

TEXAS

HOUSING FOUNDATION

RAISING THE STANDARD OF LIVING



BOARD MEETING

FEBRUARY 27, 2023

CERTIFICATE OF POSTING OF NOTICE

COUNTY OF BURNET
STATE OF TEXAS

PUBLIC NOTICE OF THE MEETING OF THE BOARD OF COMMISSIONERS AND BOARDS OF DIRECTORS OF THE

TEXAS HOUSING FOUNDATION, A Texas Regional Housing Authority and its instrumentalities:

THF Housing Development Corporation
THF Housing Management Corporation
THF Housing Facility Corporation
THF Housing Finance Corporation
THF Housing Opportunity Corporation
THF Highland Lakes Housing Corporation

THF Public Facility Corporation

Community Resource Centers
of Texas, Inc.

THF Housing Partner, Inc.
THF Development Company, LLC

THF Brush Country Cottages, LLC

THF Sole Holdings Corporation
THF Chandler Place Holdings, LLC
THF Creek View Holdings, LLC
THF Highland Oaks Holdings, LLC
THF Kingsland Trails Holdings, LLC
THF Legend Oaks Holdings, LLC
THF Park Ridge Holdings, LLC
THF San Gabriel Holdings, LLC
THF Southwest Village Holdings, LLC
THF TownePark Fredericksburg Holdings, LLC
THF TownePark Kingsland Holdings, LLC
THF Turtle Creek Holdings, LLC
THF Vistas Holdings, LLC

THF Bastrop GP, LLC
THF Blanco Chandler Place, LLC
THF Brady GP, LLC
THF Cedar Creek, LLC
THF Costa Esmeralda, LLC
THF Creek View, LLC
THF Gateway Northwest, LLC
THF Hill Country Villas GP, LLC
THF Johnson City Oaks GP, LLC
THF Lamesa FAM, LLC
THF Marble Falls Oak Creek, LLC
THF Oak Grove GP, LLC
THF Oasis Cove, LLC
THF Park Ridge, LLC
THF Sage Brush GP, LLC
THF Saltgrass Landing GP, LLC
THF San Gabriel Crossing, LLC
THF Serene Falls GP, LLC
THF Snyder GP, LLC
Fredericksburg Housing II LLC

THF Casa Brendan GP, LLC
THF Casa GP, LLC
THF Chisholm Trail GP, LLC
THF Chisholm Trail LP, LLC
THF Crystal Falls Preservation GP, LLC
THF Little Elm Leased Hsng Assc GP II, LLC
THF Midland Leased Hsng Assc GP I, LLC
THF Midland Leased Hsng Assc GP II, LLC
THF Nuestro Hogar GP, LLC
THF Oaks on Clark GP, LLC
THF Oaks on Lamar GP, LC
THF Palladium Midland GP, LLC
THF Park at Kirkstall GP, LLC
THF Park Meadows GP, LLC
THF Park Meadows II GP, LLC
THF Pathway on Woodrow GP, LLC
THF River Trails Apartments GP, LLC
THF Riverside Townhomes GP, LLC
THF Sherman Leased Hsng Assc GP III, LLC
THF Stone Hollow GP, LLC
THF Village at Meadowbend GP, LLC

THF RD Master, LLC
THF RD Manager, LLC
THF Albany Village, LLC
THF Bastrop Oak Grove, LLC
THF Bay City Village, LLC
THF Burk Village, LLC
THF Castroville Village, LLC
THF Electra Village, LLC
THF Elgin Meadowpark, LLC
THF Ewant Tom Sawyer, LLC
THF Hondo Brian Place, LLC
THF Hondo Gardens, LLC
THF Lampasas Gardens, LLC
THF Lantana Apartments, LLC
THF Pflugerville Meadows, LLC
THF Round Rock Oak Grove, LLC

A meeting of the Board of Commissioners of the **Texas Housing Foundation**, a Texas regional housing authority, and the Boards of Directors of its posted instrumentality business entities, will be held at **10:00 a.m., February 27, 2023, located at 1110 Broadway, Marble Falls, Texas, 78654**, at which time the following matters will be discussed for possible action by the respective governing Board:

A. TEXAS HOUSING FOUNDATION

1. Call to order, roll call and determination of quorum
2. Invocation
3. CITIZENS COMMENTS. This is an opportunity for citizens to address the Board concerning an issue of community interest that is not on the agenda. Comments on a specific agenda item must be made when the agenda item comes before the Board. The Chair may place a time limit on all comments. Any deliberation of an issue raised during Citizens Comments is limited to a proposal to place it on the agenda for a later meeting.
4. Discussion and approval of the minutes of meeting held on January 31, 2023.
5. Report from the President and Chief Executive Officer

6. Report from Director of Community Services
7. Report from Chief Operations Officer
8. Discussion and possible approval of Resolution 2023-0201 authorizing the creation of THF Chisholm Trail GP II, LLC; as well as authorizing it to act as the General Partner of THF Chisholm Trail, LP; authorizing Mark Mayfield to execute documents and take necessary action to effectuate the acquisition of the Chisholm Trail Apartments transaction; and hold the organizational meeting of THF Chisholm Trail GP II, LLC.
9. Discussion and possible approval of Resolution 2023-0202 authorizing the creation of THF Hillside Village GP, LLC; as well as authorizing it to act as the General Partner of THF Hillside Village, LP; authorizing Mark Mayfield to execute documents and take necessary action to effectuate the acquisition of the Hillside Village Apartments transaction; and hold the organizational meeting of THF Hillside Village GP, LLC.
10. Discussion and possible approval of Resolution 2023-0203 authorizing the creation of THF PDV Mariposa GP, LLC; as well as authorizing it to act as the General Partner of THF Mariposa at Fredericksburg, LP; authorizing Mark Mayfield to execute documents and take necessary action to effectuate the development of the Mariposa at Fredericksburg Apartments transaction; and hold the organizational meeting of THF PDV Mariposa GP, LLC.

B. THF HOUSING DEVELOPMENT CORPORATION

1. Call to order, roll call and determination of quorum
2. Discussion and approval of the minutes of meeting held on January 31, 2023
3. Discussion and possible approval of Resolution 2023-0201 authorizing the creation of THF Chisholm Trail GP II, LLC; as well as authorizing it to act as the General Partner of THF Chisholm Trail, LP; authorizing Mark Mayfield to execute documents and take necessary action to effectuate the acquisition of the Chisholm Trail Apartments transaction; and hold the organizational meeting of THF Chisholm Trail GP II, LLC.
4. Discussion and possible approval of Resolution 2023-0202 authorizing the creation of THF Hillside Village GP, LLC; as well as authorizing it to act as the General Partner of THF Hillside Village, LP; authorizing Mark Mayfield to execute documents and take necessary action to effectuate the acquisition of the Hillside Village Apartments transaction; and hold the organizational meeting of THF Hillside Village GP, LLC.
5. Discussion and possible approval of Resolution 2023-0203 authorizing the creation of THF PDV Mariposa GP, LLC; as well as authorizing it to act as the General Partner of THF Mariposa at Fredericksburg, LP; authorizing Mark Mayfield to execute documents and take necessary action to effectuate the development of the Mariposa at Fredericksburg Apartments transaction; and hold the organizational meeting of THF PDV Mariposa GP, LLC.

C. SET NEXT MEETING DATE

D. SUMMATION AND ADJOURNMENT

The Administrative Office of the Texas Housing Foundation is wheelchair accessible and accessible parking is available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the Office Administrator at (830) 693- 8100 for information or assistance.

I, Mark A. Mayfield, the undersigned President of the Texas Housing Foundation, do certify this Notice of Meeting of the Board of Commissioners of the Texas Housing Foundation was posted by February 22, 2023, before 10:00 a.m. on the glass front door of the Texas Housing Foundation Administrative Office and filed with the County Clerks of Bastrop, Blanco, Burnet, Llano and Williamson Counties to be posted in a place convenient and readily accessible to the general public at all times and remained posted continuously for at least 72 hours immediately preceding the day of the meeting.

Mark A. Mayfield, President & CEO

TEXAS HOUSING FOUNDATION

Minutes of Annual Meeting Board of Commissioners

PRESENT: Susan Hamm, Johnny White, Griff Morris, Phil Woods, Nancy Jackson

ABSENT: John Moman

DATE: January 31, 2023

OTHERS PRESENT: Mark Mayfield, Dominic Audino, Jonathan Coreas

INVOCATION: Mark Mayfield offered the invocation.

There being a quorum present, the meeting was called to order by Susan Hamm.

3. **CITIZENS COMMENTS. This is an opportunity for citizens to address the Board concerning an issue of community interest that is not on the agenda. Comments on a specific agenda item must be made when the agenda item comes before the Board. The Chair may place a time limit on all comments. Any deliberation of an issue raised during Citizens Comments is limited to a proposal to place it on the agenda for a later meeting.** There were no citizen comments heard.
4. **Discussion and approval of the minutes of the meeting held on November 29, 2023.** Motion was made by Phil Woods to approve the minutes for the meeting held on November 29, 2022. This motion was seconded by Griff Morris. Upon vote, the motion passed unanimously.
5. **Election of officers for new year:** Motion was made by Nancy Jackson to continue with the same slate of Officers; those being Susan Hamm as Chair, Johnny White as Vice Chair and Griff Morris as Secretary for the new year, seconded by Phil Woods. The motion upon vote passed unanimously.
6. **Report from President and Chief Executive Officer.** Mark Mayfield reported to the Board on the following; first he reported of the strategic planning retreat for key staff on February 8th and 9th. The purpose of this retreat is to discuss and plan for future development internally and the support of outside entities to accomplish this task.

Mark then gave the Board an update on the current developments in process; Snyder, Bastrop, Marble Falls, Creedmoor, Lubbock, Georgetown, Longview, Fredericksburg, Austin, Houston and Fort Worth. Currently Snyder is really

struggling with financial feasibility due to rising interest rates and current building costs. The Serene Falls development in Marble Falls is also very tentative at this point due to ground rights control held by the local Huber Corporation who will not relinquish such. Without the removal of these provisions, this development will not happen. Current due diligence with the municipalities of Creedmoor, Georgetown, Lubbock and Fort Worth seeking the Cooperation Agreements are underway. Due diligence on the bond deals the THF PFC issued in Fredericksburg, Longview, Houston and Austin are in their 180-day stage and proceeding well.

Lastly he just visited with the Board about multiple inquiries regarding potential PFC deals across the state of Texas. He mentioned he was contacted almost weekly from various developers across the state. He would keep the Board informed.

7. **Report from Director of Community Resources.** Due to the weather, both Lucy Murphy and Mary Jo Calloway were unable to attend the meeting. Therefore the Board reviewed the report that was in their packet without questions.
8. **Report from Chief Operations Officer.** Due to the weather, Allison Milliorn was unable to attend the meeting. Therefore, the Board reviewed the report presented in their packet without questions.

NEXT MEETING DATE. The next meeting was scheduled for Monday, February 27, 2023 at 10:00 a.m.

ADJOURN: The meeting was adjourned by Susan Hamm.

CERTIFICATION OF MINUTES

I HEREBY CERTIFY that I am the currently elected and acting Chair of the Board of Commissioners of the Texas Housing Foundation and the foregoing Minutes of the proceedings of the meeting of the Board of Commissioners of the Texas Housing Foundation are accurate and adopted by the Board of Commissioners at the duly called meeting held on January 31, 2023.

Susan Hamm, Chair

Attest:

Griff Morris, Secretary



PRESIDENT'S REPORT

President's Report

The President/CEO will report to the Board on the following items:

- Update – staff retreat
- Update – 2023 bond deals
- Update – Snyder development, Bastrop development
- Update – Serene Falls 9% senior development located in Marble Falls
- Update -- new developments in Lubbock, Creedmoor
- Update – multiple inquiries regarding PFC deals across the state
- Update – new Llano County CRC located in Kingsland
- Oak Grove Grand Opening in April



DIRECTOR OF COMMUNITY RESOURCES REPORT



CRC
Community Resource Centers
of Texas Inc.

January 2023 Board Report

Cindi Fry, Burnet County Site Coordinator, visiting residents at Highland Oaks during Bingo Day as part of the pilot program, RISE (Resident Impact Services & Education).





Case Study: CRC Site Coordinator Navigation

Life-Changing Results for Financial Stability & Physical Wellbeing with High ROI

Overview: After a mental breakdown, six months in a mental health facility, and months of incorrect government benefits status, Mr. Walker and his sister came to the CRC and we resolved his problem within two weeks. He received six months of back-pay from Social Security and his benefits resumed correctly. He also gained health insurance as a result.

Critical success factors in this solution:

Cindi Fry is a knowledgeable, persistent client navigator who started making phone calls to resolve an entrenched problem. Part of the problem included challenges with two departments at the mental health facility who were not communicating with each other nor with Social Security.

Cindi has the bandwidth to solve this complicated problem. Mental health workers do not typically have the time. We have restructured our front desk operations, leaving time for Site Coordinators/Navigators to make phone calls, track down files, and problem-solve.

Return on investment: Cindi's total time spent on the case was approximately six hours. In return for those hours, Mr. Walker obtained thousands of dollars in back-pay, secured a moderate amount of financial stability going forward through his Social Security pay, and additionally improved stability and wellbeing through obtaining health insurance.

Story: Mr. Walker's sister came to the Burnet County CRC in December 2022, after he was released from San Gabriel Crisis Center. She asked for help with permanent housing for him.

Mr. Walker had been in the Crisis Center for six months following the tragic loss of his son and a subsequent emotional breakdown. Because Mr. Walker shared a name with his son, he was erroneously flagged as the deceased Walker with Social Security.

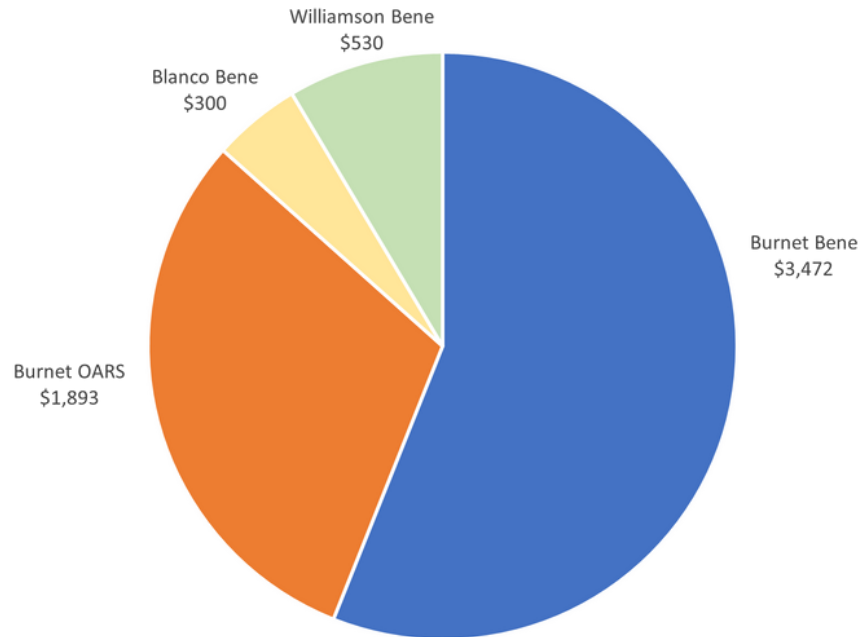
Without any identification or records, Bluebonnet Trails kindly used grant funding to keep him at the facility long past the normal length of stay. During that time they did not help him work on rectifying the problem of his Social Security status. He missed out on months of Social Security pay and had no ability to provide for himself financially going forward.

Cindi worked with his sister to resolve the issue with Social Security. This required helping Bluebonnet Trails staff begin to cooperate across departments on his case. Within two weeks, Cindi located an employee at the Georgetown Social Security office who was aware of the case but was missing documentation. Within one day, the error was corrected. Since then, he has received his Social Security card, back pay, monthly payments, & health insurance.

We are working toward getting him into permanent housing/long term care facility.

Donations & Expenses YTD 2023

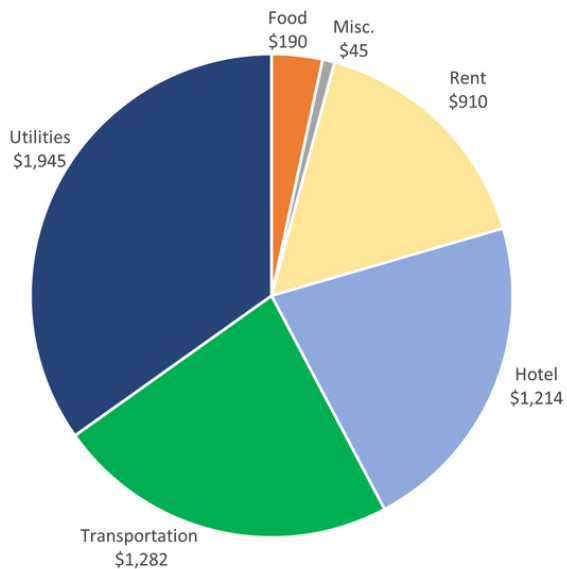
Donations by Fund



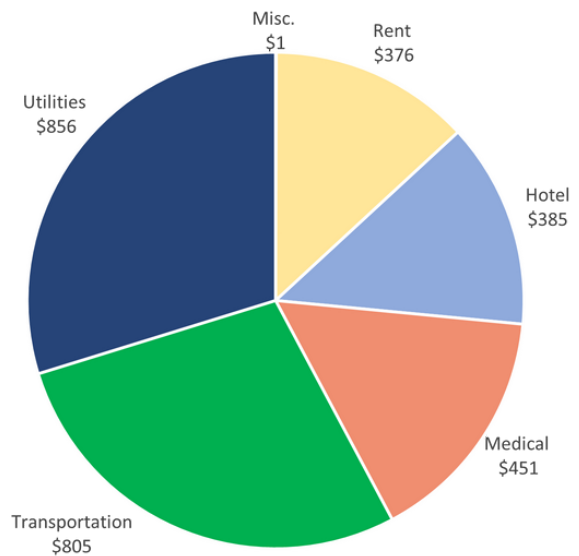
Benevolence & OARS Donations: \$6,195

Financial Assistance: All Locations

Benevolence



OARS



Benevolence YTD: \$5,586 + OARS YTD: \$2,874 = \$8,460

Community Resource Centers of Texas, Inc											
Budget vs. Actuals: 2023 CRC - FY23 P&L Locations											
January 2023											
	Blanco		Burnet		Liberty Hill		Llano				
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Total Budget 2023	% of Budget
Income											
3321 Grant Revenue			5,000.00						5,000.00	0.00	
3346 Rental Income - Tenant							355.00	177.50	355.00	2,130.00	16.67%
3349 THF Funding - Payroll	4,651.91	4,375.82	40,869.33	41,331.19	4,514.99	4,432.55	4,444.36	4,418.37	54,480.59	654,695.05	8.32%
3500 THF Operational Funding			20,000.00	7,895.84		1,850.84		1,873.34	20,000.00	139,440.00	14.34%
3501 Donations Unrestricted									0.00	0.00	0.00%
3504 Donations Restricted		931.67							0.00	11,180.00	0.00%
3504.1 OARS		166.67	1,892.52	483.00					1,892.52	7,796.00	24.28%
3504.2 Benevolence	300.00	166.67	3,471.03	833.34	264.90	166.67		166.67	4,035.93	16,000.00	25.22%
Total Income	\$ 4,951.91	\$ 5,640.83	\$ 71,232.88	\$ 50,543.37	\$ 4,779.89	\$ 6,450.06	\$ 4,799.36	\$ 6,635.88	\$ 85,764.04	\$ 831,241.05	10.32%
Expenses											
4016 Admin Salaries	3,256.44	3,270.32	31,634.77	32,546.62	3,193.44	3,270.32	3,200.88	3,270.32	41,285.53	508,290.69	8.12%
4020 Health Insurance	631.81	631.82	3,347.71	4,485.09	631.72	631.82	631.72	631.82	5,242.96	76,566.45	6.85%
4025 Retirement - Safe Harbor	108.31	99.62	1,050.91	976.13	104.62	101.13	102.72	100.76	1,366.56	15,331.50	8.91%
4026 Retirement - Matching		66.42	363.16	650.75		67.42		67.17	363.16	10,221.00	3.55%
4030 Payroll Taxes	301.46	257.35	2,743.63	2,521.66	291.20	261.25	285.90	260.28	3,622.19	39,606.35	9.15%
4040 Overtime	181.17	50.31	197.18	150.94	122.90	100.63	72.16	88.05	573.41	4,679.06	12.25%
4041 Bad Weather	172.72		1,531.97		171.11		150.98		2,026.78	0.00	
4102 Office Equipment & Furniture		16.67		25.00		62.50		62.50	0.00	2,000.00	0.00%
4105 Postage		5.00		41.67		5.00		5.00	0.00	680.00	0.00%
4106 Office Supplies		83.34	66.13	500.00		83.34		83.34	66.13	9,000.00	0.73%
4107 Office Equip Rental	141.55	125.00	95.23	291.67	293.50	125.00	91.16	125.00	621.44	8,000.00	7.77%
4109 IT Hardware		83.34		125.00		83.34		83.34	0.00	4,500.00	0.00%
4110 IT Software			625.12	833.34					625.12	10,000.00	6.25%
4111 Telephone	340.31	254.17	1,072.02	950.00					1,412.33	14,450.00	9.77%
4112 Internet	550.00	550.00							550.00	6,600.00	8.33%
4115 Employee Recognition		16.67	50.00	225.00		16.67		16.67	50.00	3,300.00	1.52%
4116 Membership Dues	36.00	12.50		25.00		12.50		8.34	36.00	700.00	5.14%
4117 Events / Outreach		166.67	61.26	541.67		166.67		166.67	61.26	12,500.00	0.49%
4118 Training			859.00						859.00	0.00	
4119 Travel & Meetings		112.50	488.66	220.84		241.67	77.61	258.34	566.27	10,000.00	5.66%
4120 Bank Fees		8.34		8.34		8.34		8.34	0.00	400.00	0.00%
4122 Screening Services		4.17		4.17		4.17		4.17	0.00	200.00	0.00%
4125 Homeless Program Expenses			1,145.00						1,145.00	0.00	
4135 Grant Expenses			1,250.37						1,250.37	0.00	
4200 Signage-Plaques		16.67		41.67		8.34		8.34	0.00	900.00	0.00%
4201 Printed Material		50.00	147.98	166.67		50.00		50.00	147.98	3,800.00	3.89%
4202 Internet Advertising - Employment		16.67		16.67		16.67		16.67	0.00	800.00	0.00%
4203 Marketing Advertising		8.34		16.67		8.34		8.34	0.00	500.00	0.00%
4301 Electricity	429.00	583.34	255.75	550.00					684.75	13,600.00	5.03%
4315 Water	86.89	166.67	42.79	58.34					129.68	2,700.00	4.80%
4325 Sewer	20.41		44.35	58.34					64.76	700.00	9.25%
4335 Gas			230.35						230.35	0.00	
4340 Trash	34.42	58.34							34.42	700.00	4.92%
4341 Utilities Other	14.00	14.00							14.00	168.00	8.33%
4408 Janitorial Supplies		83.34	61.99	250.00		83.34		83.34	61.99	6,000.00	1.03%
4413 Keys & Locks				8.34					0.00	100.00	0.00%
4418 Building Repairs		208.34	19.36	333.34					19.36	6,500.00	0.30%
4419 Equipment Repairs		41.67		41.67		41.67		41.67	0.00	2,000.00	0.00%
4420 Building Maintenance	115.00	125.00		125.00		41.67		41.67	115.00	4,000.00	2.88%
4500 Contract Costs - Pest Control		104.17		104.17				104.17	0.00	3,750.00	0.00%
4502 Contract Costs - IT Contract Labor		166.67	504.00	333.34	131.25	166.67		166.67	635.25	10,000.00	6.35%
4503 Contract Costs - Marketing Admin				416.67					0.00	5,000.00	0.00%
4516 Contract Costs - Custodian & Window Washer	950.00	1,041.67	1,000.00	1,166.67	770.00	625.00	480.00	708.34	3,200.00	42,500.00	7.53%
4900 Donations - Agencies			852.00	416.67					852.00	5,000.00	17.04%
4901 Donations - Restricted			738.00						738.00	0.00	
4901.1 Benevolence	840.00	166.67	4,233.33	833.34	313.81	166.67	292.45	166.67	5,679.59	16,000.00	35.50%
4901.2 Benevolence to Agencies (Atmos)			693.41						693.41	0.00	
4901.3 OARS	725.89	166.67	1,894.17	483.00			105.00		2,725.06	7,796.00	34.95%
Total Expenses	\$ 8,935.38	\$ 8,832.44	\$ 57,299.60	\$ 50,543.46	\$ 6,023.55	\$ 6,450.14	\$ 5,490.58	\$ 6,635.99	\$ 77,749.11	\$ 869,539.05	8.94%
Net Operating Income	\$ 4,951.91	\$ 5,640.83	\$ 71,232.88	\$ 50,543.37	\$ 4,779.89	\$ 6,450.06	\$ 4,799.36	\$ 6,635.88	\$ 85,764.04	\$ 831,241.05	10.32%
Net Income	(\$3,983.47)	(\$3,191.61)	\$13,933.28	(\$0.09)	(\$1,243.66)	(\$0.08)	(\$691.22)	(\$0.11)	\$8,014.93	(\$38,298.00)	

[illegible]

Community Resource Centers of Texas, Inc

Balance Sheet

As of January 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1059799 OARS - Burnet County	7,079.62
1156595 Benevolence Burnet County	15,838.15
1216993 Community Resource Centers of Texas	23,019.01
Homeless Restricted Donation	15,278.77
Restricted Henna Donation	149,163.03
Total 1216993 Community Resource Centers of Texas	187,460.81
1234640 OARS - Blanco County	3,353.76
1254192 Benevolence Liberty Hill	1,122.09
1270008 Llano Benevolence	4,168.90
1275714 Benevolence Blanco County	27,316.57
Total Bank Accounts	\$246,339.90
Total Current Assets	\$246,339.90
TOTAL ASSETS	\$246,339.90
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
4246 3153 1304 0394 Chase	2,377.53
Total Credit Cards	\$2,377.53
Total Current Liabilities	\$2,377.53
Total Liabilities	\$2,377.53
Equity	
Opening Balance Equity	-83,821.61
Retained Earnings	319,769.05
Net Income	8,014.93
Total Equity	\$243,962.37
TOTAL LIABILITIES AND EQUITY	\$246,339.90



CHIEF OPERATING OFFICER REPORT

TEXAS HOUSING FOUNDATION

MONTHLY REPORT



PREPARED BY: ALLISON MILLIORN

Chief Operating Officer
www.txhf.org / amilliorn@txhf.org

PREPARED FOR: Board of Commissioners

CEO / Texas Housing Foundation / 1110 Broadway Marble Falls



Table of Contents

Financial Status

3

Property Updates

4-8

Department Updates

9-13

General Notes

14



Financial Status

Closing/Fee Revenue:

Bond Issuance Fees - \$420,000

Bond Admin Fees - \$252,000 (10,347 rec'd)

Legal Fees - \$130,000

Developer Fees - \$460,000

Contractor Fees - \$340,000 (15,207 rec'd)

Incentive Mgmt Fees - \$63,000 (48,935 rec'd)

GP Distributions - \$34,000 (254,596 rec'd)

Asset Mgmt Fees - \$20,000

ERC Receivable (in installments) - 1,267,611
(2022/2023) - received first installment in
July 2022 - 90K

Reserve Balance - \$442,938

THFPFC - 6,918

THF - 80,847

THFHDC - 240,837

THFSHC - 99,640

THFDC - 9,761

THFHOC - 4,932







Property Updates

Notable updates per property under management: Average occupancy is 91.3%






Property

Update






Chandler Place

-  Occupancy - 81.2%
-  Past Due Recerts - 0
-  Staffing- Nancy retired, Maintenance quit
-  Delinquent Rent - 4088
-  Maintenance - dumpster repairs, restriping needed






