00	0.00	2,354.89	0.00	0.00	709.85	0.00	0.00	0.00	3,064.74
61600-000 L/U Safety	0.00	0.00	8,918.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,918.83
61999-998 TOTAL LEASE UP COSTS	0.00	0.00	8,918.83	0.00	0.00	2,354.89	0.00	0.00	709.85	0.00	0.00	0.00	11,983.57
63699-999 TOTAL NONOPERATING EXPENSES	7,921.15	10,785.39	15,512.72	13,074.62	8,472.65	10,617.76	6,958.70	26,033.91	8,460.43	6,764.05	8,728.78	13,329.19	136,659.35
64001-000 CAPITAL ITEMS													
64100-000 CAPITAL ITEMS RECURRING													
64150-000 Cabinets Kitchen	0.00	0.00	150.00	0.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	375.00
64170-000 Carpet	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,053.57	4,859.14	0.00	8,912.71
64175-000 Ceiling Fans/Light Fixtures	0.00	0.00	0.00	207.84	0.00	0.00	0.00	0.00	0.00	1,179.99	0.00	0.00	1,387.83
64190-000 Dishwasher	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	436.52	0.00	0.00	0.00	436.52
64250-000 Refrigerators	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	843.55	1,628.36	0.00	0.00	2,471.91
64270-000 Stoves	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	853.73	0.00	0.00	0.00	853.73
64280-000 Tile/Vinyl	0.00	0.00	0.00	0.00	0.00	427.58	0.00	0.00	0.00	2,329.48	0.00	0.00	2,757.06
64299-998 TOTAL CAPITAL ITEMS RECURRING	0.00	0.00	150.00	207.84	0.00	652.58	0.00	0.00	2,133.80	9,191.40	4,859.14	0.00	17,194.76
64300-000 CAPITAL NONRECURRING													
64315-000 Amenities Interior	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	189.29	189.29
64335-000 Doors and Hardware	0.00	0.00	0.00	882.54	75.15	0.00	0.00	374.91	65.27	0.00	372.40	1,350.00	3,120.27
64355-000 Furniture_Fixtures and Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	108.86	0.00	0.00	108.86
64360-000 HVAC and Other Mechanical	0.00	0.00	0.00	0.00	630.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	630.34
64366-000 Interior Walls and Ceilings	8,720.00	12,140.00	2,890.00	2,775.90	10,197.33	0.00	7,055.00	2,280.00	5,537.63	1,172.31	1,165.00	4,620.00	58,553.17
64410-000 Light Fixtures	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.32	0.00	80.32
64425-000 Plumbing Bath Sinks	0.00	0.00	0.00	0.00	0.00	73.61	65.06	0.00	0.00	0.00	0.00	0.00	138.67
64426-000 Plumbing Interior	3,422.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,422.50
64430-000 Plumbing Faucets	0.00	0.00	0.00	95.26	224.80	0.00	272.95	0.00	0.00	327.44	0.00	0.00	920.45
64461-000 Resurfacing Tubs - Countertops	0.00	3,645.00	0.00	0.00	0.00	0.00	2,055.00	0.00	0.00	0.00	0.00	0.00	5,700.00
64497-000 Windows and Shutters	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.70	0.00	0.00	45.70
64499-998 TOTAL CAPITAL NONRECURRING	12,142.50	15,785.00	2,890.00	3,753.70	11,127.62	73.61	9,448.01	2,654.91	5,602.90	1,654.31	1,617.72	6,159.29	72,909.57

Statement (12 months)