Costa Esmeralda

-  Occupancy - 96.4%
-  Past Due Recerts - 0
-  Staffing- stable
-  Delinquent Rent - 10,415
-  Maintenance - restriping, french drain needed, playground mulch

Creek View

-  Occupancy - 89.3%, 95%, 93.8%
-  Past Due Recerts - 0
-  Staffing- Nancy retired, maintenance quit
-  Delinquent Rent - 0
-  Maintenance - seal/stripe needed

Townepark Fredericksburg

-  Occupancy - 87.5%, 95.5%
-  Past Due Recerts - 2
-  Staffing- stable
-  Delinquent Rent - 40
-  Maintenance - erosion repair, seal/stripe, pool fence repair








Property Updates

Notable updates per property under management:






Property

Update

Gateway Northwest

-  Occupancy - 91.7%
-  Past Due Recerts - 0
-  Staffing- maintenance hire needed
-  Delinquent Rent - 4127
-  Maintenance -sidewalk repairs, mulch for playground






Highland Oaks

-  Occupancy - 100%
-  Past Due Recerts - 0
-  Staffing- stable
-  Delinquent Rent - 44
-  Maintenance - tree trimming, ramp reconfiguration, fence repairs

Hill Country Villas

-  Occupancy - 98%
-  Past Due Recerts - 0
-  Staffing- Stable
-  Delinquent Rent - 2532
-  Maintenance - landscaping installation

Kingsland Trails

-  Occupancy - 100%
-  Past Due Recerts - 0
-  Staffing- stable
-  Delinquent Rent -4192
-  Maintenance - seal/stripe, asphalt repair, roof repairs



Property Updates

Notable updates per property under management:

Property

Update

Oak Creek Townhomes



Occupancy - 96.2%



Past Due Recerts - 2



Staffing- stable



Delinquent Rent - 1714



Maintenance - bldg 1 settling, tree trimming, seal/stripe

Oasis Cove



Occupancy - 34.4%



Past Due Recerts - 0



Staffing- stable



Delinquent Rent - 461



Maintenance - managed freezes with minor damage

Park Ridge



Occupancy - 95.3%



Past Due Recerts - 0



Staffing- Stable



Delinquent Rent - 2728



Maintenance - drainage repairs, recoat pool area

Sagebrush



Occupancy - 90%



Past Due Recerts - 0



Staffing- Stable



Delinquent Rent - 800



Maintenance - need tax credit allocation to make repairs



Property Updates

Notable updates per property under management:

Property

Update

San Gabriel



Occupancy - 96.1%



Past Due Recerts - 0



Staffing-new maintenance hire



Delinquent Rent - 636



Maintenance - playground mulch, leaf guards needed

Southwest Village



Occupancy - 50%



Past Due Recerts - 1



Staffing- no staff pending transitional housing updates



Delinquent Rent - 987



Maintenance - no maintenance

Vistas



Occupancy - 96%



Past Due Recerts - 0



Staffing- Stable



Delinquent Rent - 1709



Maintenance - stair repairs,

Townepark Kingsland



Occupancy - 97.4%



Past Due Recerts - 0



Staffing- Stable



Delinquent Rent - 0



Maintenance - ramps needed, roof repairs








Property Updates

Notable updates per property under management:






Property

Update






Trails of Brady

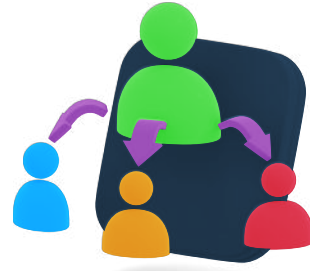
-  Occupancy - 88.9%
-  Past Due Recerts - 0
-  Staffing- stable
-  Delinquent Rent - 8495
-  Maintenance - minor items

Westwind of Lamesa

-  Occupancy - 90%
-  Past Due Recerts - 1
-  Staffing- stable
-  Delinquent Rent - 6498
-  Maintenance - speed bumps, erosion control

Oak Grove

-  Occupancy - 18.3%
-  Past Due Recerts - 0
-  Staffing- new maint assistant hired
-  Delinquent Rent - 3234
-  Maintenance - seeing the typical new construction hiccups.



Human Resources

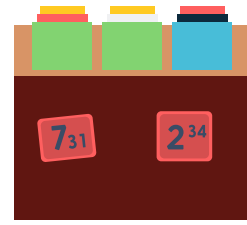
Turnover is at 4% as of this week. Annual goal is to stay under 30%

Work from home policy amendments are being proposed, will go before the board today

We currently have two open maintenance positions, one at GNW and one at Johnson City/Blanco.

We also have one property manager and one assistant property manager position open at Johnson City/Blanco.

No update on ERC funding.



Compliance

Working on 6 past due recert reviews. Working 7 move in files.

MOR response for HCV has been submitted.

SWV - Two files have been processed and approved; no others in process. UPCS inspection went well on 1/26. Minor repairs in progress.

Westwind UA and rent schedules being updated

We have signed a contract to monitor our Lubbock property tenant files.



Accounting

2022 audits in progress with DOZ and Tidwell (westwind)

2021 Audits - 13 final, 1 in draft stage (THFHLHC), 1 pre draft status (THFHDC).

1099 reports have been sent out by Nina.

Offer made to new accountant. Start date undecided.



Asset Management

Access Database - updates from staff meeting are complete

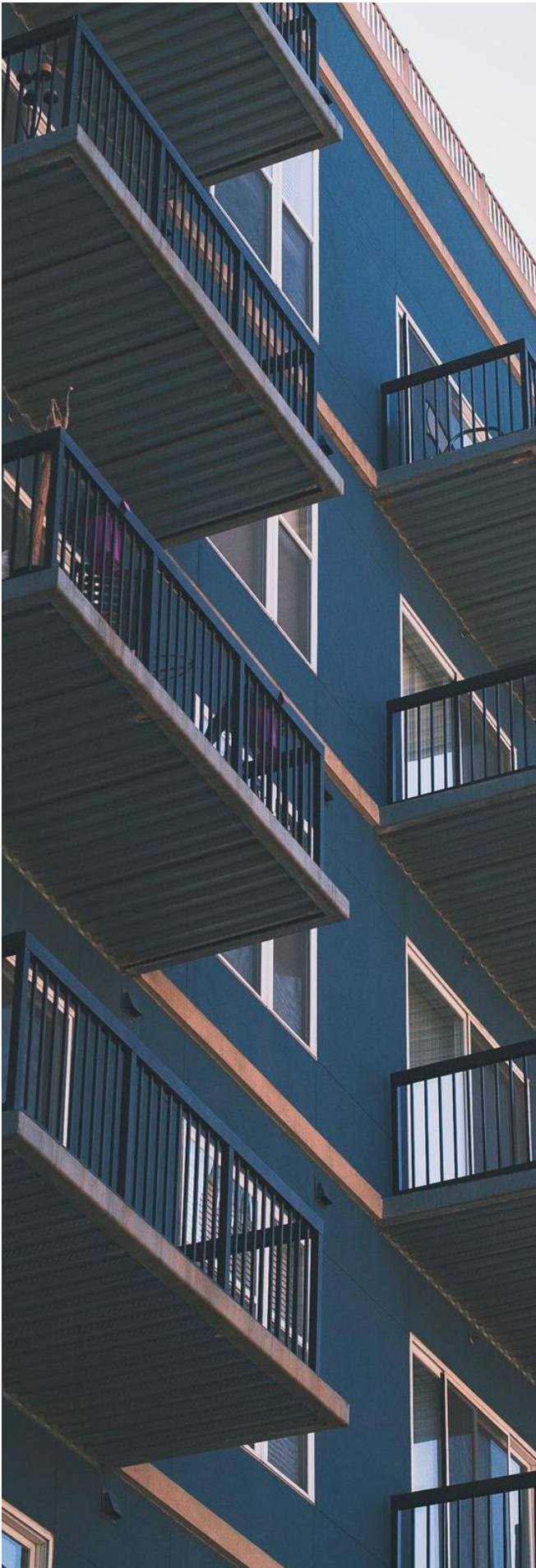
Saltgrass has 29 units affected by mold. Cash is being redirected due to construction remediation. Daniel will follow up with Hamilton Valley for status.

Will be holding weekly property review meetings with department heads to review properties in depth.

Held first meeting on 2/13 with three properties being reviewed (HO, HCV, Vistas)

Received results from UPCS held in Lubbock. Properties need significant work but both scored above 80.

Continuing to perform site visits. 4-6 properties visited monthly.



Housing

Two maintenance openings (GNW and CP/CV)

Two property manager openings (CP/CV)

Tablets have been distributed to maint. staff. So far we are making progress with buy in, working through technical issues related to wireless connectivity

Researching security cameras to place throughout the properties. Needed at dumpsters immediately. Connectivity is a problem we still need to solve.

Conclusion

I am pleased to provide you with an update on our company's operations. As of the end of the last year, our operations have been running smoothly and we have been able to achieve our key objectives for the period.

We have invested in our employees, with a particular emphasis on professional development and training. Our HR team has implemented new initiatives aimed at increasing employee engagement and retention, which has resulted in a lower turnover rate and increased productivity.

Finally, we have continued to invest in new technology and innovation to remain competitive in our industry. We have made progress in developing new products and services, which we believe will help drive future growth.

Overall, I am pleased with our progress so far and confident in our ability to continue to deliver strong results in the coming quarters. Thank you for your ongoing support.

"If two men on the same job agree all the time, then one is useless. If they disagree all the time, both are useless." --Darryl F. Zanuck





FINANCIAL REPORTS

Texas Housing Foundation Corporate Entities Balance Sheet

As of January 31, 2023

	140--THF Housing Management Corporation Year To Date 01/31/2023 Actual	157--Texas Housing Foundation Year To Date 01/31/2023 Actual	165--THF Public Facility Corporation Year To Date 01/31/2023 Actual	170--THF Housing Development Corporation Year To Date 01/31/2023 Actual	171--THF Sole Holdings Corporation Year To Date 01/31/2023 Actual	174--THF Development Company, LLC Year To Date 01/31/2023 Actual	175--THF Housing Opportunity Corporation Year To Date 01/31/2023 Actual	All Locations Year To Date 01/31/2023 Actual
Assets								
Current Assets								
Cash								
1000 - Cash - OPERATING	94,124.71	0.00	29,936.46	97,727.76	99,640.44	9,761.48	4,948.01	336,138.86
1003 - Cash - Restricted	0.00	7,690.74	0.00	0.00	0.00	0.00	0.00	7,690.74
1004 - Cash - OPERATING #2	0.00	213,722.83	0.00	0.00	0.00	0.00	0.00	213,722.83
1008 - Cash - RESERVES	0.00	2,108.92	0.00	0.00	0.00	0.00	0.00	2,108.92
Total Cash	94,124.71	223,522.49	29,936.46	97,727.76	99,640.44	9,761.48	4,948.01	559,661.35
Accounts Receivable								
1201 - A/R - Misc	1,752,570.71	0.00	0.00	0.00	0.00	0.00	0.00	1,752,570.71
1221 - A/R - SWV	1,131.20	0.00	0.00	0.00	0.00	0.00	0.00	1,131.20
1223 - A/R - CV	3,158.85	0.00	0.00	0.00	0.00	0.00	0.00	3,158.85
1224 - A/R - CV II	2,379.74	0.00	0.00	0.00	0.00	0.00	0.00	2,379.74
1225 - A/R - CV III	1,720.26	0.00	0.00	0.00	0.00	0.00	0.00	1,720.26
1226 - A/R - CP	201,037.02	35,243.00	0.00	0.00	0.00	0.00	0.00	236,280.02
1227 - A/R - SGC	9,081.66	0.00	0.00	0.00	0.00	0.00	0.00	9,081.66
1228 - A/R - PR	405,659.03	0.00	0.00	0.00	0.00	0.00	0.00	405,659.03
1229 - A/R - CE	37,844.42	0.00	0.00	0.00	0.00	0.00	0.00	37,844.42
1230 - A/R - KT	8,568.86	0.00	0.00	0.00	0.00	0.00	0.00	8,568.86
1231 - A/R - TPK	11,765.46	0.00	0.00	0.00	0.00	0.00	0.00	11,765.46
1232 - A/R - OCT	11,499.22	0.00	0.00	0.00	0.00	0.00	0.00	11,499.22
1233 - A/R - GNW	16,553.20	0.00	0.00	0.00	0.00	0.00	0.00	16,553.20
1235 - A/R - TPF	10,401.42	0.00	0.00	0.00	0.00	0.00	0.00	10,401.42
1237 - A/R - Sage Brush	193,035.32	0.00	0.00	0.00	0.00	0.00	0.00	193,035.32
1238 - A/R - Trails of Brady	55,864.33	0.00	0.00	0.00	0.00	0.00	0.00	55,864.33
1244 - A/R - THF Snyder LLC	0.00	0.00	0.00	11,397.06	0.00	0.00	0.00	11,397.06
1246 - A/R - Westwind of Lamesa	7,791.19	0.00	0.00	0.00	0.00	0.00	0.00	7,791.19
1265 - A/R - Oasis Cove	378,171.93	118,000.00	0.00	0.00	0.00	0.00	0.00	496,171.93
1270 - A/R - Oak Grove	10,428.78	5,000.00	0.00	5,000.00	0.00	0.00	0.00	20,428.78
1275 - A/R - THF Highland Oaks	12,015.07	0.00	0.00	0.00	0.00	0.00	0.00	12,015.07
1276 - A/R - THF Vistas	15,851.32	0.00	0.00	0.00	0.00	0.00	0.00	15,851.32
1278 - A/R - THF	8,975.83	0.00	0.00	0.00	0.00	0.00	0.00	8,975.83
1280 - A/R - THF Saltgrass Landing	11,695.66	0.00	0.00	0.00	0.00	0.00	0.00	11,695.66
1281 - A/R - THFHDC	23,516.77	0.00	0.00	0.00	0.00	0.00	0.00	23,516.77
1283 - A/R - THF Hill Country Villas L.P	8,033.79	0.00	0.00	0.00	0.00	0.00	0.00	8,033.79
1285 - A/R - THF Park at Kirkstall Apartments, LP	0.00	0.00	0.00	2,007.36	0.00	0.00	0.00	2,007.36
1287 - A/R - THF Sherman LHA III LP	0.00	0.00	482.54	0.00	0.00	0.00	0.00	482.54
1289 - A/R - THF Pathway on Woodrow, LP	0.00	0.00	0.00	110.18	0.00	0.00	0.00	110.18
1293 - A/R - THF Public Facility Corp	11,575.68	0.00	0.00	0.00	0.00	0.00	0.00	11,575.68
Total Accounts Receivable	3,210,326.72	158,243.00	482.54	18,514.60	0.00	0.00	0.00	3,387,566.86
Deposits & Escrows								
1121 - Mortgage Reserves	0.00	0.00	0.00	240,000.00	0.00	0.00	0.00	240,000.00
1450 - Deposits	800.00	21,451.00	0.00	0.00	0.00	0.00	0.00	22,251.00
Total Deposits & Escrows	800.00	21,451.00	0.00	240,000.00	0.00	0.00	0.00	262,251.00
Other Current Assets								
1410 - Prepaid Insurance	39,133.37	28,910.83	2,057.34	2,057.34	2,057.34	0.00	2,057.34	76,273.56
1415 - Prepaid Payroll	16,612.62	0.00	0.00	0.00	0.00	0.00	0.00	16,612.62
Total Other Current Assets	55,745.99	28,910.83	2,057.34	2,057.34	2,057.34	0.00	2,057.34	92,886.18
Total Current Assets	3,360,997.42	432,127.32	32,476.34	358,299.70	101,697.78	9,761.48	7,005.35	4,302,365.39
Fixed Assets								
Fixed Assets								
1600 - Land	0.00	84,000.00	0.00	0.00	0.00	0.00	0.00	84,000.00
1601 - Land - Llano	0.00	267,760.00	0.00	0.00	0.00	0.00	0.00	267,760.00
1602 - Land - Liberty Hill	0.00	420,000.00	0.00	0.00	0.00	0.00	0.00	420,000.00
1603 - Land - Waco	0.00	699,550.00	0.00	0.00	0.00	0.00	0.00	699,550.00
1604 - Land - Canadian	0.00	124,664.70	0.00	0.00	0.00	0.00	0.00	124,664.70
1605 - Land Improvements	0.00	24,167.50	0.00	0.00	0.00	0.00	0.00	24,167.50
1606 - Land - Blanco Chandler	0.00	150,988.00	0.00	0.00	0.00	0.00	0.00	150,988.00
1607 - Land - Midland Palladium	0.00	1,804,473.00	0.00	0.00	0.00	0.00	0.00	1,804,473.00
1608 - Land - Brady Sagebrush	0.00	121,767.00	0.00	0.00	0.00	0.00	0.00	121,767.00
1609 - Land - Brady Trails	0.00	165,000.00	0.00	0.00	0.00	0.00	0.00	165,000.00
1610 - Building	0.00	716,000.00	0.00	0.00	0.00	0.00	0.00	716,000.00
1611 - Building #2	0.00	671,000.00	0.00	0.00	0.00	0.00	0.00	671,000.00

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	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
1612 - Building #3	0.00	1,240,700.11	0.00	0.00	0.00	0.00	0.00	1,240,700.11
1620 - Building Improvements	0.00	641,064.58	0.00	0.00	0.00	0.00	0.00	641,064.58
1630 - Furniture & Fixtures	41,104.50	18,624.45	0.00	0.00	0.00	0.00	0.00	59,728.95
1640 - Equipment	11,700.00	5,000.00	0.00	0.00	0.00	0.00	0.00	16,700.00
1650 - Vehicles	324,434.63	0.00	0.00	0.00	0.00	0.00	0.00	324,434.63
1660 - CIP	0.00	1,944,625.65	0.00	0.00	0.00	0.00	0.00	1,944,625.65
1661 - CIP #2	0.00	19,960.48	0.00	0.00	0.00	0.00	0.00	19,960.48
1670 - Land - Casa LP	0.00	1,650,000.00	0.00	0.00	0.00	0.00	0.00	1,650,000.00
1671 - Land - Casa Brendan	0.00	360,000.00	0.00	0.00	0.00	0.00	0.00	360,000.00
1672 - Land - Nuestro Hogar	0.00	490,000.00	0.00	0.00	0.00	0.00	0.00	490,000.00
1673 - Land - Austin Oaks on Lamar	0.00	1,400,000.00	0.00	0.00	0.00	0.00	0.00	1,400,000.00
1674 - Land - Austin Riverside Townhomes	0.00	900,000.00	0.00	0.00	0.00	0.00	0.00	900,000.00
1675 - Land - CRC Marble Falls	0.00	180,000.00	0.00	0.00	0.00	0.00	0.00	180,000.00
1676 - Land - CRC Blanco County	0.00	190,165.00	0.00	0.00	0.00	0.00	0.00	190,165.00
1677 - Land - 1200 Broadway	0.00	237,453.87	0.00	0.00	0.00	0.00	0.00	237,453.87
1681 - Land - Lamesa	0.00	367,192.00	0.00	0.00	0.00	0.00	0.00	367,192.00
1685 - Land - Georgetown	0.00	1,407,170.00	0.00	0.00	0.00	0.00	0.00	1,407,170.00
1691 - Land - Leander	0.00	1,100,000.00	0.00	0.00	0.00	0.00	0.00	1,100,000.00
1692 - Land - Midland Tradewinds Ventura	0.00	2,750,000.00	0.00	0.00	0.00	0.00	0.00	2,750,000.00
1693 - Land - Land Scharbauer Flats	0.00	2,000,000.00	0.00	0.00	0.00	0.00	0.00	2,000,000.00
1695 - Land - Houston Park at Kirkstall	0.00	1,800,000.00	0.00	0.00	0.00	0.00	0.00	1,800,000.00
1696 - Land - San Antonio River Trails Apts	0.00	26,348,963.37	0.00	0.00	0.00	0.00	0.00	26,348,963.37
1697 - Land - Denton Pathway on Woodrow	0.00	5,500,000.00	0.00	0.00	0.00	0.00	0.00	5,500,000.00
1698 - Land - Sherman Park Manor	0.00	1,000,000.00	0.00	0.00	0.00	0.00	0.00	1,000,000.00
Total Fixed Assets	377,239.13	56,800,289.71	0.00	0.00	0.00	0.00	0.00	57,177,528.84
Depreciation & Amortization								
1700 - Accumulated Depreciation	(206,256.19)	(294,401.68)	0.00	0.00	0.00	0.00	0.00	(500,657.87)
Total Depreciation & Amortization	(206,256.19)	(294,401.68)	0.00	0.00	0.00	0.00	0.00	(500,657.87)
Total Fixed Assets	170,982.94	56,505,888.03	0.00	0.00	0.00	0.00	0.00	56,676,870.97
Other Assets								
1501 - Deferred Tax Credit Costs	350,514.14	0.00	0.00	0.00	0.00	0.00	0.00	350,514.14
1512 - Investments in LP	0.00	7.00	0.00	0.00	0.00	0.00	0.00	7.00
1520 - Accrued Interest - Dev Fee	0.00	25,155.82	0.00	0.00	0.00	44,318.04	0.00	69,473.86
1521 - Pass-Thru Developer Fees payable to SAHA	0.00	0.00	0.00	(1,256,404.00)	0.00	0.00	0.00	(1,256,404.00)
1522 - Developer Fee - Allowance	0.00	0.00	0.00	0.00	0.00	(206,826.60)	0.00	(206,826.60)
1523 - Developer Fees Rec - KT to THFDC	0.00	0.00	0.00	0.00	0.00	210,250.00	0.00	210,250.00
1525 - Developer Fees Rec - CE to THF	0.00	85,201.00	0.00	0.00	0.00	0.00	0.00	85,201.00
1528 - Developer Fees Rec - Oasis Cove to THFDC	0.00	0.00	0.00	0.00	0.00	117,120.00	0.00	117,120.00
1529 - Developer Fees Rec - SCF Lamesa 17, LP to THFDC	0.00	0.00	0.00	0.00	0.00	150,233.12	0.00	150,233.12
1530 - Developer Fees Rec - River Trails Apartments Developer, LLC	0.00	0.00	0.00	1,810,605.00	0.00	0.00	0.00	1,810,605.00
1531 - Developer Fees Rec - THF Pathway on Woodrow, LP	0.00	0.00	0.00	1,911,355.00	0.00	0.00	0.00	1,911,355.00
1532 - Developer Fees Rec - Crystal Falls Preservation Developer, LLC	0.00	0.00	0.00	75,000.00	0.00	0.00	0.00	75,000.00
1533 - Developer Fees Rec - THF Sherman LHA III LP	0.00	0.00	0.00	1,079,447.75	0.00	0.00	0.00	1,079,447.75
1534 - Developer Fees Rec - THF Little Elm LHA II LP	0.00	0.00	0.00	1,208,682.00	0.00	0.00	0.00	1,208,682.00
1550 - GP Fees Receivable - THF Georgetown Gateway Northwest LTD	0.00	0.00	0.00	235,329.93	0.00	0.00	0.00	235,329.93
Total Other Assets	350,514.14	110,363.82	0.00	5,064,015.68	0.00	315,094.56	0.00	5,839,988.20
Total Assets	3,882,494.50	57,048,379.17	32,476.34	5,422,315.38	101,697.78	324,856.04	7,005.35	66,819,224.56
Liabilities & Equity								
Liabilities								
Current Liabilities								
2000 - A/P – Trade	57,326.16	0.00	0.00	(768.18)	0.00	0.00	0.00	56,557.98
2001 - A/P – THFHMC	0.00	8,975.83	11,575.68	23,516.77	0.00	0.00	0.00	44,068.28
2051 - A/P - Misc	350,514.14	0.00	0.00	0.00	0.00	0.00	0.00	350,514.14
2501 - A/P - Chase 0016	319.80	0.00	0.00	0.00	0.00	0.00	0.00	319.80
2507 - A/P - Chase 9745	97.46	0.00	0.00	0.00	0.00	0.00	0.00	97.46

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	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
2524 - A/P - Chase 1613	3,128.62	0.00	0.00	0.00	0.00	0.00	0.00	3,128.62
2540 - A/P - Elan 8173/0281	104.30	0.00	0.00	0.00	0.00	0.00	0.00	104.30
2548 - A/P - Chase 2304	77.08	0.00	0.00	0.00	0.00	0.00	0.00	77.08
2550 - A/P - Chase 1132	424.72	1,619.50	0.00	0.00	0.00	0.00	0.00	2,044.22
2551 - A/P - Chase 2080	239.60	0.00	0.00	0.00	0.00	0.00	0.00	239.60
2560 - A/P - Chase 4722	39.98	0.00	0.00	424.32	0.00	0.00	0.00	464.30
2564 - A/P - Chase 4069	73.96	0.00	0.00	0.00	0.00	0.00	0.00	73.96
2566 - A/P - Chase 4101	116.61	0.00	0.00	0.00	0.00	0.00	0.00	116.61
2567 - A/P - Chase 2205	0.00	46.22	0.00	0.00	0.00	0.00	0.00	46.22
2568 - A/P - Elan 6612	121.58	0.00	0.00	167.03	0.00	0.00	0.00	288.61
2569 - A/P - Elan 6620	229.00	0.00	0.00	0.00	0.00	0.00	0.00	229.00
2571 - A/P - Chase 5879	182.14	0.00	0.00	0.00	0.00	0.00	0.00	182.14
2572 - A/P - Chase 0077	177.25	0.00	0.00	1,694.55	0.00	0.00	0.00	1,871.80
Total Current Liabilities	413,172.40	10,641.55	11,575.68	25,034.49	0.00	0.00	0.00	460,424.12
Other Current Liabilities								
2052 - A/P - Construction	0.00	0.00	0.00	51,826.36	0.00	0.00	0.00	51,826.36
2205 - Accrued Payroll	155,481.10	0.00	0.00	0.00	0.00	0.00	0.00	155,481.10
2207 - Payroll Taxes	42,386.86	0.00	0.00	0.00	0.00	0.00	0.00	42,386.86
2208 - Employee Retirement	14,099.63	0.00	0.00	0.00	0.00	0.00	0.00	14,099.63
2209 - Employee Health Insurance	37,980.10	0.00	0.00	0.00	0.00	0.00	0.00	37,980.10
2210 - Vacation	54,673.35	0.00	0.00	0.00	0.00	0.00	0.00	54,673.35
2216 - Employee Child Support	644.00	0.00	0.00	0.00	0.00	0.00	0.00	644.00
Total Other Current Liabilities	305,265.04	0.00	0.00	51,826.36	0.00	0.00	0.00	357,091.40
Long Term Liabilities								
2300 - Mortgage #1	0.00	857,855.54	0.00	0.00	0.00	0.00	0.00	857,855.54
2310 - Loan Costs	0.00	(17,297.29)	0.00	0.00	0.00	0.00	0.00	(17,297.29)
2315 - Vehicle Note	27,328.51	0.00	0.00	0.00	0.00	0.00	0.00	27,328.51
Total Long Term Liabilities	27,328.51	840,558.25	0.00	0.00	0.00	0.00	0.00	867,886.76
Other Liabilities								
2225 - Due to Related Party	0.01	0.00	0.00	10,293.45	0.00	0.00	0.00	10,293.46
2439 - Deferred Developer Fees	0.00	0.00	0.00	4,753,685.75	0.00	0.00	0.00	4,753,685.75
2455 - Prepaid Land Lease - Park Ridge, LTD	0.00	239,586.12	0.00	0.00	0.00	0.00	0.00	239,586.12
2456 - Prepaid Land Lease - Liberty Hill THF Housing, LP	0.00	376,161.45	0.00	0.00	0.00	0.00	0.00	376,161.45
2457 - Prepaid Land Lease - Costa Esmeralda, LTD	0.00	590,732.00	0.00	0.00	0.00	0.00	0.00	590,732.00
2458 - Prepaid Land Lease - Oasis Cove, Ltd.	0.00	111,174.56	0.00	0.00	0.00	0.00	0.00	111,174.56
2459 - Prepaid Land Lease - THF Chandler Place, Ltd.	0.00	138,151.47	0.00	0.00	0.00	0.00	0.00	138,151.47
2460 - Deferred Revenue	1,811,946.24	0.00	0.00	124,057.93	0.00	0.00	0.00	1,936,004.17
2462 - Prepaid Land Lease - Midland Palladium	0.00	1,678,402.92	0.00	0.00	0.00	0.00	0.00	1,678,402.92
2463 - Prepaid Land Lease - THF Brady Housing, Ltd	0.00	156,111.11	0.00	0.00	0.00	0.00	0.00	156,111.11
2464 - Prepaid Land Lease - Casa LP	0.00	1,579,166.67	0.00	0.00	0.00	0.00	0.00	1,579,166.67
2465 - Prepaid Land Lease - Casa Brendan	0.00	348,334.00	0.00	0.00	0.00	0.00	0.00	348,334.00
2466 - Prepaid Land Lease - Nuestro Hogar	0.00	474,119.00	0.00	0.00	0.00	0.00	0.00	474,119.00
2467 - Prepaid Land Lease - Austin Oaks on Lamar	0.00	1,352,861.97	0.00	0.00	0.00	0.00	0.00	1,352,861.97
2468 - Prepaid Land Lease - Austin Riverside	0.00	878,593.00	0.00	0.00	0.00	0.00	0.00	878,593.00
2475 - Prepaid Land Lease - SCF Lamesa 17, LP	0.00	356,745.87	0.00	0.00	0.00	0.00	0.00	356,745.87
2477 - Prepaid Land Lease - THF Georgetown Gateway Northwest, LTD	0.00	1,289,906.16	0.00	0.00	0.00	0.00	0.00	1,289,906.16
2482 - Prepaid Land Lease - THF Crystal Falls Preservation, LP	0.00	1,091,666.67	0.00	0.00	0.00	0.00	0.00	1,091,666.67
2483 - Prepaid Land Lease - THF Midland LHA I, Limited Partnership (Tradewinds)	0.00	2,666,666.66	0.00	0.00	0.00	0.00	0.00	2,666,666.66
2484 - Prepaid Land Lease - THF Midland LHA II, LP (Scharbauer Flats)	0.00	1,968,855.22	0.00	0.00	0.00	0.00	0.00	1,968,855.22
2486 - Prepaid Land Lease - THF Park at Kirk-stall Apartments, LP	0.00	1,800,000.00	0.00	0.00	0.00	0.00	0.00	1,800,000.00
2487 - Prepaid Land Lease - THF River Trails Apartments, LP	0.00	26,348,963.37	0.00	0.00	0.00	0.00	0.00	26,348,963.37
2488 - Prepaid Land Lease - THF Pathway on	0.00	5,500,000.00	0.00	0.00	0.00	0.00	0.00	5,500,000.00

Texas Housing Foundation Corporate Entities Balance Sheet

As of January 31, 2023

	140--THF Housing Management Corporation Year To Date 01/31/2023 Actual	157--Texas Housing Foundation Year To Date 01/31/2023 Actual	165--THF Public Facility Corporation Year To Date 01/31/2023 Actual	170--THF Housing Development Corporation Year To Date 01/31/2023 Actual	171--THF Sole Holdings Corporation Year To Date 01/31/2023 Actual	174--THF Development Company, LLC Year To Date 01/31/2023 Actual	175--THF Housing Opportunity Corporation Year To Date 01/31/2023 Actual	All Locations Year To Date 01/31/2023 Actual
Woodrow, LP								
2489 - Prepaid Land Lease - THF Sherman LHA III LP	0.00	1,000,000.00	0.00	0.00	0.00	0.00	0.00	1,000,000.00
2602 - Prepaid Bond Admin Fees	0.00	0.00	155,205.00	0.00	0.00	0.00	0.00	155,205.00
Total Other Liabilities	1,811,946.25	49,946,198.22	155,205.00	4,888,037.13	0.00	0.00	0.00	56,801,386.60
Total Liabilities	2,557,712.20	50,797,398.02	166,780.68	4,964,897.98	0.00	0.00	0.00	58,486,788.88
Equity								
Equity Position								
2910 - GP Capital	0.00	(134,752.00)	0.00	0.00	0.00	0.00	0.00	(134,752.00)
Total Equity Position	0.00	(134,752.00)	0.00	0.00	0.00	0.00	0.00	(134,752.00)
Retained Earnings								
2900 - Retained Earnings	1,188,119.14	6,576,155.12	(96,185.84)	634,307.81	1,536,954.95	324,857.24	7,277.84	10,171,486.26
Total Retained Earnings	1,188,119.14	6,576,155.12	(96,185.84)	634,307.81	1,536,954.95	324,857.24	7,277.84	10,171,486.26
Current Net Income	136,663.16	(190,421.97)	(38,118.50)	(176,890.41)	(1,435,257.17)	(1.20)	(272.49)	(1,704,298.58)
Total Equity	1,324,782.30	6,250,981.15	(134,304.34)	457,417.40	101,697.78	324,856.04	7,005.35	8,332,435.68
Total Liabilities & Equity	3,882,494.50	57,048,379.17	32,476.34	5,422,315.38	101,697.78	324,856.04	7,005.35	66,819,224.56

THF Housing Management Corporation
Budget Comparison
January 31, 2023
140 - THFHMC

	140--THF Housing Management Corporation									
	Year Ending	Month Ending				Month Ending	Year to Date			
	12/31/2023	01/31/2023				01/31/2023	01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
Income										
Service Related Income										
3330 - IT Reimbursement	37,512.00	3,126.00	3,126.00	0.00	0.00 %		3,126.00	3,126.00	0.00	0.00 %
3331 - Resident Services Fees	52,000.00	4,216.68	4,333.00	(116.32)	(2.68) %		4,216.68	4,333.00	(116.32)	(2.68) %
3332 - Compliance Fees	131,250.00	10,450.00	10,938.00	(488.00)	(4.46) %		10,450.00	10,938.00	(488.00)	(4.46) %
3333 - Legal Fees	117,315.00	9,405.00	9,776.00	(371.00)	(3.79) %		9,405.00	9,776.00	(371.00)	(3.79) %
3335 - Management Fees	594,616.00	54,420.03	49,551.00	4,869.03	9.82 %		54,420.03	49,551.00	4,869.03	9.82 %
Total Service Related Income	932,693.00	81,617.71	77,724.00	3,893.71	5.00 %		81,617.71	77,724.00	3,893.71	5.00 %
Other Income										
3325 - Other Income	0.00	78.36	0.00	78.36	100.00 %		78.36	0.00	78.36	100.00 %
Total Other Income	0.00	78.36	0.00	78.36	100.00 %		78.36	0.00	78.36	100.00 %
Total Income	932,693.00	81,696.07	77,724.00	3,972.07	5.11 %		81,696.07	77,724.00	3,972.07	5.11 %
Expenses										
Payroll & Related										
4016 - Administrative Salaries	4,421,609.65	284,212.78	368,468.37	84,255.59	22.86 %		284,212.78	368,468.37	84,255.59	22.86 %
4020 - Health Insurance	437,906.91	36,211.59	36,492.58	280.99	0.76 %		36,211.59	36,492.58	280.99	0.76 %
4021 - Dental Insurance	29,359.14	2,503.06	2,446.60	(56.46)	(2.30) %		2,503.06	2,446.60	(56.46)	(2.30) %
4022 - Vision Insurance	6,965.38	585.57	580.45	(5.12)	(0.88) %		585.57	580.45	(5.12)	(0.88) %
4025 - Retirement - Safe Harbor	110,389.79	10,210.00	9,199.15	(1,010.85)	(10.98) %		10,210.00	9,199.15	(1,010.85)	(10.98) %
4026 - Retirement - Matching	73,593.19	4,145.98	6,132.77	1,986.79	32.39 %		4,145.98	6,132.77	1,986.79	32.39 %
4027 - Life Insurance	24,608.15	157.95	2,050.68	1,892.73	92.29 %		157.95	2,050.68	1,892.73	92.29 %
4028 - Disability Insurance	0.00	1,975.94	0.00	(1,975.94)	(100.00) %		1,975.94	0.00	(1,975.94)	(100.00) %
										1-2023 Budgeted in 4027-Life Insurance
4030 - Payroll Taxes	264,393.37	28,783.42	22,032.78	(6,750.64)	(30.63) %		28,783.42	22,032.78	(6,750.64)	(30.63) %
4032 - Worker's Compensation Insurance	39,770.36	1,942.70	3,314.19	1,371.49	41.38 %		1,942.70	3,314.19	1,371.49	41.38 %
4040 - Overtime	41,578.37	2,349.76	3,464.86	1,115.10	32.18 %		2,349.76	3,464.86	1,115.10	32.18 %
4045 - Bonuses	268,210.00	7,395.20	0.00	(7,395.20)	(100.00) %		7,395.20	0.00	(7,395.20)	(100.00) %
4050 - Sick Pay	0.00	3,818.04	0.00	(3,818.04)	(100.00) %		3,818.04	0.00	(3,818.04)	(100.00) %
4055 - Compensated Absenses	0.00	51,886.27	0.00	(51,886.27)	(100.00) %		51,886.27	0.00	(51,886.27)	(100.00) %
										1-2023 Budgeted with 4016-Salaries
4056 - Payroll Reimbursement - Development & Public Finance	(1,060,888.83)	(86,695.69)	(88,407.41)	(1,711.72)	(1.93) %		(86,695.69)	(88,407.41)	(1,711.72)	(1.93) %
4057 - Payroll Reimbursement - Portfolio	(2,379,838.49)	(174,095.86)	(198,319.87)	(24,224.01)	(12.21) %		(174,095.86)	(198,319.87)	(24,224.01)	(12.21) %
										1-2023 Budget includes reimbursement for bonuses (4045)
4059 - Payroll Allocation - CRC	(660,583.74)	(49,282.09)	(55,048.65)	(5,766.56)	(10.47) %		(49,282.09)	(55,048.65)	(5,766.56)	(10.47) %
4060 - Payroll Service Fees	13,907.00	1,645.35	1,159.00	(486.35)	(41.96) %		1,645.35	1,159.00	(486.35)	(41.96) %
Total Payroll & Related	1,630,980.25	127,749.97	113,565.50	(14,184.47)	(12.49) %		127,749.97	113,565.50	(14,184.47)	(12.49) %
Administrative Expenses										
4035 - Uniforms	2,200.00	470.44	183.00	(287.44)	(157.07) %		470.44	183.00	(287.44)	(157.07) %
										1-2023 Rug Service was not included in budget
4102 - Office Equipment & Furniture	4,000.00	0.00	333.00	333.00	100.00 %		0.00	333.00	333.00	100.00 %
4103 - Paper	500.00	128.22	42.00	(86.22)	(205.28) %		128.22	42.00	(86.22)	(205.28) %
4104 - Toner	1,800.00	216.30	150.00	(66.30)	(44.20) %		216.30	150.00	(66.30)	(44.20) %
4105 - Postage	7,000.00	25.92	583.00	557.08	95.55 %		25.92	583.00	557.08	95.55 %

THF Housing Management Corporation
Budget Comparison
January 31, 2023
140 - THFHMC

140--THF Housing Management Corporation											
	Year Ending					Month Ending					Year To Date
	12/31/2023	Month Ending 01/31/2023				Month Ending 01/31/2023	Year to Date 01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
4106 - Office Supplies	20,000.00	1,534.53	1,667.00	132.47	7.94 %		1,534.53	1,667.00	132.47	7.94 %	
4107 - Office Equip Rental	5,000.00	470.38	417.00	(53.38)	(12.80) %		470.38	417.00	(53.38)	(12.80) %	
4108 - IT Contract	150,000.00	6,333.33	12,500.00	6,166.67	49.33 %		6,333.33	12,500.00	6,166.67	49.33 %	
4109 - IT Hardware	40,000.00	647.00	3,333.00	2,686.00	80.58 %		647.00	3,333.00	2,686.00	80.58 %	
4110 - IT Software	66,000.00	3,898.30	5,500.00	1,601.70	29.12 %		3,898.30	5,500.00	1,601.70	29.12 %	
4111 - Telephone & Fax	27,800.00	1,764.68	2,317.00	552.32	23.83 %		1,764.68	2,317.00	552.32	23.83 %	
4112 - Internet	7,000.00	813.00	583.00	(230.00)	(39.45) %	Includes biannual reimbursement to M.Klick	813.00	583.00	(230.00)	(39.45) %	
4113 - Television	1,200.00	104.25	100.00	(4.25)	(4.25) %		104.25	100.00	(4.25)	(4.25) %	
4114 - Misc Admin Expense	16,000.00	858.50	1,333.00	474.50	35.59 %		858.50	1,333.00	474.50	35.59 %	
4115 - Staff Training	35,000.00	4,905.00	2,917.00	(1,988.00)	(68.15) %	C12 and TAA 2023 Conference	4,905.00	2,917.00	(1,988.00)	(68.15) %	
4116 - Membership Dues	20,000.00	229.00	1,667.00	1,438.00	86.26 %		229.00	1,667.00	1,438.00	86.26 %	
4117 - Vehicle Maintenance & Repairs	7,500.00	64.97	625.00	560.03	89.60 %		64.97	625.00	560.03	89.60 %	
4118 - Leased Vehicle	33,456.00	1,510.38	2,788.00	1,277.62	45.82 %		1,510.38	2,788.00	1,277.62	45.82 %	
4119 - Travel	21,000.00	636.31	1,750.00	1,113.69	63.63 %		636.31	1,750.00	1,113.69	63.63 %	
4120 - Bank Fees	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
4122 - Screening Services	2,000.00	0.00	167.00	167.00	100.00 %		0.00	167.00	167.00	100.00 %	
4124 - Consulting Fees	8,400.00	0.00	700.00	700.00	100.00 %		0.00	700.00	700.00	100.00 %	
4126 - Legal Fees	5,000.00	0.00	417.00	417.00	100.00 %		0.00	417.00	417.00	100.00 %	
4129 - Fuel	17,500.00	1,284.45	1,458.00	173.55	11.90 %		1,284.45	1,458.00	173.55	11.90 %	
4130 - Late Fees	0.00	2.80	0.00	(2.80)	(100.00) %		2.80	0.00	(2.80)	(100.00) %	
4132 - Employee Gifts	3,000.00	116.41	250.00	133.59	53.43 %		116.41	250.00	133.59	53.43 %	
4900 - Donations	4,000.00	0.00	333.00	333.00	100.00 %		0.00	333.00	333.00	100.00 %	
4904 - Rent	13,800.00	1,150.00	1,150.00	0.00	0.00 %		1,150.00	1,150.00	0.00	0.00 %	
Total Administrative Expenses	519,656.00	27,164.17	43,305.00	16,140.83	37.27 %		27,164.17	43,305.00	16,140.83	37.27 %	
Marketing Expenses											
4201 - Printed Material	200.00	0.00	17.00	17.00	100.00 %		0.00	17.00	17.00	100.00 %	
4204 - Advertising - Other	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
Total Marketing Expenses	700.00	0.00	59.00	59.00	100.00 %		0.00	59.00	59.00	100.00 %	
Utilities											
4301 - Utilities - Electric - Office/Other	8,000.00	341.65	667.00	325.35	48.77 %		341.65	667.00	325.35	48.77 %	
4311 - Utilities - Water - Other	0.00	147.17	0.00	(147.17)	(100.00) %		147.17	0.00	(147.17)	(100.00) %	
4315 - Utilities - Water	2,000.00	8.66	167.00	158.34	94.81 %		8.66	167.00	158.34	94.81 %	
4325 - Utilities - Sewer	11,500.00	1,227.12	958.00	(269.12)	(28.09) %		1,227.12	958.00	(269.12)	(28.09) %	
4340 - Utilities - Trash	2,000.00	0.00	167.00	167.00	100.00 %		0.00	167.00	167.00	100.00 %	
4341 - Utilities - Other	0.00	580.38	0.00	(580.38)	(100.00) %		580.38	0.00	(580.38)	(100.00) %	
Total Utilities	23,500.00	2,304.98	1,959.00	(345.98)	(17.66) %		2,304.98	1,959.00	(345.98)	(17.66) %	
Maintenance & Repairs											
4401 - Materials - A/C	0.00	375.00	0.00	(375.00)	(100.00) %	Freon for A/C	375.00	0.00	(375.00)	(100.00) %	
4407 - Materials - Paint	0.00	161.33	0.00	(161.33)	(100.00) %		161.33	0.00	(161.33)	(100.00) %	
4416 - Materials - Other	1,500.00	0.00	125.00	125.00	100.00 %		0.00	125.00	125.00	100.00 %	
4417 - Small Tools	0.00	34.61	0.00	(34.61)	(100.00) %		34.61	0.00	(34.61)	(100.00) %	
Total Maintenance & Repairs	1,500.00	570.94	125.00	(445.94)	(356.75) %		570.94	125.00	(445.94)	(356.75) %	
Contract Costs											
4500 - Contract Costs - Pest Control	800.00	0.00	67.00	67.00	100.00 %		0.00	67.00	67.00	100.00 %	
4501 - Contract Costs - Landscaping	0.00	2,675.00	0.00	(2,675.00)	(100.00) %		2,675.00	0.00	(2,675.00)	(100.00) %	1-2023 Not bud-

THF Housing Management Corporation
Budget Comparison
January 31, 2023
140 - THFHMC

140--THF Housing Management Corporation											
	Year Ending				Month Ending				Year To Date		
	12/31/2023	Month Ending 01/31/2023			Month Ending 01/31/2023	01/31/2023	Year to Date 01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
4504 - Contract Costs - A/C Repair	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %	geted
4516 - Contract Costs - Custodian	15,000.00	1,757.00	1,250.00	(507.00)	(40.56) %		1,757.00	1,250.00	(507.00)	(40.56) %	1-2023 Budget not adjusted for cost increase
4524 - Contract Costs - Other	10,000.00	360.00	833.00	473.00	56.78 %		360.00	833.00	473.00	56.78 %	
Total Contract Costs	26,800.00	4,792.00	2,233.00	(2,559.00)	(114.59) %		4,792.00	2,233.00	(2,559.00)	(114.59) %	
Taxes & Insurance											
4601 - Other Insurance	19,000.00	1,577.47	1,583.00	5.53	0.34 %		1,577.47	1,583.00	5.53	0.34 %	
Total Taxes & Insurance	19,000.00	1,577.47	1,583.00	5.53	0.34 %		1,577.47	1,583.00	5.53	0.34 %	
Total Operating Expenses	2,222,136.25	164,159.53	162,829.50	(1,330.03)	(0.81) %		164,159.53	162,829.50	(1,330.03)	(0.81) %	
Net Operating Income (Loss)	(1,289,443.25)	(82,463.46)	(85,105.50)	2,642.04	3.10 %		(82,463.46)	(85,105.50)	2,642.04	3.10 %	
Non-Operating Income											
3321 - Grant Revenue	1,000,000.00	0.00	83,333.00	(83,333.00)	(100.00) %		0.00	83,333.00	(83,333.00)	(100.00) %	1-2023 Employee Retention Credit
3326 - Contribution Income - from THF	0.00	275,000.00	0.00	275,000.00	100.00 %		275,000.00	0.00	275,000.00	100.00 %	
Total Non-Operating Income	1,000,000.00	275,000.00	83,333.00	191,667.00	230.00 %		275,000.00	83,333.00	191,667.00	230.00 %	
Non-Operating Expenses											
Capital Expenditures											
4736 - Insurance Claims	0.00	6,523.79	0.00	(6,523.79)	(100.00) %		6,523.79	0.00	(6,523.79)	(100.00) %	1-2023 Repairs for D. Valles vehicle; initial claim proceeds received 4/2022
Total Capital Expenditures	0.00	6,523.79	0.00	(6,523.79)	(100.00) %		6,523.79	0.00	(6,523.79)	(100.00) %	
Debt Services											
4705 - Vehicle Interest	714.00	67.50	60.00	(7.50)	(12.50) %		67.50	60.00	(7.50)	(12.50) %	
Total Debt Services	714.00	67.50	60.00	(7.50)	(12.50) %		67.50	60.00	(7.50)	(12.50) %	
Other Non-Operating Expenses											
4902 - CRC Funding	660,583.74	49,282.09	55,048.65	5,766.56	10.47 %		49,282.09	55,048.65	5,766.56	10.47 %	1-2023 CRC Payroll funding
Total Other Non-Operating Expenses	660,583.74	49,282.09	55,048.65	5,766.56	10.47 %		49,282.09	55,048.65	5,766.56	10.47 %	
Total Non-Operating Expenses	661,297.74	55,873.38	55,108.65	(764.73)	(1.38) %		55,873.38	55,108.65	(764.73)	(1.38) %	
Net Income (Loss)	(950,740.99)	136,663.16	(56,881.15)	193,544.31	340.26 %		136,663.16	(56,881.15)	193,544.31	340.26 %	

<div>Texas Housing Foundation</div> <div>Budget Comparison</div> <div>January 31, 2023</div> <div>157 - THF</div>										
	157--Texas Housing Foundation									
	Year Ending					Month Ending				
	12/31/2023	Month Ending 01/31/2023				01/31/2023	Year to Date 01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
Income										
Financial Income										
3317 - Rental Income	11,400.00	950.00	950.00	0.00	0.00 %		950.00	950.00	0.00	0.00 %
3341 - Land Lease	2,500.00	0.00	208.00	(208.00)	(100.00) %		0.00	208.00	(208.00)	(100.00) %
3502 - General Partner - Incentive Mgmt Fees	15,000.00	0.00	1,250.00	(1,250.00)	(100.00) %		0.00	1,250.00	(1,250.00)	(100.00) %
Total Financial Income	28,900.00	950.00	2,408.00	(1,458.00)	(60.54) %		950.00	2,408.00	(1,458.00)	(60.54) %
Other Income										
3315 - Interest income	0.00	0.02	0.00	0.02	100.00 %		0.02	0.00	0.02	100.00 %
Total Other Income	0.00	0.02	0.00	0.02	100.00 %		0.02	0.00	0.02	100.00 %
Total Income	28,900.00	950.02	2,408.00	(1,457.98)	(60.54) %		950.02	2,408.00	(1,457.98)	(60.54) %
Expenses										
Payroll & Related										
4016 - Administrative Salaries	210,095.61	15,160.41	17,507.97	2,347.56	13.40 %		15,160.41	17,507.97	2,347.56	13.40 %
4020 - Health Insurance	0.00	599.12	0.00	(599.12)	(100.00) %		599.12	0.00	(599.12)	(100.00) %
4022 - Vision Insurance	0.00	8.96	0.00	(8.96)	(100.00) %		8.96	0.00	(8.96)	(100.00) %
4026 - Retirement - Matching	0.00	758.06	0.00	(758.06)	(100.00) %		758.06	0.00	(758.06)	(100.00) %
4027 - Life Insurance	0.00	2.32	0.00	(2.32)	(100.00) %		2.32	0.00	(2.32)	(100.00) %
4028 - Disability Insurance	0.00	59.88	0.00	(59.88)	(100.00) %		59.88	0.00	(59.88)	(100.00) %
4030 - Payroll Taxes	0.00	1,162.91	0.00	(1,162.91)	(100.00) %		1,162.91	0.00	(1,162.91)	(100.00) %
4032 - Worker's Compensation Insurance	0.00	103.63	0.00	(103.63)	(100.00) %		103.63	0.00	(103.63)	(100.00) %
Total Payroll & Related	210,095.61	17,855.29	17,507.97	(347.32)	(1.98) %		17,855.29	17,507.97	(347.32)	(1.98) %
Administrative Expenses										
4120 - Bank Fees	0.00	10.00	0.00	(10.00)	(100.00) %		10.00	0.00	(10.00)	(100.00) %
4125 - Audit Fees	20,000.00	0.00	1,667.00	1,667.00	100.00 %		0.00	1,667.00	1,667.00	100.00 %
4126 - Legal Fees	4,000.00	46.22	333.00	286.78	86.12 %		46.22	333.00	286.78	86.12 %
4127 - Tax Prep Fees	6,510.00	0.00	543.00	543.00	100.00 %		0.00	543.00	543.00	100.00 %
4259 - Resident Displacement	0.00	1,500.00	0.00	(1,500.00)	(100.00) %		1,500.00	0.00	(1,500.00)	(100.00) %
4530 - Contract Costs - Consulting	138,000.00	11,511.13	11,500.00	(11.13)	(0.09) %		11,511.13	11,500.00	(11.13)	(0.09) %
4900 - Donations	0.00	2,619.50	0.00	(2,619.50)	(100.00) %		2,619.50	0.00	(2,619.50)	(100.00) %
4905 - Events	25,000.00	0.00	2,083.00	2,083.00	100.00 %		0.00	2,083.00	2,083.00	100.00 %
Total Administrative Expenses	193,510.00	15,686.85	16,126.00	439.15	2.72 %		15,686.85	16,126.00	439.15	2.72 %
Contract Costs										
4524 - Contract Costs - Other	53,500.00	519.25	4,458.00	3,938.75	88.35 %		519.25	4,458.00	3,938.75	88.35 %
Total Contract Costs	53,500.00	519.25	4,458.00	3,938.75	88.35 %		519.25	4,458.00	3,938.75	88.35 %
Taxes & Insurance										
4600 - Property Insurance	37,500.00	3,099.51	3,125.00	25.49	0.81 %		3,099.51	3,125.00	25.49	0.81 %

1-2023 Annual pay-
ments - Feb & Oct
1-2023 Annual pay-
ments - April

1-2023 Rolled into
4016-Salaries
1-2023 Rolled into
4016-Salaries
1-2023 Rolled into
4016-Salaries
1-2023 Rolled into
4016-Salaries
1-2023 Rolled into
4016-Salaries
1-2023 Rolled into
4016-Salaries

1-2023 TCT
stipends

Texas Housing Foundation
Budget Comparison
January 31, 2023
157 - THF

	157--Texas Housing Foundation									
	Year Ending					Month Ending				
	12/31/2023					01/31/2023				
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
4601 - Other Insurance	6,180.00	514.34	515.00	0.66	0.12 %		514.34	515.00	0.66	0.12 %
Total Taxes & Insurance	43,680.00	3,613.85	3,640.00	26.15	0.71 %		3,613.85	3,640.00	26.15	0.71 %
Total Operating Expenses	500,785.61	37,675.24	41,731.97	4,056.73	9.72 %		37,675.24	41,731.97	4,056.73	9.72 %
Net Operating Income (Loss)	(471,885.61)	(36,725.22)	(39,323.97)	2,598.75	6.60 %		(36,725.22)	(39,323.97)	2,598.75	6.60 %
Non-Operating Income										
3347 - Contribution Income - from THFHDC	391,168.39	125,496.50	32,597.36	92,899.14	284.98 %		125,496.50	32,597.36	92,899.14	284.98 %
3364 - Contribution Income - from THF Public Facility Corporation	243,418.39	0.00	20,284.87	(20,284.87)	(100.00) %		0.00	20,284.87	(20,284.87)	(100.00) %
Total Non-Operating Income	634,586.78	125,496.50	52,882.23	72,614.27	137.31 %		125,496.50	52,882.23	72,614.27	137.31 %
Non-Operating Expenses										
Debt Services										
4700 - Interest - LSCB (Johnson City CRC)	0.00	4,193.25	0.00	(4,193.25)	(100.00) %		4,193.25	0.00	(4,193.25)	(100.00) %
Total Debt Services	0.00	4,193.25	0.00	(4,193.25)	(100.00) %		4,193.25	0.00	(4,193.25)	(100.00) %
Other Non-Operating Expenses										
4901 - Benevolence Funding	10,000.00	0.00	833.00	833.00	100.00 %		0.00	833.00	833.00	100.00 %
4906 - Contributions - to THFHMC	0.00	275,000.00	0.00	(275,000.00)	(100.00) %		275,000.00	0.00	(275,000.00)	(100.00) %
4911 - Contributions - to THF Housing Opportunity Corporation	5,500.00	0.00	458.00	458.00	100.00 %		0.00	458.00	458.00	100.00 %
4912 - Contributions - to THF Sole Holdings Corporation	9,000.00	0.00	750.00	750.00	100.00 %		0.00	750.00	750.00	100.00 %
4914 - Contributions - to THF Development Company LLC	800.00	0.00	66.00	66.00	100.00 %		0.00	66.00	66.00	100.00 %
4921 - Advances/Contributions - to Other THF Entities	347,200.00	0.00	28,934.00	28,934.00	100.00 %		0.00	28,934.00	28,934.00	100.00 %
Total Other Non-Operating Expenses	372,500.00	275,000.00	31,041.00	(243,959.00)	(785.92) %		275,000.00	31,041.00	(243,959.00)	(785.92) %
Total Non-Operating Expenses	372,500.00	279,193.25	31,041.00	(248,152.25)	(799.43) %		279,193.25	31,041.00	(248,152.25)	(799.43) %
Net Income (Loss)	(209,798.83)	(190,421.97)	(17,482.74)	(172,939.23)	(989.19) %		(190,421.97)	(17,482.74)	(172,939.23)	(989.19) %