Period = Nov 2022-Oct 2023

Book = Accrual ; Tree = ysi_is

	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Total
65000-000 CAPITAL REHAB													
65110-000 Access Gates	1,475.00	345.00	0.00	790.00	3,856.84	1,365.00	585.00	485.00	0.00	0.00	1,755.00	0.00	10,656.84
65120-000 Amenities Exterior	0.00	0.00	950.00	0.00	0.00	0.00	520.00	0.00	0.00	530.42	0.00	2,985.00	4,985.42
65130-000 Amenities Interior	0.00	2,500.00	0.00	0.00	0.00	1,650.30	0.00	0.00	0.00	0.00	0.00	824.04	4,974.34
65136-000 Building Improvements Int	0.00	0.00	0.00	3,647.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,647.03
65200-000 Carpet	21,315.73	16,083.65	11,473.76	6,016.33	3,749.68	7,069.47	4,440.33	3,457.54	5,773.13	11,441.30	3,093.58	2,829.69	96,744.19
65210-000 Fire Units	0.00	0.00	745.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	745.00
65220-000 Carports and Garages	0.00	0.00	3,450.00	965.44	2,555.52	0.00	0.00	185.00	2,895.00	0.00	285.00	1,210.00	11,545.96
65255-000 Clubhouse	0.00	0.00	0.00	0.00	0.00	0.00	1,040.84	0.00	0.00	0.00	0.00	0.00	1,040.84
65271-000 Computers	0.00	0.00	0.00	675.40	0.00	0.00	0.00	0.00	428.58	0.00	0.00	0.00	1,103.98
65280-000 Dishwasher	3,612.16	8,591.22	2,321.63	4,946.25	775.08	1,584.80	1,121.55	1,246.24	1,630.97	1,226.56	1,659.47	1,550.16	30,266.09
65300-000 Doors and Hardware	0.00	0.00	116.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	116.13
65310-000 Exterior Lightings	0.00	0.00	0.00	156.95	0.00	0.00	0.00	0.00	196.91	0.00	0.00	0.00	353.86
65320-000 Electrical	5,000.93	3,701.62	2,328.53	1,499.11	380.21	1,300.83	0.00	262.50	13,840.00	0.00	0.00	0.00	28,313.73
65380-000 Furniture_Fixtures and Equipment	0.00	382.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	382.51
65400-000 Garbage Disposals	0.00	755.92	308.81	462.17	192.69	0.00	504.53	576.47	722.45	276.04	0.00	0.00	3,799.08
65420-000 HVAC and Other Mechanical	8,563.13	18,816.95	269.80	8,652.78	4,707.10	1,593.99	9,659.45	4,181.36	5,618.34	17,666.97	4,977.25	3,459.05	88,166.17
65441-000 Interior Rehab Labor	106,116.00	88,061.75	105,056.00	51,241.00	60,232.00	33,062.50	42,483.34	23,205.73	32,496.07	44,839.50	84,756.64	62,998.21	734,548.74
65480-000 Landscape Grounds	0.00	0.00	366.88	0.00	0.00	0.00	4,238.96	0.00	0.00	0.00	0.00	0.00	4,605.84
65590-000 Life Safety & Fire Equipment	0.00	316.00	0.00	0.00	0.00	0.00	0.00	0.00	1,550.00	0.00	0.00	0.00	1,866.00
65610-000 Maintenance Tools	4.00	5,206.20	332.14	0.00	0.00	103.57	600.92	0.00	124.49	215.42	71.20	0.00	6,657.94
65620-000 Microwave and Range Hoods	116.00	3,616.24	125.58	661.41	1,098.76	400.53	175.37	62.79	463.32	363.74	287.95	188.37	7,560.06
65680-000 Plumbing Other	18,161.58	6,534.56	4,771.50	21,581.08	5,553.14	6,851.86	4,627.38	3,944.96	1,168.47	2,500.00	2,845.25	6,824.83	85,364.61
65720-000 Pool and Spa	0.00	0.00	0.00	0.00	0.00	2,560.00	3,173.58	316.00	0.00	0.00	284.89	0.00	6,334.47
65760-000 Refrigerators	4,713.89	24,461.92	4,924.17	16,909.18	1,569.62	2,315.46	618.04	4,933.74	3,182.54	794.98	3,182.54	3,950.23	71,556.31
65770-000 Rehab Packages	75,261.35	27,069.82	30,119.83	14,616.59	8,782.44	17,061.58	10,831.65	10,496.26	18,808.23	13,768.46	14,630.15	6,221.64	247,668.00
65780-000 Signage and Flag Poles	1,145.69	0.00	113.66	0.00	138.41	108.05	0.00	0.00	194.85	223.27	229.49	0.00	2,153.42
65800-000 Stoves	1,798.27	11,464.95	3,553.66	6,985.50	2,199.64	-110.48	2,321.70	1,419.39	1,682.67	2,215.39	1,802.36	2,828.30	38,161.35
65820-000 Structures Exterior Painting	0.00	500.00	0.00	90,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90,500.00
65930-000 Vinyl	22,350.05	13,358.78	7,655.73	9,688.84	5,099.61	9,554.17	11,343.41	7,071.81	10,957.20	13,520.72	11,916.98	5,433.30	127,950.60
65940-000 Vehicles and Golf Carts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	796.62	0.00	796.62
65990-000 Windows and Shutters	1,247.86	0.00	1,476.84	534.86	1,761.19	0.00	2,701.92	2,072.19	641.42	-868.06	0.00	0.00	9,568.22
65999-998 TOTAL CAPITAL REHAB	270,881.64	231,767.09	180,459.65	240,029.92	102,651.93	86,471.63	100,987.97	63,916.98	102,374.64	108,714.71	132,574.37	101,302.82	1,722,133.35
69899-999 TOTAL CAPITAL ITEMS	283,024.14	247,552.09	183,499.65	243,991.46	113,779.55	87,197.82	110,435.98	66,571.89	110,111.34	119,560.42	139,051.23	107,462.11	1,812,237.68
70001-000 INTEREST AND DEBT SERVICE													
70500-000 Interest Expense 1st Lien	94,797.14	91,739.17	94,797.14	94,797.14	85,623.22	94,797.14	91,739.17	91,739.17	91,739.17	94,797.14	94,797.14	91,739.17	1,113,101.91
70501-000 Additional Real Estate Taxes	0.00	0.00	5,000.00	5,000.00	26,389.84	26,389.84	26,389.84	26,389.84	26,389.84	26,389.84	26,389.84	26,389.84	221,118.72
70899-998 TOTAL INTEREST AND OTHER DEBT SERVICE EXPENSES	94,797.14	91,739.17	99,797.14	99,797.14	112,013.06	121,186.98	118,129.01	118,129.01	118,129.01	121,186.98	121,186.98	118,129.01	1,334,220.63
99998-999 TOTAL NET INCOME	-314,051.92	-242,892.39	-190,134.24	-202,237.87	-56,939.57	-42,076.41	-109,745.96	-61,303.88	-125,315.35	-140,438.47	-94,408.10	-98,340.78	-1,677,884.94