THF Public Facility Corporation Budget Comparison January 31, 2023 165 - THFPFC											
	165--THF Public Facility Corporation										
	Year Ending					Month Ending					Year To Date
	12/31/2023	Month Ending 01/31/2023				01/31/2023	Year to Date 01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
Income											
Financial Income											
3601 - Bond Issuance Fees	420,000.00	0.00	35,000.00	(35,000.00)	(100.00) %		0.00	35,000.00	(35,000.00)	(100.00) %	1-2023 One-time payments at closing of new bonds 1-2023 One-time payments at closing of new bonds
3602 - Bond Annual Admin Fees	252,000.00	5,173.50	21,000.00	(15,826.50)	(75.36) %		5,173.50	21,000.00	(15,826.50)	(75.36) %	
Total Financial Income	672,000.00	5,173.50	56,000.00	(50,826.50)	(90.76) %		5,173.50	56,000.00	(50,826.50)	(90.76) %	
Total Income	672,000.00	5,173.50	56,000.00	(50,826.50)	(90.76) %		5,173.50	56,000.00	(50,826.50)	(90.76) %	
Expenses											
Payroll & Related											
4016 - Administrative Salaries	284,141.61	19,506.21	23,678.47	4,172.26	17.62 %		19,506.21	23,678.47	4,172.26	17.62 %	1-2023 Rolled into 4016-Salaries 1-2023 Rolled into 4016-Salaries 1-2023 Rolled into 4016-Salaries 1-2023 Rolled into 4016-Salaries 1-2023 Rolled into 4016-Salaries 1-2023 Rolled into 4016-Salaries 1-2023 Rolled into 4016-Salaries
4020 - Health Insurance	0.00	898.64	0.00	(898.64)	(100.00) %		898.64	0.00	(898.64)	(100.00) %	
4022 - Vision Insurance	0.00	13.42	0.00	(13.42)	(100.00) %		13.42	0.00	(13.42)	(100.00) %	
4026 - Retirement - Matching	0.00	888.42	0.00	(888.42)	(100.00) %		888.42	0.00	(888.42)	(100.00) %	
4027 - Life Insurance	0.00	3.48	0.00	(3.48)	(100.00) %		3.48	0.00	(3.48)	(100.00) %	
4028 - Disability Insurance	0.00	88.62	0.00	(88.62)	(100.00) %		88.62	0.00	(88.62)	(100.00) %	
4030 - Payroll Taxes	0.00	1,502.71	0.00	(1,502.71)	(100.00) %		1,502.71	0.00	(1,502.71)	(100.00) %	
4032 - Worker's Compensation Insurance	0.00	133.33	0.00	(133.33)	(100.00) %		133.33	0.00	(133.33)	(100.00) %	
Total Payroll & Related	284,141.61	23,034.83	23,678.47	643.64	2.71 %		23,034.83	23,678.47	643.64	2.71 %	
Administrative Expenses											
4127 - Tax Prep Fees	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %	
Total Administrative Expenses	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %	
Taxes & Insurance											
4601 - Other Insurance	4,000.00	257.17	333.00	75.83	22.77 %		257.17	333.00	75.83	22.77 %	
Total Taxes & Insurance	4,000.00	257.17	333.00	75.83	22.77 %		257.17	333.00	75.83	22.77 %	
Total Operating Expenses	289,141.61	23,292.00	24,094.47	802.47	3.33 %		23,292.00	24,094.47	802.47	3.33 %	
Net Operating Income (Loss)	382,858.39	(18,118.50)	31,905.53	(50,024.03)	(156.78) %		(18,118.50)	31,905.53	(50,024.03)	(156.78) %	
Non-Operating Expenses											
Other Non-Operating Expenses											
4902 - CRC Funding	139,440.00	20,000.00	11,620.00	(8,380.00)	(72.11) %		20,000.00	11,620.00	(8,380.00)	(72.11) %	1-2023 Funding provided as needed
4903 - Contributions - to THF	243,418.39	0.00	20,284.87	20,284.87	100.00 %		0.00	20,284.87	20,284.87	100.00 %	
Total Other Non-Operating Expenses	382,858.39	20,000.00	31,904.87	11,904.87	37.31 %		20,000.00	31,904.87	11,904.87	37.31 %	
Total Non-Operating Expenses	382,858.39	20,000.00	31,904.87	11,904.87	37.31 %		20,000.00	31,904.87	11,904.87	37.31 %	

THF Public Facility Corporation
Budget Comparison
January 31, 2023
165 - THFPFC

	165--THF Public Facility Corporation									
	Year Ending				Month Ending		Month Ending			
	12/31/2023				01/31/2023		01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
Net Income (Loss)	0.00	(38,118.50)	0.66	(38,119.16)	(5,775,630.30) %		(38,118.50)	0.66	(38,119.16)	(5,775,630.30) %

THF Housing Development Corporation
Budget Comparison
January 31, 2023
170 - THFHDC

	170--THF Housing Development Corporation									
	Year Ending					Month Ending				
	12/31/2023	Month Ending 01/31/2023				01/31/2023	Year to Date 01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
Income										
Service Related Income										
3333 - Legal Fees	130,000.00	0.00	10,833.00	(10,833.00)	(100.00) %		0.00	10,833.00	(10,833.00)	(100.00) %
1-2023 Ont-time payments at clos-ings										
Total Service Related Income	130,000.00	0.00	10,833.00	(10,833.00)	(100.00) %		0.00	10,833.00	(10,833.00)	(100.00) %
Financial Income										
3339 - Developer Fees	460,000.00	0.00	38,333.00	(38,333.00)	(100.00) %		0.00	38,333.00	(38,333.00)	(100.00) %
3340 - Contractor Fees	340,000.00	698.92	28,333.00	(27,634.08)	(97.53) %		698.92	28,333.00	(27,634.08)	(97.53) %
3502 - General Partner - Incentive Mgmt Fees	88,000.00	0.00	5,250.00	(5,250.00)	(100.00) %		0.00	5,250.00	(5,250.00)	(100.00) %
1-2023 Annual pay-ments - April										
3512 - General Partner - Asset Mgmt Fees	20,000.00	0.00	1,667.00	(1,667.00)	(100.00) %		0.00	1,667.00	(1,667.00)	(100.00) %
1-2023 Annual fees - begin at comple-tion of rehab										
Total Financial Income	908,000.00	698.92	73,583.00	(72,884.08)	(99.05) %		698.92	73,583.00	(72,884.08)	(99.05) %
Other Income										
3352 - GP Distributions	34,000.00	0.00	2,833.00	(2,833.00)	(100.00) %		0.00	2,833.00	(2,833.00)	(100.00) %
1-2023 Annual pay-ments - April										
Total Other Income	34,000.00	0.00	2,833.00	(2,833.00)	(100.00) %		0.00	2,833.00	(2,833.00)	(100.00) %
Total Income	1,072,000.00	698.92	87,249.00	(86,550.08)	(99.19) %		698.92	87,249.00	(86,550.08)	(99.19) %
Expenses										
Payroll & Related										
4016 - Administrative Salaries	566,651.61	38,847.12	47,220.97	8,373.85	17.73 %		38,847.12	47,220.97	8,373.85	17.73 %
4020 - Health Insurance	0.00	2,134.42	0.00	(2,134.42)	(100.00) %		2,134.42	0.00	(2,134.42)	(100.00) %
1-2023 Rolled into 4016-Salaries										
4022 - Vision Insurance	0.00	40.26	0.00	(40.26)	(100.00) %		40.26	0.00	(40.26)	(100.00) %
1-2023 Rolled into 4016-Salaries										
4026 - Retirement - Matching	0.00	1,689.40	0.00	(1,689.40)	(100.00) %		1,689.40	0.00	(1,689.40)	(100.00) %
1-2023 Rolled into 4016-Salaries										
4027 - Life Insurance	0.00	10.52	0.00	(10.52)	(100.00) %		10.52	0.00	(10.52)	(100.00) %
1-2023 Rolled into 4016-Salaries										
4028 - Disability Insurance	0.00	224.47	0.00	(224.47)	(100.00) %		224.47	0.00	(224.47)	(100.00) %
1-2023 Rolled into 4016-Salaries										
4030 - Payroll Taxes	0.00	3,068.27	0.00	(3,068.27)	(100.00) %		3,068.27	0.00	(3,068.27)	(100.00) %
1-2023 Rolled into 4016-Salaries										
4032 - Worker's Compensation Insurance	0.00	265.53	0.00	(265.53)	(100.00) %		265.53	0.00	(265.53)	(100.00) %
1-2023 Rolled into 4016-Salaries										
4040 - Overtime	0.00	28.07	0.00	(28.07)	(100.00) %		28.07	0.00	(28.07)	(100.00) %
1-2023 Rolled into 4016-Salaries										
Total Payroll & Related	566,651.61	46,308.06	47,220.97	912.91	1.93 %		46,308.06	47,220.97	912.91	1.93 %
Administrative Expenses										
4105 - Postage	1,200.00	0.00	100.00	100.00	100.00 %		0.00	100.00	100.00	100.00 %
4110 - IT Software	750.00	0.00	63.00	63.00	100.00 %		0.00	63.00	63.00	100.00 %
4114 - Misc Admin Expense	0.00	600.00	0.00	(600.00)	(100.00) %		600.00	0.00	(600.00)	(100.00) %
4115 - Staff Training	6,100.00	0.00	508.00	508.00	100.00 %		0.00	508.00	508.00	100.00 %
4119 - Travel	14,400.00	497.10	1,200.00	702.90	58.57 %		497.10	1,200.00	702.90	58.57 %
4125 - Audit Fees	9,000.00	0.00	750.00	750.00	100.00 %		0.00	750.00	750.00	100.00 %
4126 - Legal Fees	6,000.00	1,694.55	500.00	(1,194.55)	(238.91) %		1,694.55	500.00	(1,194.55)	(238.91) %

THF Housing Development Corporation
Budget Comparison
January 31, 2023
170 - THFHDC

	170--THF Housing Development Corporation									
	Year Ending					Month Ending				
	12/31/2023	Month Ending 01/31/2023				01/31/2023	Year to Date 01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
4127 - Tax Prep Fees	36,730.00	0.00	3,061.00	3,061.00	100.00 %		0.00	3,061.00	3,061.00	100.00 %
4128 - Board Member Stipend	36,000.00	2,500.00	3,000.00	500.00	16.66 %		2,500.00	3,000.00	500.00	16.66 %
4129 - Fuel	0.00	235.95	0.00	(235.95)	(100.00) %		235.95	0.00	(235.95)	(100.00) %
Total Administrative Expenses	110,180.00	5,527.60	9,182.00	3,654.40	39.79 %		5,527.60	9,182.00	3,654.40	39.79 %
Taxes & Insurance										
4601 - Other Insurance	4,000.00	257.17	333.00	75.83	22.77 %		257.17	333.00	75.83	22.77 %
Total Taxes & Insurance	4,000.00	257.17	333.00	75.83	22.77 %		257.17	333.00	75.83	22.77 %
Total Operating Expenses	680,831.61	52,092.83	56,735.97	4,643.14	8.18 %		52,092.83	56,735.97	4,643.14	8.18 %
Net Operating Income (Loss)	391,168.39	(51,393.91)	30,513.03	(81,906.94)	(268.43) %		(51,393.91)	30,513.03	(81,906.94)	(268.43) %
Non-Operating Expenses										
Other Non-Operating Expenses										
4903 - Contributions - to THF	391,168.39	125,496.50	32,597.36	(92,899.14)	(284.98) %		125,496.50	32,597.36	(92,899.14)	(284.98) %
Total Other Non-Operating Expenses	391,168.39	125,496.50	32,597.36	(92,899.14)	(284.98) %		125,496.50	32,597.36	(92,899.14)	(284.98) %
Total Non-Operating Expenses	391,168.39	125,496.50	32,597.36	(92,899.14)	(284.98) %		125,496.50	32,597.36	(92,899.14)	(284.98) %
Net Income (Loss)	0.00	(176,890.41)	(2,084.33)	(174,806.08)	(8,386.67) %		(176,890.41)	(2,084.33)	(174,806.08)	(8,386.67) %

THF Sole Holdings Corporation
Budget Comparison
January 31, 2023
171 - THFSHC

	171--THF Sole Holdings Corporation										
	Year Ending					Month Ending					Year To Date
	12/31/2023	Month Ending 01/31/2023				01/31/2023	Year to Date 01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
Expenses											
Administrative Expenses											
4127 - Tax Prep Fees	5,000.00	0.00	417.00	417.00	100.00 %		0.00	417.00	417.00	100.00 %	
Total Administrative Expenses	5,000.00	0.00	417.00	417.00	100.00 %		0.00	417.00	417.00	100.00 %	
Taxes & Insurance											
4601 - Other Insurance	4,000.00	257.17	333.00	75.83	22.77 %		257.17	333.00	75.83	22.77 %	
Total Taxes & Insurance	4,000.00	257.17	333.00	75.83	22.77 %		257.17	333.00	75.83	22.77 %	
Total Operating Expenses	9,000.00	257.17	750.00	492.83	65.71 %		257.17	750.00	492.83	65.71 %	
Net Operating Income (Loss)	(9,000.00)	(257.17)	(750.00)	492.83	65.71 %		(257.17)	(750.00)	492.83	65.71 %	
Non-Operating Income											
3326 - Contribution Income - from THF	9,000.00	0.00	750.00	(750.00)	(100.00) %		0.00	750.00	(750.00)	(100.00) %	1-2023 Annual funding contribution
3354 - Cash Out Contributions	0.00	(1,435,000.00)	0.00	(1,435,000.00)	(100.00) %	ILG Partnership Interest Buyout	(1,435,000.00)	0.00	(1,435,000.00)	(100.00) %	1-2023 ILG Partnership Interest Buyout
Total Non-Operating Income	9,000.00	(1,435,000.00)	750.00	(1,435,750.00)	(191,433.33) %		(1,435,000.00)	750.00	(1,435,750.00)	(191,433.33) %	
Net Income (Loss)	0.00	(1,435,257.17)	0.00	(1,435,257.17)	(100.00) %		(1,435,257.17)	0.00	(1,435,257.17)	(100.00) %	

THF Development Company, LLC
Budget Comparison
January 31, 2023
174 - THFDC

	174--THF Development Company, LLC									
	Year Ending					Month Ending				
	12/31/2023	Month Ending 01/31/2023				01/31/2023	Year to Date 01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
Expenses										
Administrative Expenses										
4120 - Bank Fees	0.00	1.20	0.00	(1.20)	(100.00) %		1.20	0.00	(1.20)	(100.00) %
4127 - Tax Prep Fees	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %
Total Administrative Expenses	500.00	1.20	42.00	40.80	97.14 %		1.20	42.00	40.80	97.14 %
Taxes & Insurance										
4601 - Other Insurance	300.00	0.00	25.00	25.00	100.00 %		0.00	25.00	25.00	100.00 %
Total Taxes & Insurance	300.00	0.00	25.00	25.00	100.00 %		0.00	25.00	25.00	100.00 %
Total Operating Expenses	800.00	1.20	67.00	65.80	98.20 %		1.20	67.00	65.80	98.20 %
Net Operating Income (Loss)	(800.00)	(1.20)	(67.00)	65.80	98.20 %		(1.20)	(67.00)	65.80	98.20 %
Non-Operating Income										
3326 - Contribution Income - from THF	800.00	0.00	67.00	(67.00)	(100.00) %		0.00	67.00	(67.00)	(100.00) %
Total Non-Operating Income	800.00	0.00	67.00	(67.00)	(100.00) %		0.00	67.00	(67.00)	(100.00) %
Net Income (Loss)	0.00	(1.20)	0.00	(1.20)	(100.00) %		(1.20)	0.00	(1.20)	(100.00) %

1-2023 Annual
funding contribution

THF Housing Opportunity Corporation
Budget Comparison
January 31, 2023
175 - THFHOC

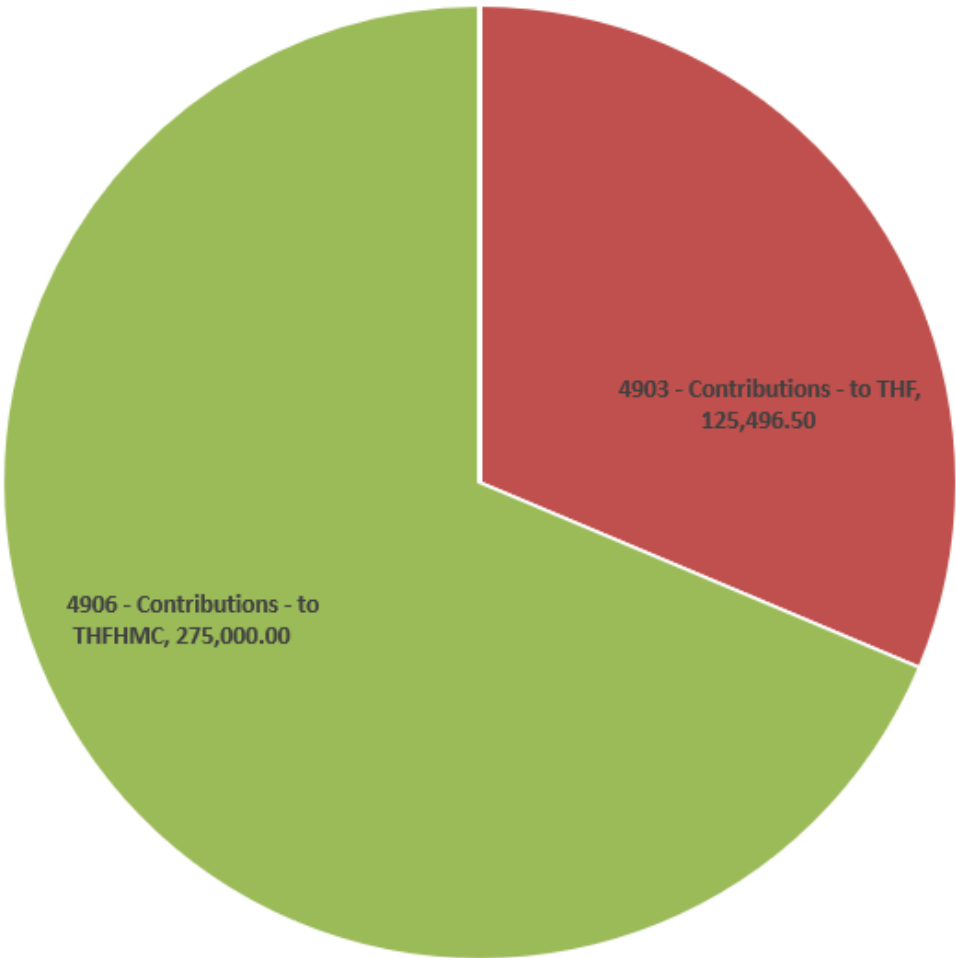
	175--THF Housing Opportunity Corporation									
	Year Ending	Month Ending 01/31/2023				Month Ending	Year to Date 01/31/2023			
	12/31/2023	Month Ending 01/31/2023				01/31/2023	Year to Date 01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
Expenses										
Administrative Expenses										
4120 - Bank Fees	0.00	15.32	0.00	(15.32)	(100.00) %		15.32	0.00	(15.32)	(100.00) %
4127 - Tax Prep Fees	1,500.00	0.00	125.00	125.00	100.00 %		0.00	125.00	125.00	100.00 %
Total Administrative Expenses	1,500.00	15.32	125.00	109.68	87.74 %		15.32	125.00	109.68	87.74 %
Taxes & Insurance										
4601 - Other Insurance	4,000.00	257.17	333.00	75.83	22.77 %		257.17	333.00	75.83	22.77 %
Total Taxes & Insurance	4,000.00	257.17	333.00	75.83	22.77 %		257.17	333.00	75.83	22.77 %
Total Operating Expenses	5,500.00	272.49	458.00	185.51	40.50 %		272.49	458.00	185.51	40.50 %
Net Operating Income (Loss)	(5,500.00)	(272.49)	(458.00)	185.51	40.50 %		(272.49)	(458.00)	185.51	40.50 %
Non-Operating Income										
3326 - Contribution Income - from THF	5,500.00	0.00	458.00	(458.00)	(100.00) %		0.00	458.00	(458.00)	(100.00) %
Total Non-Operating Income	5,500.00	0.00	458.00	(458.00)	(100.00) %		0.00	458.00	(458.00)	(100.00) %
Net Income (Loss)	0.00	(272.49)	0.00	(272.49)	(100.00) %		(272.49)	0.00	(272.49)	(100.00) %

1-2023 Annual
funding contribution

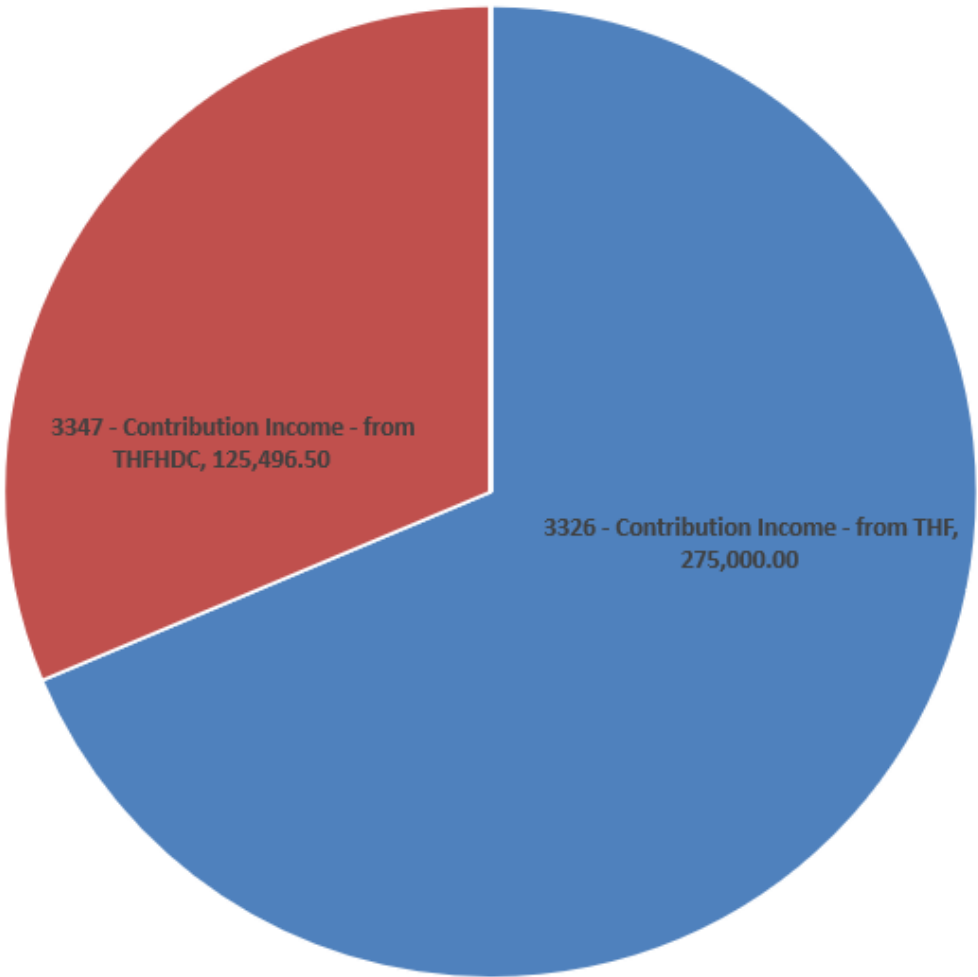
Texas Housing Foundation
Corporate Administration Income Statement & Contributions Summary
As of January 31, 2023

	140--THF Housing Management Corporation Year To Date 01/31/2023 Actual	157--Texas Housing Foundation Year To Date 01/31/2023 Actual	165--THF Public Facility Corporation Year To Date 01/31/2023 Actual	170--THF Housing Development Corporation Year To Date 01/31/2023 Actual	171--THF Sole Holdings Corporation Year To Date 01/31/2023 Actual	174--THF Development Company, LLC Year To Date 01/31/2023 Actual	175--THF Housing Opportunity Corporation Year To Date 01/31/2023 Actual	All Locations Year To Date 01/31/2023 Actual
Current Net Income	136,663.16	(190,421.97)	(38,118.50)	(176,890.41)	(1,435,257.17)	(1.20)	(272.49)	(1,704,298.58)
Contribution Income								
3326 - Contribution Income - from THF	275,000.00	0.00	0.00	0.00	0.00	0.00	0.00	275,000.00
3347 - Contribution Income - from THFHDC	0.00	125,496.50	0.00	0.00	0.00	0.00	0.00	125,496.50
Total Contribution Income	275,000.00	125,496.50	0.00	0.00	0.00	0.00	0.00	400,496.50
Contribution Expenses								
4903 - Contributions - to THF	0.00	0.00	0.00	125,496.50	0.00	0.00	0.00	125,496.50
4906 - Contributions - to THFHMC	0.00	275,000.00	0.00	0.00	0.00	0.00	0.00	275,000.00
Total Contribution Expenses	0.00	275,000.00	0.00	125,496.50	0.00	0.00	0.00	400,496.50
Net Contributions	(275,000.00)	149,503.50	0.00	125,496.50	0.00	0.00	0.00	0.00
Net Income (Loss) before Contributions	(138,336.84)	(40,918.47)	(38,118.50)	(51,393.91)	(1,435,257.17)	(1.20)	(272.49)	(1,704,298.58)

Incoming Contributions



Outgoing Contributions



Oak Creek Townhomes

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Assets		
Current Assets		
Cash		
1000 - Cash - OPERATING	12,908.60	26,356.80
1015 - Cash - Tenant Security Deposits	41,186.83	41,139.83
Total Cash	<u>54,095.43</u>	<u>67,496.63</u>
Accounts Receivable		
1200 - A/R - Tenant	263.00	1,419.50
1210 - A/R - Tenant Subsidy Assistance	37.00	37.00
Total Accounts Receivable	<u>300.00</u>	<u>1,456.50</u>
Deposits & Escrows		
1100 - Replacement Reserves SSBT 2277	251,869.00	249,702.00
1110 - Operating Reserves	231,954.11	231,934.41
Total Deposits & Escrows	<u>483,823.11</u>	<u>481,636.41</u>
Other Current Assets		
1406 - Prepaid Partnership Fees	43,400.00	43,400.00
1410 - Prepaid Insurance	32,958.47	39,550.16
Total Other Current Assets	<u>76,358.47</u>	<u>82,950.16</u>
Total Current Assets	614,577.01	633,539.70
Fixed Assets		
1600 - Land	269,146.00	269,146.00
1605 - Land Improvements	671,521.00	671,521.00
1610 - Building	8,974,258.22	8,974,258.22
1630 - Furniture & Fixtures	216,508.00	216,508.00
Total Fixed Assets	<u>10,131,433.22</u>	<u>10,131,433.22</u>
Depreciation & Amortization		
1700 - Accumulated Depreciation	(2,933,612.98)	(2,911,188.89)
Total Depreciation & Amortization	<u>(2,933,612.98)</u>	<u>(2,911,188.89)</u>
Total Fixed Assets	7,197,820.24	7,220,244.33
Other Assets		
1510 - Other Depreciable/Amortizable assets	110,517.00	110,517.00
1710 - Accumulated Amortization	(74,292.58)	(73,678.60)
Total Other Assets	<u>36,224.42</u>	<u>36,838.40</u>
Total Assets	<u>7,848,621.67</u>	<u>7,890,622.43</u>

Oak Creek Townhomes

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Liabilities & Equity		
Liabilities		
Current Liabilities		
2000 - A/P – Trade	13,644.70	20,374.87
2001 - A/P – THFHMC	11,499.22	14,588.28
2503 - A/P - Chase 7187	1,212.20	1,092.82
2510 - A/P - Chase 9535	1,387.41	0.00
2569 - A/P - Elan 6620	(108.25)	326.37
2573 - A/P - Chase 1947	0.00	31.12
Total Current Liabilities	<u>27,635.28</u>	<u>36,413.46</u>
Other Current Liabilities		
2100 - Prepaid Rent	1,604.00	2,549.00
2200 - Tenant Security Deposits	29,619.00	30,419.00
Total Other Current Liabilities	<u>31,223.00</u>	<u>32,968.00</u>
Long Term Liabilities		
2300 - N/P - TDHCA	1,403,929.30	1,409,240.67
2301 - N/P - BHHH	941,590.79	943,227.80
2310 - Loan Costs	(35,732.78)	(35,876.18)
Total Long Term Liabilities	<u>2,309,787.31</u>	<u>2,316,592.29</u>
Other Liabilities		
2229 - Accrued Incentive Management Fee	14,342.74	14,342.74
Total Other Liabilities	<u>14,342.74</u>	<u>14,342.74</u>
Total Liabilities	2,382,988.33	2,400,316.49
Equity		
2911 - ILP Capital - Raymond James Tax Credit Fund 37 LLC (99.99%)	(25,867.00)	(25,867.00)
Retained Earnings	5,516,172.94	5,722,169.78
Current Net Income	<u>(24,672.60)</u>	<u>(205,996.84)</u>
Total Equity	<u>5,465,633.34</u>	<u>5,490,305.94</u>
Total Liabilities & Equity	<u>7,848,621.67</u>	<u>7,890,622.43</u>

Oak Creek Townhomes
Budget Comparison
January 31, 2023
100 - Oak Creek Townhomes
Marble Falls, Texas

	100--Oak Creek Townhomes									
	Year Ending					Month Ending				
	12/31/2023	Month Ending 01/31/2023				01/31/2023	Year to Date 01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
Income										
Rental Income										
3000 - Scheduled Rent	775,524.00	65,001.00	64,627.00	374.00	0.57 %		65,001.00	64,627.00	374.00	0.57 %
Total Rental Income	775,524.00	65,001.00	64,627.00	374.00	0.57 %		65,001.00	64,627.00	374.00	0.57 %
Vacancy, Losses & Concessions										
3010 - Loss to Lease	(45,672.00)	(5,964.00)	(3,806.00)	(2,158.00)	(56.69) %	increasing rent at recerts. \$50.00 and charging max rents at new move ins 3 vacant units 2 units accelerated rent due to moving out prior to lease ending.	(5,964.00)	(3,806.00)	(2,158.00)	(56.69) %
3015 - Vacancy Loss	(13,825.00)	(2,559.00)	(1,152.08)	(1,406.92)	(122.11) %		(2,559.00)	(1,152.08)	(1,406.92)	(122.11) %
3050 - Bad Debt	(8,000.00)	(1,135.13)	(667.00)	(468.13)	(70.18) %		(1,135.13)	(667.00)	(468.13)	(70.18) %
Total Vacancy, Losses & Concessions	(67,497.00)	(9,658.13)	(5,625.08)	(4,033.05)	(71.69) %		(9,658.13)	(5,625.08)	(4,033.05)	(71.69) %
Net Rental Income	708,027.00	55,342.87	59,001.92	(3,659.05)	(6.20) %		55,342.87	59,001.92	(3,659.05)	(6.20) %
Tenant Fees										
3200 - Late Fees	4,800.00	380.00	400.00	(20.00)	(5.00) %		380.00	400.00	(20.00)	(5.00) %
3205 - NSF Fees	100.00	25.00	8.00	17.00	212.50 %		25.00	8.00	17.00	212.50 %
3210 - Maintenance Fees	857.00	25.00	71.00	(46.00)	(64.78) %		25.00	71.00	(46.00)	(64.78) %
3215 - Court Fees - Tenant	500.00	0.00	42.00	(42.00)	(100.00) %		0.00	42.00	(42.00)	(100.00) %
3220 - Reletting Fees	1,780.00	0.00	148.00	(148.00)	(100.00) %		0.00	148.00	(148.00)	(100.00) %
3225 - Move-out Charges	2,620.00	1,060.63	218.00	842.63	386.52 %		1,060.63	218.00	842.63	386.52 %
3235 - Screening Fees	787.00	0.00	66.00	(66.00)	(100.00) %		0.00	66.00	(66.00)	(100.00) %
Total Tenant Fees	11,444.00	1,490.63	953.00	537.63	56.41 %		1,490.63	953.00	537.63	56.41 %
Other Income										
3300 - Laundry income	750.00	0.00	63.00	(63.00)	(100.00) %		0.00	63.00	(63.00)	(100.00) %
3315 - Interest income	240.00	19.70	20.00	(0.30)	(1.50) %		19.70	20.00	(0.30)	(1.50) %
Total Other Income	990.00	19.70	83.00	(63.30)	(76.26) %		19.70	83.00	(63.30)	(76.26) %
Total Income	720,461.00	56,853.20	60,037.92	(3,184.72)	(5.30) %		56,853.20	60,037.92	(3,184.72)	(5.30) %
Expenses										
Payroll & Related										
4000 - Salaries - Manager	28,722.00	2,617.00	2,394.00	(223.00)	(9.31) %		2,617.00	2,394.00	(223.00)	(9.31) %
4005 - Salaries - Assistant Manager	19,522.00	0.00	1,627.00	1,627.00	100.00 %		0.00	1,627.00	1,627.00	100.00 %
4010 - Salaries - Leasing Agent	0.00	1,656.02	0.00	(1,656.02)	(100.00) %	Was budgeted as Assistant Manager	1,656.02	0.00	(1,656.02)	(100.00) %
4015 - Salaries - Maintenance	71,938.00	5,018.24	5,995.00	976.76	16.29 %		5,018.24	5,995.00	976.76	16.29 %
4020 - Health Insurance	19,874.00	1,554.55	1,656.00	101.45	6.12 %		1,554.55	1,656.00	101.45	6.12 %
4021 - Dental Insurance	1,332.00	0.00	111.00	111.00	100.00 %		0.00	111.00	111.00	100.00 %
4022 - Vision Insurance	316.00	23.21	26.00	2.79	10.73 %		23.21	26.00	2.79	10.73 %
4025 - Retirement - Safe Harbor	2,025.00	0.00	168.75	168.75	100.00 %		0.00	168.75	168.75	100.00 %
4026 - Retirement - Matching	1,350.00	447.95	112.50	(335.45)	(298.17) %		447.95	112.50	(335.45)	(298.17) %
4027 - Life Insurance	872.00	6.09	73.00	66.91	91.65 %		6.09	73.00	66.91	91.65 %
4028 - Disability Insurance	0.00	57.99	0.00	(57.99)	(100.00) %		57.99	0.00	(57.99)	(100.00) %
4030 - Payroll Taxes	5,232.00	864.08	436.00	(428.08)	(98.18) %		864.08	436.00	(428.08)	(98.18) %

Oak Creek Townhomes
Budget Comparison
January 31, 2023
100 - Oak Creek Townhomes
Marble Falls, Texas

	100--Oak Creek Townhomes						100--Oak Creek Townhomes					
	Year Ending					Month Ending					Year To Date	
	12/31/2023	Month Ending 01/31/2023				Month Ending 01/31/2023	Year to Date 01/31/2023				01/31/2023	
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note	
4032 - Worker's Compensation Insurance	1,081.00	63.51	90.00	26.49	29.43 %		63.51	90.00	26.49	29.43 %		
4040 - Overtime	1,680.00	133.01	140.00	6.99	4.99 %		133.01	140.00	6.99	4.99 %		
4045 - Bonuses	4,500.00	995.30	375.00	(620.30)	(165.41) %	Quarterly Bonuses	995.30	375.00	(620.30)	(165.41) %		
Total Payroll & Related	158,444.00	13,436.95	13,204.25	(232.70)	(1.76) %		13,436.95	13,204.25	(232.70)	(1.76) %		
Administrative Expenses												
4035 - Uniforms	2,340.00	358.72	195.00	(163.72)	(83.95) %	Maintenance-4 weeks at \$89.68. Shouldn't this be split with OG? Some of this needs to be moved to OG.	358.72	195.00	(163.72)	(83.95) %		
4100 - Management Fees	31,150.00	2,899.50	2,596.00	(303.50)	(11.69) %		2,899.50	2,596.00	(303.50)	(11.69) %		
4101 - Compliance Fee - THF	12,000.00	1,000.00	1,000.00	0.00	0.00 %		1,000.00	1,000.00	0.00	0.00 %		
4102 - Office Equipment & Furniture	350.00	0.00	29.00	29.00	100.00 %		0.00	29.00	29.00	100.00 %		
4103 - Paper	300.00	0.00	25.00	25.00	100.00 %		0.00	25.00	25.00	100.00 %		
4104 - Toner	300.00	0.00	25.00	25.00	100.00 %		0.00	25.00	25.00	100.00 %		
4105 - Postage	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %		
4106 - Office Supplies	3,160.00	437.14	263.00	(174.14)	(66.21) %	Water, necessary office supplies	437.14	263.00	(174.14)	(66.21) %		
4108 - IT Contract	2,244.00	187.00	187.00	0.00	0.00 %		187.00	187.00	0.00	0.00 %		
4109 - IT Hardware	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %		
4110 - IT Software	5,798.00	452.43	483.00	30.57	6.32 %		452.43	483.00	30.57	6.32 %		
4111 - Telephone & Fax	3,480.00	254.55	290.00	35.45	12.22 %		254.55	290.00	35.45	12.22 %		
4112 - Internet	120.00	15.79	10.00	(5.79)	(57.90) %		15.79	10.00	(5.79)	(57.90) %		
4114 - Misc Admin Expense	300.00	92.09	25.00	(67.09)	(268.36) %		92.09	25.00	(67.09)	(268.36) %		
4115 - Staff Training	687.50	495.00	57.00	(438.00)	(768.42) %	TAA Registration	495.00	57.00	(438.00)	(768.42) %		
4116 - Membership Dues	415.00	0.00	35.00	35.00	100.00 %		0.00	35.00	35.00	100.00 %		
4117 - Vehicle Maintenance & Repairs	312.50	0.00	26.00	26.00	100.00 %		0.00	26.00	26.00	100.00 %		
4119 - Travel	1,188.00	0.00	99.00	99.00	100.00 %		0.00	99.00	99.00	100.00 %		
4120 - Bank Fees	255.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %		
4121 - Eviction	1,200.00	0.00	100.00	100.00	100.00 %		0.00	100.00	100.00	100.00 %		
4122 - Screening Services	810.00	36.26	68.00	31.74	46.67 %		36.26	68.00	31.74	46.67 %		
4125 - Audit Fees	7,500.00	0.00	625.00	625.00	100.00 %		0.00	625.00	625.00	100.00 %		
4126 - Legal Fees	10,800.00	900.00	900.00	0.00	0.00 %		900.00	900.00	0.00	0.00 %		
4127 - Tax Prep Fees	1,500.00	3,000.00	125.00	(2,875.00)	(2,300.00) %		3,000.00	125.00	(2,875.00)	(2,300.00) %		
4129 - Fuel	2,000.00	238.69	167.00	(71.69)	(42.92) %		238.69	167.00	(71.69)	(42.92) %		
4132 - Employee Gifts	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %		
4134 - Contract Costs - Admin	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %		
4138 - Answering Service	2,040.00	340.00	170.00	(170.00)	(100.00) %	Answering Service for January and February	340.00	170.00	(170.00)	(100.00) %		
4250 - Resident Services Fee - THF	4,000.00	333.33	333.00	(0.33)	(0.09) %		333.33	333.00	(0.33)	(0.09) %		
4258 - Resident Services - Supplies	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %		
4259 - Resident Displacement	0.00	2,239.43	0.00	(2,239.43)	(100.00) %	water damage to unit, paid hotel	2,239.43	0.00	(2,239.43)	(100.00) %		
Total Administrative Expenses	96,100.00	13,279.93	8,009.00	(5,270.93)	(65.81) %		13,279.93	8,009.00	(5,270.93)	(65.81) %		
Marketing Expenses												
4200 - Signage	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %		
4201 - Printed Material	720.00	117.60	60.00	(57.60)	(96.00) %		117.60	60.00	(57.60)	(96.00) %		
4202 - Internet Advertising	660.00	54.00	55.00	1.00	1.81 %		54.00	55.00	1.00	1.81 %		

Oak Creek Townhomes
Budget Comparison
January 31, 2023
100 - Oak Creek Townhomes
Marble Falls, Texas

	100--Oak Creek Townhomes						Year To Date				
	Year Ending					Month Ending					
	12/31/2023	Month Ending 01/31/2023				Month Ending 01/31/2023	Year to Date 01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
4203 - Flags/Poles	130.00	0.00	11.00	11.00	100.00 %		0.00	11.00	11.00	100.00 %	
4204 - Advertising - Other	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
Total Marketing Expenses	2,510.00	171.60	210.00	38.40	18.28 %		171.60	210.00	38.40	18.28 %	
Utilities											
4300 - Utilities - Electric Vacancies	360.00	18.88	30.00	11.12	37.06 %		18.88	30.00	11.12	37.06 %	
4301 - Utilities - Electric - Office/Other	7,275.00	739.13	515.00	(224.13)	(43.52) %	Office \$465.00	739.13	515.00	(224.13)	(43.52) %	
4315 - Utilities - Water	56,300.00	5,305.71	4,500.00	(805.71)	(17.90) %	Includes irrigation	5,305.71	4,500.00	(805.71)	(17.90) %	
4340 - Utilities - Trash	7,820.00	1,122.66	652.00	(470.66)	(72.18) %	\$350 in overage charges	1,122.66	652.00	(470.66)	(72.18) %	
4341 - Utilities - Other	367.00	0.00	31.00	31.00	100.00 %		0.00	31.00	31.00	100.00 %	
Total Utilities	72,122.00	7,186.38	5,728.00	(1,458.38)	(25.46) %		7,186.38	5,728.00	(1,458.38)	(25.46) %	
Operating & Maintenance Expenses											
4450 - Make-Ready - Hardware	238.00	0.00	20.00	20.00	100.00 %		0.00	20.00	20.00	100.00 %	
4452 - Make-Ready - Appliances	478.00	0.00	40.00	40.00	100.00 %		0.00	40.00	40.00	100.00 %	
4453 - Make-Ready - Electrical	166.00	0.00	14.00	14.00	100.00 %		0.00	14.00	14.00	100.00 %	
4454 - Make-Ready - Plumbing	180.00	0.00	15.00	15.00	100.00 %		0.00	15.00	15.00	100.00 %	
4456 - Make-Ready - Carpet	3,234.00	674.05	270.00	(404.05)	(149.64) %	make ready carpet repl	674.05	270.00	(404.05)	(149.64) %	
4458 - Make-Ready - Painting	1,979.00	281.97	165.00	(116.97)	(70.89) %	paint purchase for make ready	281.97	165.00	(116.97)	(70.89) %	
4459 - Make- Ready - Cleaning	300.00	55.49	25.00	(30.49)	(121.96) %		55.49	25.00	(30.49)	(121.96) %	
4460 - Make-Ready - Other	449.00	908.90	37.00	(871.90)	(2,356.48) %	3 make ready air duct cleaning	908.90	37.00	(871.90)	(2,356.48) %	
4461 - Make-Ready - Drywall Repair	50.00	0.00	4.00	4.00	100.00 %		0.00	4.00	4.00	100.00 %	
4464 - Make Ready - Window Treatments	250.00	329.80	21.00	(308.80)	(1,470.47) %	mini blinds	329.80	21.00	(308.80)	(1,470.47) %	
4465 - Make Ready - Doors/Locks/Keys	263.00	80.00	22.00	(58.00)	(263.63) %		80.00	22.00	(58.00)	(263.63) %	
Total Operating & Maintenance Expenses	7,587.00	2,330.21	633.00	(1,697.21)	(268.12) %		2,330.21	633.00	(1,697.21)	(268.12) %	
Maintenance & Repairs											
4400 - Materials - Hardware	863.00	26.98	72.00	45.02	62.52 %		26.98	72.00	45.02	62.52 %	
4401 - Materials - A/C	4,046.00	573.66	337.00	(236.66)	(70.22) %	ac repair	573.66	337.00	(236.66)	(70.22) %	
4402 - Materials - Appliances	3,660.00	1,002.30	305.00	(697.30)	(228.62) %	appliance repair vs. replace	1,002.30	305.00	(697.30)	(228.62) %	
4403 - Materials - Electrical	624.00	0.00	52.00	52.00	100.00 %		0.00	52.00	52.00	100.00 %	
4404 - Materials - Plumbing	2,183.00	79.52	182.00	102.48	56.30 %		79.52	182.00	102.48	56.30 %	
4406 - Materials - Flooring	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %	
4407 - Materials - Paint	423.00	18.58	35.00	16.42	46.91 %		18.58	35.00	16.42	46.91 %	
4408 - Materials - Janitorial	627.00	26.99	52.00	25.01	48.09 %		26.99	52.00	25.01	48.09 %	
4409 - Materials - Landscaping & Irrigation	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
4410 - Materials - Smoke Alarms	203.00	35.97	17.00	(18.97)	(111.58) %		35.97	17.00	(18.97)	(111.58) %	
4411 - Materials - Drywall Repair	183.00	23.98	15.00	(8.98)	(59.86) %		23.98	15.00	(8.98)	(59.86) %	
4412 - Materials - Screens	43.00	0.00	4.00	4.00	100.00 %		0.00	4.00	4.00	100.00 %	
4413 - Materials - Doors/Locks/Keys	718.00	44.15	60.00	15.85	26.41 %		44.15	60.00	15.85	26.41 %	
4414 - Materials - Light Bulbs/Fixtures	798.00	28.34	67.00	38.66	57.70 %		28.34	67.00	38.66	57.70 %	
4415 - Materials - Exterior Lights	21.00	0.00	2.00	2.00	100.00 %		0.00	2.00	2.00	100.00 %	
4416 - Materials - Other	1,769.00	37.98	147.00	109.02	74.16 %		37.98	147.00	109.02	74.16 %	
4417 - Small Tools	1,225.00	117.67	102.00	(15.67)	(15.36) %		117.67	102.00	(15.67)	(15.36) %	
4418 - Fire Extinguishers	57.00	0.00	5.00	5.00	100.00 %		0.00	5.00	5.00	100.00 %	
4419 - Equipment	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %	
Total Maintenance & Repairs	18,293.00	2,016.12	1,525.00	(491.12)	(32.20) %		2,016.12	1,525.00	(491.12)	(32.20) %	

Oak Creek Townhomes
Budget Comparison
January 31, 2023
100 - Oak Creek Townhomes
Marble Falls, Texas

	100--Oak Creek Townhomes										
	Year Ending					Month Ending					Year To Date
	12/31/2023	Month Ending 01/31/2023			Month Ending 01/31/2023	01/31/2023	Year to Date 01/31/2023			01/31/2023	
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
Contract Costs											
4500 - Contract Costs - Pest Control	3,070.00	303.00	256.00	(47.00)	(18.35) %		303.00	256.00	(47.00)	(18.35) %	
4501 - Contract Costs - Landscaping	26,715.00	1,828.00	2,226.00	398.00	17.87 %		1,828.00	2,226.00	398.00	17.87 %	
4504 - Contract Costs - A/C Repair	5,000.00	0.00	417.00	417.00	100.00 %		0.00	417.00	417.00	100.00 %	
4507 - Contract Costs - Electrical	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
4508 - Contract Costs - Carpet Cleaning	155.00	0.00	13.00	13.00	100.00 %		0.00	13.00	13.00	100.00 %	
4509 - Contract Costs - Carpet Replacement	886.00	0.00	74.00	74.00	100.00 %		0.00	74.00	74.00	100.00 %	
4516 - Contract Costs - Custodian	2,679.00	433.34	223.00	(210.34)	(94.32) %	mgmt. office clean- ing for Oct and Nov	433.34	223.00	(210.34)	(94.32) %	
4518 - Contract Costs - Fire Monitoring	3,338.00	375.00	278.00	(97.00)	(34.89) %		375.00	278.00	(97.00)	(34.89) %	
4519 - Contract Costs - Security Alarm	300.00	0.00	25.00	25.00	100.00 %		0.00	25.00	25.00	100.00 %	
4520 - Contract Costs - Fire Extinguishers	1,044.00	750.00	87.00	(663.00)	(762.06) %	fire sprinkler repairs	750.00	87.00	(663.00)	(762.06) %	
4524 - Contract Costs - Other	1,000.00	652.46	83.00	(569.46)	(686.09) %	Appliance service call, and coded an air duct cleaning here. 4 air duct cleanings total for the month	652.46	83.00	(569.46)	(686.09) %	
Total Contract Costs	44,687.00	4,341.80	3,724.00	(617.80)	(16.58) %		4,341.80	3,724.00	(617.80)	(16.58) %	
Taxes & Insurance											
4600 - Property Insurance	83,056.00	6,591.69	6,921.00	329.31	4.75 %		6,591.69	6,921.00	329.31	4.75 %	
Total Taxes & Insurance	83,056.00	6,591.69	6,921.00	329.31	4.75 %		6,591.69	6,921.00	329.31	4.75 %	
Total Operating Expenses	482,799.00	49,354.68	39,954.25	(9,400.43)	(23.52) %		49,354.68	39,954.25	(9,400.43)	(23.52) %	
Net Operating Income (Loss)	237,662.00	7,498.52	20,083.67	(12,585.15)	(62.66) %		7,498.52	20,083.67	(12,585.15)	(62.66) %	
Non-Operating Income											
3400 - CAPEX funding from Replacement Re- serves	200,000.00	0.00	16,667.00	(16,667.00)	(100.00) %	CAPEX Expense not used	0.00	16,667.00	(16,667.00)	(100.00) %	
Total Non-Operating Income	200,000.00	0.00	16,667.00	(16,667.00)	(100.00) %		0.00	16,667.00	(16,667.00)	(100.00) %	
Non-Operating Expenses											
Capital Expenditures											
4735 - Capital Expenditures	233,900.00	0.00	19,492.00	19,492.00	100.00 %		0.00	19,492.00	19,492.00	100.00 %	
Total Capital Expenditures	233,900.00	0.00	19,492.00	19,492.00	100.00 %		0.00	19,492.00	19,492.00	100.00 %	
Depreciation & Amortization											
4710 - Depreciation	268,982.00	22,424.09	22,415.00	(9.09)	(0.04) %		22,424.09	22,415.00	(9.09)	(0.04) %	
4715 - Amortization	9,089.00	757.38	757.00	(0.38)	(0.05) %		757.38	757.00	(0.38)	(0.05) %	
Total Depreciation & Amortization	278,071.00	23,181.47	23,172.00	(9.47)	(0.04) %		23,181.47	23,172.00	(9.47)	(0.04) %	
Debt Services											
4700 - Interest - TDHCA	11,220.00	894.33	935.00	40.67	4.34 %		894.33	935.00	40.67	4.34 %	
4701 - Interest - BHHH	59,654.00	4,895.32	4,971.00	75.68	1.52 %		4,895.32	4,971.00	75.68	1.52 %	
Total Debt Services	70,874.00	5,789.65	5,906.00	116.35	1.97 %		5,789.65	5,906.00	116.35	1.97 %	
Other Non-Operating Expenses											
4800 - TDHCA Compliance	3,200.00	3,200.00	267.00	(2,933.00)	(1,098.50) %	TDHCA annual fees	3,200.00	267.00	(2,933.00)	(1,098.50) %	
4805 - Asset Management Fees	6,200.00	0.00	517.00	517.00	100.00 %		0.00	517.00	517.00	100.00 %	

Oak Creek Townhomes
Budget Comparison
January 31, 2023
100 - Oak Creek Townhomes
Marble Falls, Texas

	100--Oak Creek Townhomes											
	Year Ending						Month Ending					Year To Date
	12/31/2023	Month Ending 01/31/2023			Month Ending 01/31/2023		01/31/2023	Year to Date 01/31/2023			01/31/2023	
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note	
4810 - Incentive Management Fees	8,500.00	0.00	708.00	708.00	100.00 %		0.00	708.00	708.00	100.00 %		
Total Other Non-Operating Expenses	17,900.00	3,200.00	1,492.00	(1,708.00)	(114.47) %		3,200.00	1,492.00	(1,708.00)	(114.47) %		
Total Non-Operating Expenses	600,745.00	32,171.12	50,062.00	17,890.88	35.73 %		32,171.12	50,062.00	17,890.88	35.73 %		
Net Income (Loss)	(163,083.00)	(24,672.60)	(13,311.33)	(11,361.27)	(85.35) %		(24,672.60)	(13,311.33)	(11,361.27)	(85.35) %		

Park Ridge Apartments

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Assets		
Current Assets		
Cash		
1004 - Cash - Operating SSBT 9575	19,651.32	22,729.64
1016 - Cash - Tenant Sec Dep SSBT 6305	24,418.64	23,516.53
Total Cash	<u>44,069.96</u>	<u>46,246.17</u>
Accounts Receivable		
1200 - A/R - Tenant	1,565.20	0.50
Total Accounts Receivable	<u>1,565.20</u>	<u>0.50</u>
Deposits & Escrows		
1102 - Lender Held Replacement Reserves	169,959.25	168,492.25
1105 - Insurance Escrow	56,977.61	53,416.51
1115 - Special Reserves	100.00	100.00
1121 - Mortgage Reserves	100,778.41	100,778.41
Total Deposits & Escrows	<u>327,815.27</u>	<u>322,787.17</u>
Other Current Assets		
1410 - Prepaid Insurance	(13,982.86)	(10,441.78)
Total Other Current Assets	<u>(13,982.86)</u>	<u>(10,441.78)</u>
Total Current Assets	359,467.57	358,592.06
Fixed Assets		
1605 - Land Improvements	750,950.76	750,950.76
1610 - Building	6,336,793.44	6,336,793.44
1630 - Furniture & Fixtures	154,665.80	154,665.80
Total Fixed Assets	<u>7,242,410.00</u>	<u>7,242,410.00</u>
Depreciation & Amortization		
1700 - Accumulated Depreciation	(2,426,256.62)	(2,408,924.52)
Total Depreciation & Amortization	<u>(2,426,256.62)</u>	<u>(2,408,924.52)</u>
Total Fixed Assets	4,816,153.38	4,833,485.48
Other Assets		
1500 - Prepaid Land Leases	267,760.00	267,760.00
1510 - Other Depreciable/Amortizable assets	40,021.00	40,021.00
1710 - Accumulated Amortization	(61,786.28)	(61,338.55)
Total Other Assets	<u>245,994.72</u>	<u>246,442.45</u>
Total Assets	<u>5,421,615.67</u>	<u>5,438,519.99</u>

Park Ridge Apartments

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Liabilities & Equity		
Liabilities		
Current Liabilities		
2000 - A/P – Trade	18,681.63	11,725.45
2001 - A/P – THFPMC	405,659.03	396,137.09
2011 - A/P - SGC	100,000.00	100,000.00
2099 - A/P - Pending ICB	(95.88)	(95.88)
2533 - A/P - Chase 7218	674.74	1,112.09
2542 - A/P - Elan 9255	14.99	14.99
2564 - A/P - Chase 4069	0.00	471.97
Total Current Liabilities	<u>524,934.51</u>	<u>509,365.71</u>
Other Current Liabilities		
2100 - Prepaid Rent	5,992.35	5,179.50
2200 - Tenant Security Deposits	17,988.00	18,138.00
2201 - Security Deposits in Transit	1,460.00	0.00
2226 - Accrued Interest	6,188.56	6,188.56
Total Other Current Liabilities	<u>31,628.91</u>	<u>29,506.06</u>
Long Term Liabilities		
2300 - N/P - Lancaster	1,404,801.76	1,406,886.00
2301 - N/P - TDHCA	343,159.85	344,208.37
2310 - Loan Costs	(36,272.60)	(36,388.34)
Total Long Term Liabilities	<u>1,711,689.01</u>	<u>1,714,706.03</u>
Other Liabilities		
2221 - Due to LP	198,635.30	198,635.30
2405 - Developer Fees - Limited Partner (ILG)	132,659.36	132,659.36
2460 - Deferred Revenue	4,187,332.50	4,187,332.50
Total Other Liabilities	<u>4,518,627.16</u>	<u>4,518,627.16</u>
Total Liabilities	6,786,879.59	6,772,204.96
Equity		
Retained Earnings	(1,333,684.97)	(1,051,754.63)
Current Net Income	<u>(31,578.95)</u>	<u>(281,930.34)</u>
Total Equity	<u>(1,365,263.92)</u>	<u>(1,333,684.97)</u>
Total Liabilities & Equity	<u>5,421,615.67</u>	<u>5,438,519.99</u>

Park Ridge Apartments Budget Comparison

January 31, 2023

107 - Park Ridge Apartments
Llano, Texas

	107--Park Ridge Apartments										
	Year Ending					Month Ending				Year To Date	
	12/31/2023	Month Ending 01/31/2023			Month Ending 01/31/2023	01/31/2023	Year to Date 01/31/2023			01/31/2023	
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
Income											
Rental Income											
3000 - Scheduled Rent	568,092.00	48,205.00	47,341.00	864.00	1.82 %		48,205.00	47,341.00	864.00	1.82 %	
Total Rental Income	568,092.00	48,205.00	47,341.00	864.00	1.82 %		48,205.00	47,341.00	864.00	1.82 %	
Vacancy, Losses & Concessions											
3010 - Loss to Lease	(36,421.00)	(3,385.00)	(3,035.00)	(350.00)	(11.53) %	Renewals are going up \$50 and new residents are being charged max rents. 3 vacant units at January 2023 month end	(3,385.00)	(3,035.00)	(350.00)	(11.53) %	
3015 - Vacancy Loss	(13,056.00)	(2,920.00)	(1,088.00)	(1,832.00)	(168.38) %		(2,920.00)	(1,088.00)	(1,832.00)	(168.38) %	
3030 - Rental Concessions: Tenant	(220.00)	(383.00)	(18.00)	(365.00)	(2,027.77) %		(383.00)	(18.00)	(365.00)	(2,027.77) %	
3035 - Rental Concessions: Employee	(11,400.00)	(750.00)	(950.00)	200.00	21.05 %		(750.00)	(950.00)	200.00	21.05 %	
3050 - Bad Debt	(15,000.00)	297.89	(1,250.00)	1,547.89	123.83 %		297.89	(1,250.00)	1,547.89	123.83 %	
Total Vacancy, Losses & Concessions	(76,097.00)	(7,140.11)	(6,341.00)	(799.11)	(12.60) %		(7,140.11)	(6,341.00)	(799.11)	(12.60) %	
Net Rental Income	491,995.00	41,064.89	41,000.00	64.89	0.15 %		41,064.89	41,000.00	64.89	0.15 %	
Tenant Fees											
3200 - Late Fees	3,840.00	495.00	320.00	175.00	54.68 %		495.00	320.00	175.00	54.68 %	
3201 - Tenant - Utility Charges	0.00	43.56	0.00	43.56	100.00 %		43.56	0.00	43.56	100.00 %	
3205 - NSF Fees	50.00	0.00	4.00	(4.00)	(100.00) %		0.00	4.00	(4.00)	(100.00) %	
3210 - Maintenance Fees	675.00	108.25	56.00	52.25	93.30 %		108.25	56.00	52.25	93.30 %	
3215 - Court Fees - Tenant	350.00	30.00	29.00	1.00	3.44 %		30.00	29.00	1.00	3.44 %	
3220 - Reletting Fees	2,500.00	2.55	208.00	(205.45)	(98.77) %	A previous reletting fee was credited back and one charged that had a slight difference	2.55	208.00	(205.45)	(98.77) %	
3225 - Move-out Charges	6,800.00	541.00	567.00	(26.00)	(4.58) %		541.00	567.00	(26.00)	(4.58) %	
3235 - Screening Fees	785.00	0.00	65.00	(65.00)	(100.00) %		0.00	65.00	(65.00)	(100.00) %	
Total Tenant Fees	15,000.00	1,220.36	1,249.00	(28.64)	(2.29) %		1,220.36	1,249.00	(28.64)	(2.29) %	
Other Income											
3300 - Laundry income	150.00	0.00	13.00	(13.00)	(100.00) %		0.00	13.00	(13.00)	(100.00) %	
3315 - Interest income	250.00	2.11	21.00	(18.89)	(89.95) %		2.11	21.00	(18.89)	(89.95) %	
3325 - Other Income	425.00	0.00	35.00	(35.00)	(100.00) %		0.00	35.00	(35.00)	(100.00) %	
Total Other Income	825.00	2.11	69.00	(66.89)	(96.94) %		2.11	69.00	(66.89)	(96.94) %	
Total Income	507,820.00	42,287.36	42,318.00	(30.64)	(0.07) %		42,287.36	42,318.00	(30.64)	(0.07) %	
Expenses											
Payroll & Related											
4000 - Salaries - Manager	38,228.00	3,250.26	3,186.00	(64.26)	(2.01) %		3,250.26	3,186.00	(64.26)	(2.01) %	
4015 - Salaries - Maintenance	41,215.00	3,644.96	3,435.00	(209.96)	(6.11) %		3,644.96	3,435.00	(209.96)	(6.11) %	
4020 - Health Insurance	13,474.00	1,198.12	1,123.00	(75.12)	(6.68) %		1,198.12	1,123.00	(75.12)	(6.68) %	
4021 - Dental Insurance	903.00	0.00	75.00	75.00	100.00 %		0.00	75.00	75.00	100.00 %	

Park Ridge Apartments
Budget Comparison
January 31, 2023
107 - Park Ridge Apartments
Llano, Texas

	107--Park Ridge Apartments									
	Year Ending	Month Ending				Month Ending	Year To Date			
	12/31/2023	01/31/2023				01/31/2023	01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
4022 - Vision Insurance	214.00	17.88	18.00	0.12	0.66 %		17.88	18.00	0.12	0.66 %
4025 - Retirement - Safe Harbor	2,428.00	0.00	202.00	202.00	100.00 %		0.00	202.00	202.00	100.00 %
4026 - Retirement - Matching	1,619.00	295.47	135.00	(160.47)	(118.86) %		295.47	135.00	(160.47)	(118.86) %
4027 - Life Insurance	578.00	4.68	48.00	43.32	90.25 %		4.68	48.00	43.32	90.25 %
4028 - Disability Insurance	0.00	42.52	0.00	(42.52)	(100.00) %		42.52	0.00	(42.52)	(100.00) %
4030 - Payroll Taxes	6,273.00	683.51	523.00	(160.51)	(30.69) %		683.51	523.00	(160.51)	(30.69) %
4032 - Worker's Compensation Insurance	715.00	47.13	60.00	12.87	21.45 %		47.13	60.00	12.87	21.45 %
4040 - Overtime	1,501.00	144.66	125.00	(19.66)	(15.72) %		144.66	125.00	(19.66)	(15.72) %
4045 - Bonuses	3,000.00	396.00	250.00	(146.00)	(58.40) %	4th quarter bonus	396.00	250.00	(146.00)	(58.40) %
Total Payroll & Related	110,148.00	9,725.19	9,180.00	(545.19)	(5.93) %		9,725.19	9,180.00	(545.19)	(5.93) %
Administrative Expenses										
4035 - Uniforms	3,100.00	246.72	258.00	11.28	4.37 %		246.72	258.00	11.28	4.37 %
4100 - Management Fees	23,850.00	2,066.83	1,988.00	(78.83)	(3.96) %		2,066.83	1,988.00	(78.83)	(3.96) %
4101 - Compliance Fee - THF	9,600.00	800.00	800.00	0.00	0.00 %		800.00	800.00	0.00	0.00 %
4102 - Office Equipment & Furniture	350.00	0.00	29.00	29.00	100.00 %		0.00	29.00	29.00	100.00 %
4103 - Paper	115.00	0.00	10.00	10.00	100.00 %		0.00	10.00	10.00	100.00 %
4105 - Postage	100.00	10.92	8.00	(2.92)	(36.50) %		10.92	8.00	(2.92)	(36.50) %
4106 - Office Supplies	1,500.00	165.95	125.00	(40.95)	(32.76) %		165.95	125.00	(40.95)	(32.76) %
4108 - IT Contract	2,244.00	187.00	187.00	0.00	0.00 %		187.00	187.00	0.00	0.00 %
4109 - IT Hardware	250.00	253.00	21.00	(232.00)	(1,104.76) %	Upgraded internet modem, backup battery, and added an access point in the leasing office.	253.00	21.00	(232.00)	(1,104.76) %
4110 - IT Software	4,713.00	366.17	393.00	26.83	6.82 %		366.17	393.00	26.83	6.82 %
4111 - Telephone & Fax	7,130.00	383.16	594.00	210.84	35.49 %		383.16	594.00	210.84	35.49 %
4112 - Internet	970.00	78.08	81.00	2.92	3.60 %		78.08	81.00	2.92	3.60 %
4115 - Staff Training	1,500.00	495.00	125.00	(370.00)	(296.00) %	TAA Registration	495.00	125.00	(370.00)	(296.00) %
4116 - Membership Dues	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %
4119 - Travel	1,438.00	42.50	120.00	77.50	64.58 %		42.50	120.00	77.50	64.58 %
4120 - Bank Fees	255.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %
4121 - Eviction	350.00	0.00	29.00	29.00	100.00 %		0.00	29.00	29.00	100.00 %
4122 - Screening Services	840.00	54.39	70.00	15.61	22.30 %		54.39	70.00	15.61	22.30 %
4125 - Audit Fees	7,500.00	3,475.00	625.00	(2,850.00)	(456.00) %		3,475.00	625.00	(2,850.00)	(456.00) %
4126 - Legal Fees	8,640.00	720.00	720.00	0.00	0.00 %		720.00	720.00	0.00	0.00 %
4127 - Tax Prep Fees	1,500.00	3,000.00	125.00	(2,875.00)	(2,300.00) %		3,000.00	125.00	(2,875.00)	(2,300.00) %
4129 - Fuel	50.00	0.00	4.00	4.00	100.00 %		0.00	4.00	4.00	100.00 %
4138 - Answering Service	0.00	280.00	0.00	(280.00)	(100.00) %	Monthly answering service-was bud- geted in telephone for the year.	280.00	0.00	(280.00)	(100.00) %
4250 - Resident Services Fee - THF	3,200.00	266.67	267.00	0.33	0.12 %		266.67	267.00	0.33	0.12 %
4258 - Resident Services - Supplies	750.00	18.83	63.00	44.17	70.11 %		18.83	63.00	44.17	70.11 %
4259 - Resident Displacement	0.00	354.54	0.00	(354.54)	(100.00) %	Busted pipe caused mold and tenant was moved to a ho- tel for health rea- sons.	354.54	0.00	(354.54)	(100.00) %
Total Administrative Expenses	80,195.00	13,264.76	6,684.00	(6,580.76)	(98.45) %		13,264.76	6,684.00	(6,580.76)	(98.45) %

Park Ridge Apartments
Budget Comparison
January 31, 2023
107 - Park Ridge Apartments
Llano, Texas

	107--Park Ridge Apartments						Year To Date				
	Year Ending					Month Ending					
	12/31/2023	Month Ending 01/31/2023				01/31/2023	Year to Date 01/31/2023				
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
Marketing Expenses											
4200 - Signage	600.00	0.00	50.00	50.00	100.00 %		0.00	50.00	50.00	100.00 %	
4201 - Printed Material	675.00	115.11	56.00	(59.11)	(105.55) %		115.11	56.00	(59.11)	(105.55) %	
4202 - Internet Advertising	735.00	54.00	61.00	7.00	11.47 %		54.00	61.00	7.00	11.47 %	
4203 - Flags/Poles	275.00	0.00	23.00	23.00	100.00 %		0.00	23.00	23.00	100.00 %	
Total Marketing Expenses	2,285.00	169.11	190.00	20.89	10.99 %		169.11	190.00	20.89	10.99 %	
Utilities											
4300 - Utilities - Electric Vacancies	1,500.00	297.00	125.00	(172.00)	(137.60) %	Higher than anticipated vacancies resulting in higher than anticipated vacant electric.	297.00	125.00	(172.00)	(137.60) %	
4301 - Utilities - Electric - Office/Other	6,850.00	479.72	500.00	20.28	4.05 %		479.72	500.00	20.28	4.05 %	
4311 - Utilities - Water - Other	16,600.00	96.25	100.00	3.75	3.75 %		96.25	100.00	3.75	3.75 %	
4315 - Utilities - Water	46,500.00	4,609.03	3,500.00	(1,109.03)	(31.68) %	Actual water usage-December 2022 was slightly less at \$4462.32	4,609.03	3,500.00	(1,109.03)	(31.68) %	
4325 - Utilities - Sewer	60,000.00	4,878.71	5,000.00	121.29	2.42 %		4,878.71	5,000.00	121.29	2.42 %	
4340 - Utilities - Trash	9,600.00	758.55	800.00	41.45	5.18 %		758.55	800.00	41.45	5.18 %	
Total Utilities	141,050.00	11,119.26	10,025.00	(1,094.26)	(10.91) %		11,119.26	10,025.00	(1,094.26)	(10.91) %	
Operating & Maintenance Expenses											
4450 - Make-Ready - Hardware	100.00	17.40	8.00	(9.40)	(117.50) %		17.40	8.00	(9.40)	(117.50) %	
4451 - Make-Ready - A/C	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %	
4452 - Make-Ready - Appliances	450.00	0.00	38.00	38.00	100.00 %		0.00	38.00	38.00	100.00 %	
4454 - Make-Ready - Plumbing	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %	
4456 - Make-Ready - Carpet	2,275.00	1,078.83	190.00	(888.83)	(467.80) %	1301 new flooring	1,078.83	190.00	(888.83)	(467.80) %	
4458 - Make-Ready - Painting	270.00	99.99	23.00	(76.99)	(334.73) %		99.99	23.00	(76.99)	(334.73) %	
4460 - Make-Ready - Other	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %	
4461 - Make-Ready - Drywall Repair	0.00	79.73	0.00	(79.73)	(100.00) %		79.73	0.00	(79.73)	(100.00) %	
4464 - Make Ready - Window Treatments	1,000.00	195.90	83.00	(112.90)	(136.02) %	Increased vacancies; replaced broken blinds in these units.	195.90	83.00	(112.90)	(136.02) %	
4465 - Make Ready - Doors/Locks/Keys	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
Total Operating & Maintenance Expenses	4,895.00	1,471.85	408.00	(1,063.85)	(260.74) %		1,471.85	408.00	(1,063.85)	(260.74) %	
Maintenance & Repairs											
4400 - Materials - Hardware	420.00	0.00	35.00	35.00	100.00 %		0.00	35.00	35.00	100.00 %	
4401 - Materials - A/C	4,965.00	135.20	414.00	278.80	67.34 %		135.20	414.00	278.80	67.34 %	
4402 - Materials - Appliances	8,050.00	1,517.66	671.00	(846.66)	(126.17) %	Purchased 4 new microwaves to replace broken and non-working microwaves.	1,517.66	671.00	(846.66)	(126.17) %	
4403 - Materials - Electrical	320.00	12.21	27.00	14.79	54.77 %		12.21	27.00	14.79	54.77 %	
4404 - Materials - Plumbing	12,000.00	484.80	1,000.00	515.20	51.52 %		484.80	1,000.00	515.20	51.52 %	
4405 - Materials - Pool	3,700.00	0.00	308.00	308.00	100.00 %		0.00	308.00	308.00	100.00 %	
4406 - Materials - Flooring	260.00	0.00	22.00	22.00	100.00 %		0.00	22.00	22.00	100.00 %	
4407 - Materials - Paint	50.00	0.00	4.00	4.00	100.00 %		0.00	4.00	4.00	100.00 %	
4408 - Materials - Janitorial	3,300.00	58.90	275.00	216.10	78.58 %		58.90	275.00	216.10	78.58 %	

Park Ridge Apartments Budget Comparison

January 31, 2023

107 - Park Ridge Apartments
Llano, Texas

	107--Park Ridge Apartments										
	Year Ending				Month Ending	Month Ending	Year to Date				Year To Date
	12/31/2023	Month Ending 01/31/2023			01/31/2023	01/31/2023	Year to Date 01/31/2023			01/31/2023	
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
4409 - Materials - Landscaping & Irrigation	810.00	0.00	68.00	68.00	100.00 %		0.00	68.00	68.00	100.00 %	
4410 - Materials - Smoke Alarms	460.00	0.00	38.00	38.00	100.00 %		0.00	38.00	38.00	100.00 %	
4411 - Materials - Drywall Repair	30.00	16.84	3.00	(13.84)	(461.33) %		16.84	3.00	(13.84)	(461.33) %	
4412 - Materials - Screens	80.00	0.00	7.00	7.00	100.00 %		0.00	7.00	7.00	100.00 %	
4413 - Materials - Doors/Locks/Keys	4,360.00	47.14	363.00	315.86	87.01 %		47.14	363.00	315.86	87.01 %	
4414 - Materials - Light Bulbs/Fixtures	2,370.00	550.58	198.00	(352.58)	(178.07) %	Increased vacancies; increased light bulb replacements	550.58	198.00	(352.58)	(178.07) %	
4415 - Materials - Exterior Lights	120.00	0.00	10.00	10.00	100.00 %		0.00	10.00	10.00	100.00 %	
4416 - Materials - Other	1,290.00	72.41	108.00	35.59	32.95 %		72.41	108.00	35.59	32.95 %	
4417 - Small Tools	1,545.00	217.27	129.00	(88.27)	(68.42) %		217.27	129.00	(88.27)	(68.42) %	
Total Maintenance & Repairs	44,130.00	3,113.01	3,680.00	566.99	15.40 %		3,113.01	3,680.00	566.99	15.40 %	
Contract Costs											
4500 - Contract Costs - Pest Control	3,110.00	307.44	259.00	(48.44)	(18.70) %		307.44	259.00	(48.44)	(18.70) %	
4501 - Contract Costs - Landscaping	25,000.00	1,987.50	2,083.00	95.50	4.58 %		1,987.50	2,083.00	95.50	4.58 %	
4502 - Contract Costs - Irrigation	510.00	0.00	43.00	43.00	100.00 %		0.00	43.00	43.00	100.00 %	
4504 - Contract Costs - A/C Repair	2,300.00	1,617.00	192.00	(1,425.00)	(742.18) %	Replaced coil in unit; coil was not heating properly.	1,617.00	192.00	(1,425.00)	(742.18) %	
4505 - Contract Costs - A/C Replacement	9,340.00	0.00	778.00	778.00	100.00 %		0.00	778.00	778.00	100.00 %	
4506 - Contract Costs - Plumbing	850.00	0.00	71.00	71.00	100.00 %		0.00	71.00	71.00	100.00 %	
4508 - Contract Costs - Carpet Cleaning	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %	
4509 - Contract Costs - Carpet Replacement	1,210.00	0.00	101.00	101.00	100.00 %		0.00	101.00	101.00	100.00 %	
4514 - Contract Costs - Pool	220.00	0.00	18.00	18.00	100.00 %		0.00	18.00	18.00	100.00 %	
4516 - Contract Costs - Custodian	4,172.00	675.00	348.00	(327.00)	(93.96) %		675.00	348.00	(327.00)	(93.96) %	
4520 - Contract Costs - Fire Extinguishers	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
4522 - Contract Costs - Glass	1,264.00	0.00	105.00	105.00	100.00 %		0.00	105.00	105.00	100.00 %	
4524 - Contract Costs - Other	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
Total Contract Costs	49,976.00	4,586.94	4,165.00	(421.94)	(10.13) %		4,586.94	4,165.00	(421.94)	(10.13) %	
Taxes & Insurance											
4600 - Property Insurance	58,000.00	3,541.08	4,833.00	1,291.92	26.73 %		3,541.08	4,833.00	1,291.92	26.73 %	
Total Taxes & Insurance	58,000.00	3,541.08	4,833.00	1,291.92	26.73 %		3,541.08	4,833.00	1,291.92	26.73 %	
Total Operating Expenses	490,679.00	46,991.20	39,165.00	(7,826.20)	(19.98) %		46,991.20	39,165.00	(7,826.20)	(19.98) %	
Net Operating Income (Loss)	17,141.00	(4,703.84)	3,153.00	(7,856.84)	(249.18) %		(4,703.84)	3,153.00	(7,856.84)	(249.18) %	
Non-Operating Income											
3321 - Grant Revenue	141,146.00	0.00	11,762.00	(11,762.00)	(100.00) %		0.00	11,762.00	(11,762.00)	(100.00) %	1-2023 Annual entry
3400 - CAPEX funding from Replacement Reserves	150,000.00	0.00	12,500.00	(12,500.00)	(100.00) %	No CAPEX expenses	0.00	12,500.00	(12,500.00)	(100.00) %	
Total Non-Operating Income	291,146.00	0.00	24,262.00	(24,262.00)	(100.00) %		0.00	24,262.00	(24,262.00)	(100.00) %	
Non-Operating Expenses											
Capital Expenditures											
4735 - Capital Expenditures	150,000.00	350.00	12,500.00	12,150.00	97.20 %		350.00	12,500.00	12,150.00	97.20 %	
Total Capital Expenditures	150,000.00	350.00	12,500.00	12,150.00	97.20 %		350.00	12,500.00	12,150.00	97.20 %	
Depreciation & Amortization											

Park Ridge Apartments
Budget Comparison
January 31, 2023
107 - Park Ridge Apartments
Llano, Texas

	107--Park Ridge Apartments										
	Year Ending					Month Ending					Year To Date
	12/31/2023	Month Ending 01/31/2023			Month Ending 01/31/2023	01/31/2023	Year to Date 01/31/2023			01/31/2023	
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
4710 - Depreciation	208,200.00	17,332.10	17,350.00	17.90	0.10 %		17,332.10	17,350.00	17.90	0.10 %	
4715 - Amortization	6,800.00	563.47	567.00	3.53	0.62 %		563.47	567.00	3.53	0.62 %	
Total Depreciation & Amortization	215,000.00	17,895.57	17,917.00	21.43	0.11 %		17,895.57	17,917.00	21.43	0.11 %	
Debt Services											
4700 - Interest - Lancaster	76,530.00	5,897.20	6,378.00	480.80	7.53 %		5,897.20	6,378.00	480.80	7.53 %	
4701 - Interest - TDHCA	3,940.00	292.34	328.00	35.66	10.87 %		292.34	328.00	35.66	10.87 %	
4725 - Loan Costs	1,400.00	0.00	117.00	117.00	100.00 %		0.00	117.00	117.00	100.00 %	
Total Debt Services	81,870.00	6,189.54	6,823.00	633.46	9.28 %		6,189.54	6,823.00	633.46	9.28 %	
Other Non-Operating Expenses											
4800 - TDHCA Compliance	2,440.00	2,440.00	203.00	(2,237.00)	(1,101.97) %	LIHTC Compliance Fee	2,440.00	203.00	(2,237.00)	(1,101.97) %	
4801 - TDHCA Asset Management Fee	3,200.00	0.00	267.00	267.00	100.00 %		0.00	267.00	267.00	100.00 %	
4826 - Inspections	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %	
Total Other Non-Operating Expenses	6,640.00	2,440.00	553.00	(1,887.00)	(341.22) %		2,440.00	553.00	(1,887.00)	(341.22) %	
Total Non-Operating Expenses	453,510.00	26,875.11	37,793.00	10,917.89	28.88 %		26,875.11	37,793.00	10,917.89	28.88 %	
Net Income (Loss)	(145,223.00)	(31,578.95)	(10,378.00)	(21,200.95)	(204.28) %		(31,578.95)	(10,378.00)	(21,200.95)	(204.28) %	

THF San Gabriel Holdings

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Assets		
Current Assets		
Cash		
1000 - Cash - OPERATING	52,212.32	1,118.28
1004 - Cash - OPERATING #2	38,590.50	0.00
1015 - Cash - Tenant Security Deposits	2,800.78	2,500.56
Total Cash	93,603.60	3,618.84
Accounts Receivable		
1227 - A/R - SGC	0.00	11,834.11
Total Accounts Receivable	0.00	11,834.11
Deposits & Escrows		
1102 - Lender Held Replacement Reserves	300,000.00	300,000.00
1105 - Insurance Escrow	13,446.04	13,446.04
1115 - Special Reserves	382,844.55	384,332.93
1120 - Mortgage Insurance Reserves	1,450.52	1,450.52
1136 - Lender Held Repair Reserves	22,655.76	22,655.76
Total Deposits & Escrows	720,396.87	721,885.25
Other Current Assets		
1410 - Prepaid Insurance	(3,057.67)	0.00
1411 - Prepaid MIP	12,032.75	12,032.75
Total Other Current Assets	8,975.08	12,032.75
Total Current Assets	822,975.55	749,370.95
Fixed Assets		
1610 - Building	2,742,867.97	2,742,867.97
Total Fixed Assets	2,742,867.97	2,742,867.97
Depreciation & Amortization		
1700 - Accumulated Depreciation	(18,987.34)	0.00
Total Depreciation & Amortization	(18,987.34)	0.00
Total Fixed Assets	2,723,880.63	2,742,867.97
Other Assets		
1500 - Prepaid Land Leases	(353.54)	0.00
1510 - Other Depreciable/Amortizable assets	(277.43)	0.00
Total Other Assets	(630.97)	0.00
Total Assets	3,546,225.21	3,492,238.92

THF San Gabriel Holdings

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Liabilities & Equity		
Liabilities		
Current Liabilities		
2000 - A/P – Trade	26,397.30	16,152.71
2001 - A/P – THFHMC	9,061.72	4,787.70
2099 - A/P - Pending ICB	0.00	(4,870.00)
2564 - A/P - Chase 4069	38.54	0.00
2566 - A/P - Chase 4101	0.00	56.08
2569 - A/P - Elan 6620	0.00	434.62
2572 - A/P - Chase 0077	0.00	68.80
2575 - A/P - Chase 5641	1,218.88	862.76
Total Current Liabilities	36,716.44	17,492.67
Other Current Liabilities		
2100 - Prepaid Rent	43,395.00	5,600.00
2200 - Tenant Security Deposits	0.00	300.00
Total Other Current Liabilities	43,395.00	5,900.00
Long Term Liabilities		
2300 - Mortgage #1	4,813,100.00	4,813,100.00
2310 - Loan Costs	(235,185.39)	(235,353.45)
Total Long Term Liabilities	4,577,914.61	4,577,746.55
Total Liabilities	4,658,026.05	4,601,139.22
Equity		
2911 - ILP Capital	432,257.06	432,257.06
Retained Earnings	(1,541,157.36)	0.00
Current Net Income	(2,900.54)	(1,541,157.36)
Total Equity	(1,111,800.84)	(1,108,900.30)
Total Liabilities & Equity	3,546,225.21	3,492,238.92

THF San Gabriel Holdings
Budget Comparison
January 31, 2023
177 - THF San Gabriel Holdings
Liberty Hill, Texas

	177--THF San Gabriel Holdings										
	Year Ending				Month Ending	Month Ending	Year to Date			Year To Date	
	12/31/2023	Month Ending 01/31/2023			01/31/2023	01/31/2023	01/31/2023			01/31/2023	
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	
Income											
Rental Income											
3000 - Scheduled Rent	1,073,556.00	88,775.00	89,463.00	(688.00)	(0.76) %		88,775.00	89,463.00	(688.00)	(0.76) %	
Total Rental Income	1,073,556.00	88,775.00	89,463.00	(688.00)	(0.76) %		88,775.00	89,463.00	(688.00)	(0.76) %	
Vacancy, Losses & Concessions											
3010 - Loss to Lease	(89,309.39)	(12,347.00)	(7,442.00)	(4,905.00)	(65.90) %	Increasing rents at Renewal by \$50 and charging max rents at move in.	(12,347.00)	(7,442.00)	(4,905.00)	(65.90) %	
3015 - Vacancy Loss	(62,455.00)	(3,679.00)	(5,205.00)	1,526.00	29.31 %		(3,679.00)	(5,205.00)	1,526.00	29.31 %	
3030 - Rental Concessions: Tenant	(1,000.00)	(200.00)	(83.00)	(117.00)	(140.96) %	Pool Care	(200.00)	(83.00)	(117.00)	(140.96) %	
3050 - Bad Debt	(7,500.00)	(2,032.55)	(625.00)	(1,407.55)	(225.20) %	604 move out	(2,032.55)	(625.00)	(1,407.55)	(225.20) %	
Total Vacancy, Losses & Concessions	(160,264.39)	(18,258.55)	(13,355.00)	(4,903.55)	(36.71) %		(18,258.55)	(13,355.00)	(4,903.55)	(36.71) %	
Net Rental Income	913,291.61	70,516.45	76,108.00	(5,591.55)	(7.34) %		70,516.45	76,108.00	(5,591.55)	(7.34) %	
Tenant Fees											
3200 - Late Fees	4,800.00	345.00	400.00	(55.00)	(13.75) %		345.00	400.00	(55.00)	(13.75) %	
3205 - NSF Fees	50.00	0.00	4.00	(4.00)	(100.00) %		0.00	4.00	(4.00)	(100.00) %	
3210 - Maintenance Fees	100.00	0.00	8.00	(8.00)	(100.00) %		0.00	8.00	(8.00)	(100.00) %	
3215 - Court Fees - Tenant	1,290.00	0.00	108.00	(108.00)	(100.00) %		0.00	108.00	(108.00)	(100.00) %	
3220 - Reletting Fees	1,875.00	1,005.55	156.00	849.55	544.58 %		1,005.55	156.00	849.55	544.58 %	
3225 - Move-out Charges	5,100.00	641.00	425.00	216.00	50.82 %		641.00	425.00	216.00	50.82 %	
3235 - Screening Fees	525.00	20.50	44.00	(23.50)	(53.40) %		20.50	44.00	(23.50)	(53.40) %	
Total Tenant Fees	13,740.00	2,012.05	1,145.00	867.05	75.72 %		2,012.05	1,145.00	867.05	75.72 %	
Other Income											
3300 - Laundry income	325.00	0.00	27.00	(27.00)	(100.00) %		0.00	27.00	(27.00)	(100.00) %	
3315 - Interest income	275.00	32.84	23.00	9.84	42.78 %		32.84	23.00	9.84	42.78 %	
Total Other Income	600.00	32.84	50.00	(17.16)	(34.32) %		32.84	50.00	(17.16)	(34.32) %	
Total Income	927,631.61	72,561.34	77,303.00	(4,741.66)	(6.13) %		72,561.34	77,303.00	(4,741.66)	(6.13) %	
Expenses											
Payroll & Related											
4000 - Salaries - Manager	46,516.86	3,756.39	3,876.41	120.02	3.09 %		3,756.39	3,876.41	120.02	3.09 %	
4015 - Salaries - Maintenance	45,237.12	173.22	3,769.76	3,596.54	95.40 %		173.22	3,769.76	3,596.54	95.40 %	
4020 - Health Insurance	14,080.41	626.01	1,173.37	547.36	46.64 %		626.01	1,173.37	547.36	46.64 %	
4021 - Dental Insurance	944.01	0.00	78.67	78.67	100.00 %		0.00	78.67	78.67	100.00 %	
4022 - Vision Insurance	223.96	9.34	18.66	9.32	49.94 %		9.34	18.66	9.32	49.94 %	
4025 - Retirement - Safe Harbor	2,696.88	0.00	224.74	224.74	100.00 %		0.00	224.74	224.74	100.00 %	
4026 - Retirement - Matching	1,797.92	131.00	149.83	18.83	12.56 %		131.00	149.83	18.83	12.56 %	
4027 - Life Insurance	661.51	2.45	55.13	52.68	95.55 %		2.45	55.13	52.68	95.55 %	
4028 - Disability Insurance	0.00	20.30	0.00	(20.30)	(100.00) %		20.30	0.00	(20.30)	(100.00) %	
4030 - Payroll Taxes	6,966.94	379.95	580.58	200.63	34.55 %		379.95	580.58	200.63	34.55 %	
4032 - Worker's Compensation Insurance	825.29	27.95	68.78	40.83	59.36 %		27.95	68.78	40.83	59.36 %	
4040 - Overtime	1,536.46	28.26	128.04	99.78	77.92 %		28.26	128.04	99.78	77.92 %	
4045 - Bonuses	3,000.00	292.50	250.00	(42.50)	(17.00) %		292.50	250.00	(42.50)	(17.00) %	
Total Payroll & Related	124,487.36	5,447.37	10,373.97	4,926.60	47.49 %		5,447.37	10,373.97	4,926.60	47.49 %	

THF San Gabriel Holdings
Budget Comparison
January 31, 2023
177 - THF San Gabriel Holdings
Liberty Hill, Texas

177--THF San Gabriel Holdings

	Year Ending				Month Ending		Year To Date			
	12/31/2023				01/31/2023		01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
Administrative Expenses										
4035 - Uniforms	3,375.00	0.00	281.00	281.00	100.00 %		0.00	281.00	281.00	100.00 %
4100 - Management Fees	39,200.00	3,710.85	3,267.00	(443.85)	(13.58) %		3,710.85	3,267.00	(443.85)	(13.58) %
4101 - Compliance Fee - THF	11,400.00	950.00	950.00	0.00	0.00 %		950.00	950.00	0.00	0.00 %
4102 - Office Equipment & Furniture	350.00	0.00	29.00	29.00	100.00 %		0.00	29.00	29.00	100.00 %
4105 - Postage	214.00	31.39	18.00	(13.39)	(74.38) %		31.39	18.00	(13.39)	(74.38) %
4106 - Office Supplies	1,162.00	0.00	97.00	97.00	100.00 %		0.00	97.00	97.00	100.00 %
4108 - IT Contract	2,244.00	187.00	187.00	0.00	0.00 %		187.00	187.00	0.00	0.00 %
4109 - IT Hardware	250.00	416.00	21.00	(395.00)	(1,880.95) %	new routers	416.00	21.00	(395.00)	(1,880.95) %
4110 - IT Software	5,526.19	560.49	461.00	(99.49)	(21.58) %		560.49	461.00	(99.49)	(21.58) %
4111 - Telephone & Fax	9,952.00	343.56	829.00	485.44	58.55 %		343.56	829.00	485.44	58.55 %
4112 - Internet	2,100.00	154.98	175.00	20.02	11.44 %		154.98	175.00	20.02	11.44 %
4113 - Television	816.00	19.99	68.00	48.01	70.60 %		19.99	68.00	48.01	70.60 %
4114 - Misc Admin Expense	0.00	1,119.70	0.00	(1,119.70)	(100.00) %	Job posting for maintenance	1,119.70	0.00	(1,119.70)	(100.00) %
4115 - Staff Training	1,500.00	495.00	125.00	(370.00)	(296.00) %	TAA 2023 Conference	495.00	125.00	(370.00)	(296.00) %
4119 - Travel	1,438.00	29.47	120.00	90.53	75.44 %		29.47	120.00	90.53	75.44 %
4120 - Bank Fees	254.64	11.72	21.00	9.28	44.19 %		11.72	21.00	9.28	44.19 %
4121 - Eviction	650.00	0.00	54.00	54.00	100.00 %		0.00	54.00	54.00	100.00 %
4122 - Screening Services	380.00	200.98	32.00	(168.98)	(528.06) %		200.98	32.00	(168.98)	(528.06) %
4125 - Audit Fees	7,500.00	0.00	625.00	625.00	100.00 %		0.00	625.00	625.00	100.00 %
4126 - Legal Fees	10,260.00	855.00	855.00	0.00	0.00 %		855.00	855.00	0.00	0.00 %
4127 - Tax Prep Fees	1,500.00	3,000.00	125.00	(2,875.00)	(2,300.00) %		3,000.00	125.00	(2,875.00)	(2,300.00) %
4129 - Fuel	0.00	184.54	0.00	(184.54)	(100.00) %	Maintenance help fuel cost	184.54	0.00	(184.54)	(100.00) %
4132 - Employee Gifts	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %
4134 - Contract Costs - Admin	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %
4138 - Answering Service	0.00	340.00	0.00	(340.00)	(100.00) %	Phone Answering service was budgeted in telephone ytd	340.00	0.00	(340.00)	(100.00) %
4250 - Resident Services Fee - THF	3,800.04	316.67	317.00	0.33	0.10 %		316.67	317.00	0.33	0.10 %
4258 - Resident Services - Supplies	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %
Total Administrative Expenses	105,371.87	12,927.34	8,783.00	(4,144.34)	(47.18) %		12,927.34	8,783.00	(4,144.34)	(47.18) %
Marketing Expenses										
4200 - Signage	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %
4201 - Printed Material	685.00	58.80	57.00	(1.80)	(3.15) %		58.80	57.00	(1.80)	(3.15) %
4202 - Internet Advertising	670.00	54.00	56.00	2.00	3.57 %		54.00	56.00	2.00	3.57 %
4203 - Flags/Poles	375.00	0.00	31.00	31.00	100.00 %		0.00	31.00	31.00	100.00 %
4204 - Advertising - Other	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %
Total Marketing Expenses	3,230.00	112.80	269.00	156.20	58.06 %		112.80	269.00	156.20	58.06 %
Utilities										
4300 - Utilities - Electric Vacancies	1,500.00	106.89	125.00	18.11	14.48 %		106.89	125.00	18.11	14.48 %
4301 - Utilities - Electric - Office/Other	5,670.00	546.47	400.00	(146.47)	(36.61) %	Unit 604 electric was turned off prior to tenant move out.	546.47	400.00	(146.47)	(36.61) %
4311 - Utilities - Water - Other	84.00	0.00	7.00	7.00	100.00 %		0.00	7.00	7.00	100.00 %
4315 - Utilities - Water	63,800.00	4,048.53	3,800.00	(248.53)	(6.54) %		4,048.53	3,800.00	(248.53)	(6.54) %
4325 - Utilities - Sewer	36,600.00	3,013.07	3,050.00	36.93	1.21 %		3,013.07	3,050.00	36.93	1.21 %

THF San Gabriel Holdings
Budget Comparison
January 31, 2023
177 - THF San Gabriel Holdings
Liberty Hill, Texas

177--THF San Gabriel Holdings

	Year Ending					Month Ending					Year To Date				
	12/31/2023					01/31/2023					01/31/2023				
	Budget	Actual	Budget	Variance	%	Budget	Actual	Budget	Variance	%	Budget	Actual	Budget	Variance	%
4340 - Utilities - Trash	6,600.00	535.20	550.00	14.80	2.69 %		535.20	550.00	14.80	2.69 %		535.20	550.00	14.80	2.69 %
4341 - Utilities - Other	360.00	0.92	30.00	29.08	96.93 %		0.92	30.00	29.08	96.93 %		0.92	30.00	29.08	96.93 %
Total Utilities	114,614.00	8,251.08	7,962.00	(289.08)	(3.63) %		8,251.08	7,962.00	(289.08)	(3.63) %		8,251.08	7,962.00	(289.08)	(3.63) %
Operating & Maintenance Expenses															
4450 - Make-Ready - Hardware	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %
4452 - Make-Ready - Appliances	1,000.00	2,382.58	83.00	(2,299.58)	(2,770.57) %		2,382.58	83.00	(2,299.58)	(2,770.57) %		2,382.58	83.00	(2,299.58)	(2,770.57) %
4453 - Make-Ready - Electrical	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %
4454 - Make-Ready - Plumbing	190.00	0.00	16.00	16.00	100.00 %		0.00	16.00	16.00	100.00 %		0.00	16.00	16.00	100.00 %
4456 - Make-Ready - Carpet	3,234.00	0.00	270.00	270.00	100.00 %		0.00	270.00	270.00	100.00 %		0.00	270.00	270.00	100.00 %
4458 - Make-Ready - Painting	627.00	0.00	52.00	52.00	100.00 %		0.00	52.00	52.00	100.00 %		0.00	52.00	52.00	100.00 %
4459 - Make- Ready - Cleaning	1,840.00	400.00	153.00	(247.00)	(161.43) %		400.00	153.00	(247.00)	(161.43) %		400.00	153.00	(247.00)	(161.43) %
4460 - Make-Ready - Other	170.00	0.00	14.00	14.00	100.00 %		0.00	14.00	14.00	100.00 %		0.00	14.00	14.00	100.00 %
4464 - Make Ready - Window Treatments	788.00	0.00	66.00	66.00	100.00 %		0.00	66.00	66.00	100.00 %		0.00	66.00	66.00	100.00 %
4465 - Make Ready - Doors/Locks/Keys	190.00	0.00	16.00	16.00	100.00 %		0.00	16.00	16.00	100.00 %		0.00	16.00	16.00	100.00 %
Total Operating & Maintenance Expenses	9,139.00	2,782.58	761.00	(2,021.58)	(265.64) %		2,782.58	761.00	(2,021.58)	(265.64) %		2,782.58	761.00	(2,021.58)	(265.64) %
Maintenance & Repairs															
4400 - Materials - Hardware	180.00	45.44	15.00	(30.44)	(202.93) %		45.44	15.00	(30.44)	(202.93) %		45.44	15.00	(30.44)	(202.93) %
4401 - Materials - A/C	3,793.00	0.00	316.00	316.00	100.00 %		0.00	316.00	316.00	100.00 %		0.00	316.00	316.00	100.00 %
4402 - Materials - Appliances	6,690.00	900.13	558.00	(342.13)	(61.31) %	Refrigerator and icemaker replacement	900.13	558.00	(342.13)	(61.31) %		900.13	558.00	(342.13)	(61.31) %
4403 - Materials - Electrical	389.00	0.00	32.00	32.00	100.00 %		0.00	32.00	32.00	100.00 %		0.00	32.00	32.00	100.00 %
4404 - Materials - Plumbing	4,496.00	652.95	375.00	(277.95)	(74.12) %		652.95	375.00	(277.95)	(74.12) %		652.95	375.00	(277.95)	(74.12) %
4405 - Materials - Pool	1,782.00	0.00	149.00	149.00	100.00 %		0.00	149.00	149.00	100.00 %		0.00	149.00	149.00	100.00 %
4407 - Materials - Paint	66.00	0.00	6.00	6.00	100.00 %		0.00	6.00	6.00	100.00 %		0.00	6.00	6.00	100.00 %
4408 - Materials - Janitorial	267.00	0.00	22.00	22.00	100.00 %		0.00	22.00	22.00	100.00 %		0.00	22.00	22.00	100.00 %
4409 - Materials - Landscaping & Irrigation	159.00	5.00	13.00	8.00	61.53 %		5.00	13.00	8.00	61.53 %		5.00	13.00	8.00	61.53 %
4410 - Materials - Smoke Alarms	255.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %
4411 - Materials - Drywall Repair	22.00	0.00	2.00	2.00	100.00 %		0.00	2.00	2.00	100.00 %		0.00	2.00	2.00	100.00 %
4413 - Materials - Doors/Locks/Keys	590.00	2.26	49.00	46.74	95.38 %		2.26	49.00	46.74	95.38 %		2.26	49.00	46.74	95.38 %
4414 - Materials - Light Bulbs/Fixtures	600.00	132.82	50.00	(82.82)	(165.64) %		132.82	50.00	(82.82)	(165.64) %		132.82	50.00	(82.82)	(165.64) %
4415 - Materials - Exterior Lights	200.00	0.00	17.00	17.00	100.00 %		0.00	17.00	17.00	100.00 %		0.00	17.00	17.00	100.00 %
4416 - Materials - Other	362.00	260.95	30.00	(230.95)	(769.83) %		260.95	30.00	(230.95)	(769.83) %		260.95	30.00	(230.95)	(769.83) %
4417 - Small Tools	249.00	44.88	21.00	(23.88)	(113.71) %		44.88	21.00	(23.88)	(113.71) %		44.88	21.00	(23.88)	(113.71) %
Total Maintenance & Repairs	20,100.00	2,044.43	1,676.00	(368.43)	(21.98) %		2,044.43	1,676.00	(368.43)	(21.98) %		2,044.43	1,676.00	(368.43)	(21.98) %
Contract Costs															
4500 - Contract Costs - Pest Control	4,831.00	235.00	403.00	168.00	41.68 %		235.00	403.00	168.00	41.68 %		235.00	403.00	168.00	41.68 %
4501 - Contract Costs - Landscaping	30,324.00	2,120.00	2,527.00	407.00	16.10 %		2,120.00	2,527.00	407.00	16.10 %		2,120.00	2,527.00	407.00	16.10 %
4502 - Contract Costs - Irrigation	1,642.00	407.75	137.00	(270.75)	(197.62) %	Irrigation repairs	407.75	137.00	(270.75)	(197.62) %		407.75	137.00	(270.75)	(197.62) %
4504 - Contract Costs - A/C Repair	25,005.00	0.00	2,084.00	2,084.00	100.00 %		0.00	2,084.00	2,084.00	100.00 %		0.00	2,084.00	2,084.00	100.00 %
4505 - Contract Costs - A/C Replacement	20,439.00	0.00	1,703.00	1,703.00	100.00 %		0.00	1,703.00	1,703.00	100.00 %		0.00	1,703.00	1,703.00	100.00 %
4506 - Contract Costs - Plumbing	4,133.00	308.51	344.00	35.49	10.31 %		308.51	344.00	35.49	10.31 %		308.51	344.00	35.49	10.31 %
4508 - Contract Costs - Carpet Cleaning	380.00	0.00	32.00	32.00	100.00 %		0.00	32.00	32.00	100.00 %		0.00	32.00	32.00	100.00 %
4509 - Contract Costs - Carpet Replacement	1,300.00	0.00	108.00	108.00	100.00 %		0.00	108.00	108.00	100.00 %		0.00	108.00	108.00	100.00 %
4514 - Contract Costs - Pool	6,378.00	595.40	532.00	(63.40)	(11.91) %		595.40	532.00	(63.40)	(11.91) %		595.40	532.00	(63.40)	(11.91) %
4516 - Contract Costs - Custodian	1,620.00	400.00	135.00	(265.00)	(196.29) %		400.00	135.00	(265.00)	(196.29) %		400.00	135.00	(265.00)	(196.29) %
4518 - Contract Costs - Fire Monitoring	2,733.00	2,505.00	228.00	(2,277.00)	(998.68) %	Safety Inspection of Fire monitoring system	2,505.00	228.00	(2,277.00)	(998.68) %		2,505.00	228.00	(2,277.00)	(998.68) %

THF San Gabriel Holdings
Budget Comparison
January 31, 2023
177 - THF San Gabriel Holdings
Liberty Hill, Texas

	177--THF San Gabriel Holdings										
	Year Ending				Month Ending	Month Ending	Year to Date	Year To Date		Year To Date	Year To Date
	12/31/2023	Month Ending 01/31/2023			01/31/2023	01/31/2023	01/31/2023			01/31/2023	01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
4520 - Contract Costs - Fire Extinguishers	310.00	0.00	26.00	26.00	100.00 %	Contract labor/ temp work	0.00	26.00	26.00	100.00 %	
4524 - Contract Costs - Other	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %	
4528 - Contract Costs - General Contractor	0.00	10,119.58	0.00	(10,119.58)	(100.00) %		10,119.58	0.00	(10,119.58)	(100.00) %	
Total Contract Costs	100,095.00	16,691.24	8,342.00	(8,349.24)	(100.08) %		16,691.24	8,342.00	(8,349.24)	(100.08) %	
Taxes & Insurance											
4600 - Property Insurance	80,500.00	3,057.67	6,708.00	3,650.33	54.41 %		3,057.67	6,708.00	3,650.33	54.41 %	
Total Taxes & Insurance	80,500.00	3,057.67	6,708.00	3,650.33	54.41 %		3,057.67	6,708.00	3,650.33	54.41 %	
Total Operating Expenses	557,537.23	51,314.51	44,874.97	(6,439.54)	(14.34) %		51,314.51	44,874.97	(6,439.54)	(14.34) %	
Net Operating Income (Loss)	370,094.38	21,246.83	32,428.03	(11,181.20)	(34.48) %		21,246.83	32,428.03	(11,181.20)	(34.48) %	
Non-Operating Income											
3321 - Grant Revenue	150,700.00	0.00	12,558.00	(12,558.00)	(100.00) %		0.00	12,558.00	(12,558.00)	(100.00) %	
3400 - CAPEX funding from Replacement Re-serves	154,250.00	0.00	0.00	0.00	0.00 %		0.00	0.00	0.00	0.00 %	
Total Non-Operating Income	304,950.00	0.00	12,558.00	(12,558.00)	(100.00) %		0.00	12,558.00	(12,558.00)	(100.00) %	
Non-Operating Expenses											
Capital Expenditures											
4735 - Capital Expenditures	154,250.00	0.00	12,854.00	12,854.00	100.00 %		0.00	12,854.00	12,854.00	100.00 %	
Total Capital Expenditures	154,250.00	0.00	12,854.00	12,854.00	100.00 %		0.00	12,854.00	12,854.00	100.00 %	
Depreciation & Amortization											
4710 - Depreciation	227,848.00	18,987.34	18,987.00	(0.34)	0.00 %		18,987.34	18,987.00	(0.34)	0.00 %	
4715 - Amortization	9,588.29	799.03	799.00	(0.03)	0.00 %		799.03	799.00	(0.03)	0.00 %	
Total Depreciation & Amortization	237,436.29	19,786.37	19,786.00	(0.37)	0.00 %		19,786.37	19,786.00	(0.37)	0.00 %	
Debt Services											
4700 - Mortgage Interest #1	213,438.26	0.00	0.00	0.00	0.00 %		0.00	0.00	0.00	0.00 %	
4720 - Mortgage Insurance	11,030.03	0.00	0.00	0.00	0.00 %		0.00	0.00	0.00	0.00 %	
4725 - Loan Costs	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %	
Total Debt Services	225,468.29	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %	
Other Non-Operating Expenses											
4729 - Special Reserve Disbursements	2,000.00	1,521.00	167.00	(1,354.00)	(810.77) %	2 tenants rental as-sistance	1,521.00	167.00	(1,354.00)	(810.77) %	
4800 - TDHCA Compliance	0.00	2,840.00	0.00	(2,840.00)	(100.00) %	Annual compliance fee	2,840.00	0.00	(2,840.00)	(100.00) %	
4830 - Land Lease	2,500.00	0.00	208.00	208.00	100.00 %		0.00	208.00	208.00	100.00 %	
Total Other Non-Operating Expenses	4,500.00	4,361.00	375.00	(3,986.00)	(1,062.93) %		4,361.00	375.00	(3,986.00)	(1,062.93) %	
Total Non-Operating Expenses	621,654.58	24,147.37	33,098.00	8,950.63	27.04 %		24,147.37	33,098.00	8,950.63	27.04 %	
Net Income (Loss)	53,389.80	(2,900.54)	11,888.03	(14,788.57)	(124.39) %		(2,900.54)	11,888.03	(14,788.57)	(124.39) %	

Chandler Place Apartments

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Assets		
Current Assets		
Cash		
1000 - Cash - OPERATING	23,150.78	16,486.76
1015 - Cash - Tenant Security Deposits	18,150.00	21,600.00
Total Cash	41,300.78	38,086.76
Accounts Receivable		
1200 - A/R - Tenant	2,674.70	0.00
Total Accounts Receivable	2,674.70	0.00
Deposits & Escrows		
1102 - Lender Held Replacement Reserves	175,794.97	174,759.43
1103 - Guaranty Reserve	12,632.25	11,722.13
1105 - Insurance Escrow	10,446.49	8,198.71
Total Deposits & Escrows	198,873.71	194,680.27
Other Current Assets		
1410 - Prepaid Insurance	16,298.76	18,425.26
1411 - Prepaid MIP	847.30	847.30
Total Other Current Assets	17,146.06	19,272.56
Total Current Assets	259,995.25	252,039.59
Fixed Assets		
1605 - Land Improvements	8,407.67	8,407.67
1610 - Building	4,448,585.94	4,448,585.94
1630 - Furniture & Fixtures	40,000.00	40,000.00
Total Fixed Assets	4,496,993.61	4,496,993.61
Depreciation & Amortization		
1700 - Accumulated Depreciation	(982,628.74)	(973,314.14)
Total Depreciation & Amortization	(982,628.74)	(973,314.14)
Total Fixed Assets	3,514,364.87	3,523,679.47
Other Assets		
1500 - Prepaid Land Leases	136,499.41	136,626.51
1503 - Deferred THFHC Fees	25,933.28	23,839.82
Total Other Assets	162,432.69	160,466.33
Total Assets	3,936,792.81	3,936,185.39

Chandler Place Apartments Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Liabilities & Equity		
Liabilities		
Current Liabilities		
2000 - A/P – Trade	17,500.76	10,863.92
2001 - A/P – THFHMC	160,296.58	154,345.64
2067 - A/P - Texas Housing Foundation	35,243.00	35,243.00
2502 - A/P - Chase 0124	614.57	64.80
2566 - A/P - Chase 4101	80.98	0.00
2573 - A/P - Chase 1947	0.00	7.79
Total Current Liabilities	213,735.89	200,525.15
Other Current Liabilities		
2100 - Prepaid Rent	2,314.30	4,714.80
2200 - Tenant Security Deposits	21,600.00	21,300.00
2226 - Accrued Interest	6,729.54	6,729.54
Total Other Current Liabilities	30,643.84	32,744.34
Long Term Liabilities		
2232 - Deferred THFHMC Fees	40,740.44	38,646.98
2300 - N/P - Lancaster	2,062,406.13	2,065,332.26
2301 - N/P - TDHCA	1,624,999.70	1,629,166.37
2310 - Loan Costs	(126,045.60)	(126,367.02)
Total Long Term Liabilities	3,602,100.67	3,606,778.59
Other Liabilities		
2225 - Due to Related Party	39,868.00	39,868.00
2405 - Developer Fees - Limited Partner (ILG)	293,643.91	293,643.91
2460 - Deferred Grant Revenue - FHLB	213,333.29	213,333.29
Total Other Liabilities	546,845.20	546,845.20
Total Liabilities	4,393,325.60	4,386,893.28
Equity		
Retained Earnings	(450,707.89)	(400,005.01)
Current Net Income	(5,824.90)	(50,702.88)
Total Equity	(456,532.79)	(450,707.89)
Total Liabilities & Equity	3,936,792.81	3,936,185.39

Chandler Place Apartments Budget Comparison January 31, 2023 116 - Chandler Place Apartments Blanco, Texas											
	116--Chandler Place Apartments										
	Year Ending						Month Ending				Year To Date
	12/31/2023	Month Ending 01/31/2023			Month Ending 01/31/2023	01/31/2023	Year to Date 01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
Income											
Rental Income											
3000 - Scheduled Rent	446,976.00	47,930.00	37,248.00	10,682.00	28.67 %	4 vacant storage units	47,930.00	37,248.00	10,682.00	28.67 %	
3020 - Garage and Parking Space Rent	4,775.00	150.00	398.00	(248.00)	(62.31) %		150.00	398.00	(248.00)	(62.31) %	
Total Rental Income	451,751.00	48,080.00	37,646.00	10,434.00	27.71 %		48,080.00	37,646.00	10,434.00	27.71 %	
Vacancy, Losses & Concessions											
3010 - Loss to Lease	(19,522.00)	(7,013.00)	(1,627.00)	(5,386.00)	(331.03) %	Increasing rent \$70.00 at Recert and attempting to charge max rents on all new move ins. 5 vacancies at month end	(7,013.00)	(1,627.00)	(5,386.00)	(331.03) %	
3015 - Vacancy Loss	(34,109.00)	(4,971.00)	(2,842.00)	(2,129.00)	(74.91) %		(4,971.00)	(2,842.00)	(2,129.00)	(74.91) %	
3030 - Rental Concessions: Tenant	(950.00)	0.00	(79.00)	79.00	100.00 %		0.00	(79.00)	79.00	100.00 %	
3050 - Bad Debt	(1,500.00)	722.00	(125.00)	847.00	677.60 %		722.00	(125.00)	847.00	677.60 %	
Total Vacancy, Losses & Concessions	(56,081.00)	(11,262.00)	(4,673.00)	(6,589.00)	(141.00) %		(11,262.00)	(4,673.00)	(6,589.00)	(141.00) %	
Net Rental Income	395,670.00	36,818.00	32,973.00	3,845.00	11.66 %		36,818.00	32,973.00	3,845.00	11.66 %	
Tenant Fees											
3200 - Late Fees	3,000.00	285.00	250.00	35.00	14.00 %	1 unit \$30-cleaning charge at move out. 2 application fees charged	285.00	250.00	35.00	14.00 %	
3220 - Reletting Fees	2,500.00	487.20	208.00	279.20	134.23 %		487.20	208.00	279.20	134.23 %	
3225 - Move-out Charges	6,800.00	30.00	567.00	(537.00)	(94.70) %		30.00	567.00	(537.00)	(94.70) %	
3235 - Screening Fees	575.00	44.20	48.00	(3.80)	(7.91) %		44.20	48.00	(3.80)	(7.91) %	
Total Tenant Fees	12,875.00	846.40	1,073.00	(226.60)	(21.11) %		846.40	1,073.00	(226.60)	(21.11) %	
Other Income											
3300 - Laundry income	200.00	0.00	17.00	(17.00)	(100.00) %		0.00	17.00	(17.00)	(100.00) %	
3315 - Interest income	168.00	35.54	14.00	21.54	153.85 %		35.54	14.00	21.54	153.85 %	
Total Other Income	368.00	35.54	31.00	4.54	14.64 %		35.54	31.00	4.54	14.64 %	
Total Income	408,913.00	37,699.94	34,077.00	3,622.94	10.63 %		37,699.94	34,077.00	3,622.94	10.63 %	
Expenses											
Payroll & Related											
4000 - Salaries - Manager	19,843.66	1,770.21	1,653.64	(116.57)	(7.04) %		1,770.21	1,653.64	(116.57)	(7.04) %	
4015 - Salaries - Maintenance	20,941.76	1,611.42	1,745.15	133.73	7.66 %		1,611.42	1,745.15	133.73	7.66 %	
4020 - Health Insurance	6,323.19	557.10	526.93	(30.17)	(5.72) %		557.10	526.93	(30.17)	(5.72) %	
4021 - Dental Insurance	423.93	0.00	35.33	35.33	100.00 %		0.00	35.33	35.33	100.00 %	
4022 - Vision Insurance	100.58	8.31	8.38	0.07	0.83 %		8.31	8.38	0.07	0.83 %	
4025 - Retirement - Safe Harbor	496.17	0.00	41.35	41.35	100.00 %		0.00	41.35	41.35	100.00 %	
4026 - Retirement - Matching	330.78	145.51	27.57	(117.94)	(427.78) %		145.51	27.57	(117.94)	(427.78) %	
4027 - Life Insurance	294.32	2.20	24.53	22.33	91.03 %		2.20	24.53	22.33	91.03 %	
4028 - Disability Insurance	0.00	22.66	0.00	(22.66)	(100.00) %		22.66	0.00	(22.66)	(100.00) %	
4030 - Payroll Taxes	1,281.78	290.31	106.82	(183.49)	(171.77) %		290.31	106.82	(183.49)	(171.77) %	
4032 - Worker's Compensation Insurance	366.85	23.11	30.57	7.46	24.40 %		23.11	30.57	7.46	24.40 %	
4040 - Overtime	441.39	96.11	36.78	(59.33)	(161.31) %		96.11	36.78	(59.33)	(161.31) %	

Chandler Place Apartments
Budget Comparison
January 31, 2023
116 - Chandler Place Apartments
Blanco, Texas

	116--Chandler Place Apartments						Year To Date				
	Year Ending					Month Ending					
	12/31/2023	Month Ending 01/31/2023				Month Ending 01/31/2023	Year to Date 01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
4045 - Bonuses	2,000.00	0.00	167.00	167.00	100.00 %		0.00	167.00	167.00	100.00 %	
Total Payroll & Related	52,844.41	4,526.94	4,404.05	(122.89)	(2.79) %		4,526.94	4,404.05	(122.89)	(2.79) %	
Administrative Expenses											
4035 - Uniforms	817.00	97.95	68.00	(29.95)	(44.04) %		97.95	68.00	(29.95)	(44.04) %	
4100 - Management Fees	23,000.00	0.00	1,917.00	1,917.00	100.00 %		0.00	1,917.00	1,917.00	100.00 %	
4101 - Compliance Fee - THF	7,200.00	600.00	600.00	0.00	0.00 %		600.00	600.00	0.00	0.00 %	
4102 - Office Equipment & Furniture	350.00	0.00	29.00	29.00	100.00 %		0.00	29.00	29.00	100.00 %	
4105 - Postage	12.00	25.20	1.00	(24.20)	(2,420.00) %		25.20	1.00	(24.20)	(2,420.00) %	
4106 - Office Supplies	500.00	31.79	42.00	10.21	24.30 %		31.79	42.00	10.21	24.30 %	
4108 - IT Contract	1,008.00	84.00	84.00	0.00	0.00 %		84.00	84.00	0.00	0.00 %	
4109 - IT Hardware	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %	
4110 - IT Software	3,385.38	279.95	282.00	2.05	0.72 %		279.95	282.00	2.05	0.72 %	
4115 - Staff Training	375.00	123.75	31.00	(92.75)	(299.19) %		123.75	31.00	(92.75)	(299.19) %	
4116 - Membership Dues	180.00	0.00	15.00	15.00	100.00 %		0.00	15.00	15.00	100.00 %	
4117 - Vehicle Maintenance & Repairs	125.00	0.00	10.00	10.00	100.00 %		0.00	10.00	10.00	100.00 %	
4119 - Travel	360.00	0.00	30.00	30.00	100.00 %		0.00	30.00	30.00	100.00 %	
4120 - Bank Fees	254.64	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %	
4121 - Eviction	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %	
4122 - Screening Services	575.00	18.13	48.00	29.87	62.22 %		18.13	48.00	29.87	62.22 %	
4125 - Audit Fees	7,500.00	0.00	625.00	625.00	100.00 %		0.00	625.00	625.00	100.00 %	
4126 - Legal Fees	6,480.00	540.00	540.00	0.00	0.00 %		540.00	540.00	0.00	0.00 %	
4127 - Tax Prep Fees	1,500.00	3,000.00	125.00	(2,875.00)	(2,300.00) %		3,000.00	125.00	(2,875.00)	(2,300.00) %	
4129 - Fuel	360.00	31.32	30.00	(1.32)	(4.40) %		31.32	30.00	(1.32)	(4.40) %	
4134 - Contract Costs - Admin	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
4137 - Resident Retention	0.00	41.60	0.00	(41.60)	(100.00) %		41.60	0.00	(41.60)	(100.00) %	
4138 - Answering Service	0.00	250.00	0.00	(250.00)	(100.00) %	Call answering service -YTD this was budgeted in telephone	250.00	0.00	(250.00)	(100.00) %	1-2023 Call answering service - YTD this was budgeted in telephone
4250 - Resident Services Fee - THF	2,400.00	200.00	200.00	0.00	0.00 %		200.00	200.00	0.00	0.00 %	
4258 - Resident Services - Supplies	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
Total Administrative Expenses	57,882.02	5,323.69	4,824.00	(499.69)	(10.35) %		5,323.69	4,824.00	(499.69)	(10.35) %	
Marketing Expenses											
4200 - Signage	1,000.00	76.06	83.00	6.94	8.36 %		76.06	83.00	6.94	8.36 %	
4201 - Printed Material	550.00	0.00	46.00	46.00	100.00 %		0.00	46.00	46.00	100.00 %	
4202 - Internet Advertising	686.00	54.00	57.00	3.00	5.26 %		54.00	57.00	3.00	5.26 %	
4203 - Flags/Poles	750.00	0.00	63.00	63.00	100.00 %		0.00	63.00	63.00	100.00 %	
4204 - Advertising - Other	1,000.00	32.48	83.00	50.52	60.86 %		32.48	83.00	50.52	60.86 %	
Total Marketing Expenses	3,986.00	162.54	332.00	169.46	51.04 %		162.54	332.00	169.46	51.04 %	
Utilities											
4300 - Utilities - Electric Vacancies	3,000.00	223.27	250.00	26.73	10.69 %		223.27	250.00	26.73	10.69 %	
4301 - Utilities - Electric - Office/Other	4,200.00	101.09	350.00	248.91	71.11 %		101.09	350.00	248.91	71.11 %	
4315 - Utilities - Water	77,100.00	6,304.00	5,700.00	(604.00)	(10.59) %	Consumption increased by 1905 gallons.	6,304.00	5,700.00	(604.00)	(10.59) %	
4325 - Utilities - Sewer	42,000.00	3,407.92	3,500.00	92.08	2.63 %		3,407.92	3,500.00	92.08	2.63 %	
4340 - Utilities - Trash	8,400.00	701.18	700.00	(1.18)	(0.16) %		701.18	700.00	(1.18)	(0.16) %	
Total Utilities	134,700.00	10,737.46	10,500.00	(237.46)	(2.26) %		10,737.46	10,500.00	(237.46)	(2.26) %	

Chandler Place Apartments
Budget Comparison
January 31, 2023
116 - Chandler Place Apartments
Blanco, Texas

	116--Chandler Place Apartments				Year To Date						
	Year Ending					Month Ending					
	12/31/2023	Month Ending 01/31/2023				01/31/2023	Year to Date 01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
Operating & Maintenance Expenses											
4450 - Make-Ready - Hardware	100.00	16.67	8.00	(8.67)	(108.37) %		16.67	8.00	(8.67)	(108.37) %	
4452 - Make-Ready - Appliances	390.00	0.00	33.00	33.00	100.00 %		0.00	33.00	33.00	100.00 %	
4453 - Make-Ready - Electrical	220.00	0.00	18.00	18.00	100.00 %		0.00	18.00	18.00	100.00 %	
4454 - Make-Ready - Plumbing	100.00	7.57	8.00	0.43	5.37 %		7.57	8.00	0.43	5.37 %	
4456 - Make-Ready - Carpet	2,564.00	1,074.03	214.00	(860.03)	(401.88) %	307-cleaning, and 326-replacement	1,074.03	214.00	(860.03)	(401.88) %	
4458 - Make-Ready - Painting	453.00	0.00	38.00	38.00	100.00 %		0.00	38.00	38.00	100.00 %	
4459 - Make- Ready - Cleaning	250.00	5.41	21.00	15.59	74.23 %		5.41	21.00	15.59	74.23 %	
4460 - Make-Ready - Other	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %	
4461 - Make-Ready - Drywall Repair	59.00	0.00	5.00	5.00	100.00 %		0.00	5.00	5.00	100.00 %	
4464 - Make Ready - Window Treatments	363.00	0.00	30.00	30.00	100.00 %		0.00	30.00	30.00	100.00 %	
4465 - Make Ready - Doors/Locks/Keys	0.00	6.04	0.00	(6.04)	(100.00) %		6.04	0.00	(6.04)	(100.00) %	
Total Operating & Maintenance Expenses	4,599.00	1,109.72	383.00	(726.72)	(189.74) %		1,109.72	383.00	(726.72)	(189.74) %	
Maintenance & Repairs											
4400 - Materials - Hardware	310.00	3.45	26.00	22.55	86.73 %		3.45	26.00	22.55	86.73 %	
4401 - Materials - A/C	700.00	0.00	58.00	58.00	100.00 %		0.00	58.00	58.00	100.00 %	
4402 - Materials - Appliances	4,628.00	21.56	386.00	364.44	94.41 %		21.56	386.00	364.44	94.41 %	
4403 - Materials - Electrical	162.00	0.00	14.00	14.00	100.00 %		0.00	14.00	14.00	100.00 %	
4404 - Materials - Plumbing	903.00	0.00	75.00	75.00	100.00 %		0.00	75.00	75.00	100.00 %	
4405 - Materials - Pool	484.00	52.91	40.00	(12.91)	(32.27) %		52.91	40.00	(12.91)	(32.27) %	
4407 - Materials - Paint	110.00	0.00	9.00	9.00	100.00 %		0.00	9.00	9.00	100.00 %	
4408 - Materials - Janitorial	310.00	0.00	26.00	26.00	100.00 %		0.00	26.00	26.00	100.00 %	
4409 - Materials - Landscaping & Irrigation	30.00	0.00	3.00	3.00	100.00 %		0.00	3.00	3.00	100.00 %	
4410 - Materials - Smoke Alarms	190.00	0.00	16.00	16.00	100.00 %		0.00	16.00	16.00	100.00 %	
4411 - Materials - Drywall Repair	10.00	0.00	1.00	1.00	100.00 %		0.00	1.00	1.00	100.00 %	
4413 - Materials - Doors/Locks/Keys	30.00	324.60	3.00	(321.60)	(10,720.00) %	outdoor spigot locks	324.60	3.00	(321.60)	(10,720.00) %	
4414 - Materials - Light Bulbs/Fixtures	830.00	0.00	69.00	69.00	100.00 %		0.00	69.00	69.00	100.00 %	
4416 - Materials - Other	1,320.00	50.47	110.00	59.53	54.11 %		50.47	110.00	59.53	54.11 %	
4417 - Small Tools	20.00	39.13	2.00	(37.13)	(1,856.50) %		39.13	2.00	(37.13)	(1,856.50) %	
Total Maintenance & Repairs	10,037.00	492.12	838.00	345.88	41.27 %		492.12	838.00	345.88	41.27 %	
Contract Costs											
4500 - Contract Costs - Pest Control	1,570.00	120.00	131.00	11.00	8.39 %		120.00	131.00	11.00	8.39 %	
4501 - Contract Costs - Landscaping	20,150.00	1,650.00	1,679.00	29.00	1.72 %		1,650.00	1,679.00	29.00	1.72 %	
4502 - Contract Costs - Irrigation	10,000.00	0.00	833.00	833.00	100.00 %		0.00	833.00	833.00	100.00 %	
4504 - Contract Costs - A/C Repair	6,758.00	0.00	563.00	563.00	100.00 %		0.00	563.00	563.00	100.00 %	
4505 - Contract Costs - A/C Replacement	20,000.00	0.00	1,666.67	1,666.67	100.00 %		0.00	1,666.67	1,666.67	100.00 %	
4506 - Contract Costs - Plumbing	2,585.00	0.00	215.00	215.00	100.00 %		0.00	215.00	215.00	100.00 %	
4508 - Contract Costs - Carpet Cleaning	1,001.00	129.03	83.00	(46.03)	(55.45) %		129.03	83.00	(46.03)	(55.45) %	
4509 - Contract Costs - Carpet Replacement	770.00	0.00	64.00	64.00	100.00 %		0.00	64.00	64.00	100.00 %	
4518 - Contract Costs - Fire Monitoring	2,080.00	0.00	173.00	173.00	100.00 %		0.00	173.00	173.00	100.00 %	
4522 - Contract Costs - Glass	490.00	654.18	41.00	(613.18)	(1,495.56) %	Glass replacement for 2 units	654.18	41.00	(613.18)	(1,495.56) %	
4524 - Contract Costs - Other	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %	
Total Contract Costs	66,404.00	2,553.21	5,531.67	2,978.46	53.84 %		2,553.21	5,531.67	2,978.46	53.84 %	
Taxes & Insurance											
4600 - Property Insurance	26,000.00	2,126.50	2,167.00	40.50	1.86 %		2,126.50	2,167.00	40.50	1.86 %	
Total Taxes & Insurance	26,000.00	2,126.50	2,167.00	40.50	1.86 %		2,126.50	2,167.00	40.50	1.86 %	

Chandler Place Apartments
Budget Comparison
January 31, 2023
116 - Chandler Place Apartments
Blanco, Texas

	116--Chandler Place Apartments									
	Year Ending					Month Ending				
	12/31/2023	Month Ending 01/31/2023				01/31/2023	Year to Date 01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
Total Operating Expenses	356,452.43	27,032.18	28,979.72	1,947.54	6.72 %		27,032.18	28,979.72	1,947.54	6.72 %
Net Operating Income (Loss)	52,460.57	10,667.76	5,097.28	5,570.48	109.28 %		10,667.76	5,097.28	5,570.48	109.28 %
Non-Operating Income										
3400 - CAPEX funding from Replacement Re-serves	49,500.00	0.00	4,125.00	(4,125.00)	(100.00) %		0.00	4,125.00	(4,125.00)	(100.00) %
Total Non-Operating Income	49,500.00	0.00	4,125.00	(4,125.00)	(100.00) %		0.00	4,125.00	(4,125.00)	(100.00) %
Non-Operating Expenses										
Capital Expenditures										
4735 - Capital Expenditures	24,500.00	0.00	2,042.00	2,042.00	100.00 %		0.00	2,042.00	2,042.00	100.00 %
Total Capital Expenditures	24,500.00	0.00	2,042.00	2,042.00	100.00 %		0.00	2,042.00	2,042.00	100.00 %
Depreciation & Amortization										
4710 - Depreciation	111,775.00	9,314.60	9,315.00	0.40	0.00 %		9,314.60	9,315.00	0.40	0.00 %
4715 - Amortization	5,382.00	448.52	449.00	0.48	0.10 %		448.52	449.00	0.48	0.10 %
Total Depreciation & Amortization	117,157.00	9,763.12	9,764.00	0.88	0.00 %		9,763.12	9,764.00	0.88	0.00 %
Debt Services										
4700 - Mortgage Interest #1	82,800.00	6,729.54	6,900.00	170.46	2.47 %		6,729.54	6,900.00	170.46	2.47 %
4720 - Mortgage Insurance	9,448.71	0.00	787.00	787.00	100.00 %		0.00	787.00	787.00	100.00 %
4725 - Loan Costs	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %
Total Debt Services	93,248.71	6,729.54	7,770.00	1,040.46	13.39 %		6,729.54	7,770.00	1,040.46	13.39 %
Other Non-Operating Expenses										
4826 - Inspections	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %
Total Other Non-Operating Expenses	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %
Total Non-Operating Expenses	235,905.71	16,492.66	19,659.00	3,166.34	16.10 %		16,492.66	19,659.00	3,166.34	16.10 %
Net Income (Loss)	(133,945.14)	(5,824.90)	(10,436.72)	4,611.82	44.18 %		(5,824.90)	(10,436.72)	4,611.82	44.18 %

Kingsland Trails Apartments

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Assets		
Current Assets		
Cash		
1000 - Cash - OPERATING	113,283.89	108,496.62
1015 - Cash - Tenant Security Deposits	48,214.31	48,467.12
Total Cash	<u>161,498.20</u>	<u>156,963.74</u>
Accounts Receivable		
1200 - A/R - Tenant	2,561.00	2,575.00
Total Accounts Receivable	<u>2,561.00</u>	<u>2,575.00</u>
Deposits & Escrows		
1102 - Lender Held Replacement Reserves	435,912.71	433,854.71
1105 - Insurance Escrow	10,708.92	7,248.05
1120 - Mortgage Insurance Reserves	1,159.34	725.26
Total Deposits & Escrows	<u>447,780.97</u>	<u>441,828.02</u>
Other Current Assets		
1408 - Prepaid Loan Costs	34,130.00	34,130.00
1410 - Prepaid Insurance	29,776.22	33,498.30
Total Other Current Assets	<u>63,906.22</u>	<u>67,628.30</u>
Total Current Assets	675,746.39	668,995.06
Fixed Assets		
1600 - Land	48,376.54	48,376.54
1605 - Land Improvements	123,941.46	123,941.46
1620 - Building Improvements	2,738,973.74	2,738,973.74
Total Fixed Assets	<u>2,911,291.74</u>	<u>2,911,291.74</u>
Depreciation & Amortization		
1700 - Accumulated Depreciation	(966,918.81)	(958,474.84)
Total Depreciation & Amortization	<u>(966,918.81)</u>	<u>(958,474.84)</u>
Total Fixed Assets	1,944,372.93	1,952,816.90
Other Assets		
1510 - Other Depreciable/Amortizable assets	19,644.00	19,644.00
1710 - Accumulated Amortization	(19,792.82)	(19,644.00)
Total Other Assets	<u>(148.82)</u>	<u>0.00</u>
Total Assets	<u>2,619,970.50</u>	<u>2,621,811.96</u>

Kingsland Trails Apartments

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Liabilities & Equity		
Liabilities		
Current Liabilities		
2000 - A/P – Trade	19,800.77	17,940.41
2001 - A/P – THFHMC	8,568.86	7,519.31
2508 - A/P - Chase 5159	21.05	21.05
2522 - A/P - Chase 0094	0.00	53.94
2554 - A/P - Chase 0726	1,112.04	812.18
2564 - A/P - Chase 4069	32.43	308.00
2573 - A/P - Chase 1947	0.00	31.12
Total Current Liabilities	<u>29,535.15</u>	<u>26,686.01</u>
Other Current Liabilities		
2100 - Prepaid Rent	6,510.82	9,753.82
2200 - Tenant Security Deposits	27,518.00	26,943.00
2201 - Security Deposits in Transit	0.00	224.07
2226 - Accrued Interest	5,673.76	5,673.76
Total Other Current Liabilities	<u>39,702.58</u>	<u>42,594.65</u>
Long Term Liabilities		
2300 - N/P - Lancaster	2,020,596.54	2,023,909.07
2310 - Loan Costs	(125,499.93)	(125,851.47)
Total Long Term Liabilities	<u>1,895,096.61</u>	<u>1,898,057.60</u>
Other Liabilities		
2221 - Due to Boston Financial	172,046.23	172,046.23
2222 - Due to GP	103,106.00	103,106.00
2225 - Due to Kilday	157,782.35	157,782.35
2400 - Developer Fees - THF	210,250.00	210,250.00
2405 - Developer Fees - Kilday	210,250.00	210,250.00
Total Other Liabilities	<u>853,434.58</u>	<u>853,434.58</u>
Total Liabilities	2,817,768.92	2,820,772.84
Equity		
2911 - ILP Capital	(85,511.64)	(85,511.64)
Retained Earnings	(113,449.24)	(187,569.79)
Current Net Income	1,162.46	74,120.55
Total Equity	<u>(197,798.42)</u>	<u>(198,960.88)</u>
Total Liabilities & Equity	<u>2,619,970.50</u>	<u>2,621,811.96</u>

Kingsland Trails Apartments Budget Comparison January 31, 2023 106 - Kingsland Trails Apartments Kingsland, Texas										
	106--Kingsland Trails Apartments						Year To Date			
	Year Ending				Month Ending	Month Ending				
	12/31/2023	Month Ending 01/31/2023			01/31/2023	01/31/2023	Year to Date 01/31/2023			01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
Income										
Rental Income										
3000 - Scheduled Rent	732,996.00	60,703.00	61,083.00	(380.00)	(0.62) %	01.01.23 Sched- uled Rent	60,703.00	61,083.00	(380.00)	(0.62) %
Total Rental Income	732,996.00	60,703.00	61,083.00	(380.00)	(0.62) %		60,703.00	61,083.00	(380.00)	(0.62) %
Vacancy, Losses & Concessions										
3010 - Loss to Lease	(58,531.00)	(5,386.00)	(4,878.00)	(508.00)	(10.41) %	Some rents are not at the net rent.. I am adding \$50.00 to rents at recertifi- cation	(5,386.00)	(4,878.00)	(508.00)	(10.41) %
3015 - Vacancy Loss	(8,065.00)	(748.00)	(672.00)	(76.00)	(11.30) %		(748.00)	(672.00)	(76.00)	(11.30) %
3030 - Rental Concessions: Tenant	(750.00)	0.00	(63.00)	63.00	100.00 %		0.00	(63.00)	63.00	100.00 %
3050 - Bad Debt	(17,070.00)	(2,209.13)	(1,423.00)	(786.13)	(55.24) %	Unit was evicted due to non payment of rent. This is the final balance due at move out.	(2,209.13)	(1,423.00)	(786.13)	(55.24) %
Total Vacancy, Losses & Concessions	(84,416.00)	(8,343.13)	(7,036.00)	(1,307.13)	(18.57) %		(8,343.13)	(7,036.00)	(1,307.13)	(18.57) %
Net Rental Income	648,580.00	52,359.87	54,047.00	(1,687.13)	(3.12) %		52,359.87	54,047.00	(1,687.13)	(3.12) %
Tenant Fees										
3200 - Late Fees	4,800.00	305.00	400.00	(95.00)	(23.75) %		305.00	400.00	(95.00)	(23.75) %
3201 - Tenant - Utility Charges	50.00	0.00	4.00	(4.00)	(100.00) %		0.00	4.00	(4.00)	(100.00) %
3205 - NSF Fees	180.00	0.00	15.00	(15.00)	(100.00) %		0.00	15.00	(15.00)	(100.00) %
3206 - Pet Fees	200.00	0.00	17.00	(17.00)	(100.00) %		0.00	17.00	(17.00)	(100.00) %
3210 - Maintenance Fees	500.00	376.00	42.00	334.00	795.23 %		376.00	42.00	334.00	795.23 %
3215 - Court Fees - Tenant	750.00	0.00	63.00	(63.00)	(100.00) %		0.00	63.00	(63.00)	(100.00) %
3220 - Reletting Fees	2,500.00	673.20	208.00	465.20	223.65 %		673.20	208.00	465.20	223.65 %
3225 - Move-out Charges	6,800.00	658.00	567.00	91.00	16.04 %		658.00	567.00	91.00	16.04 %
3235 - Screening Fees	1,280.00	22.10	107.00	(84.90)	(79.34) %		22.10	107.00	(84.90)	(79.34) %
Total Tenant Fees	17,060.00	2,034.30	1,423.00	611.30	42.95 %		2,034.30	1,423.00	611.30	42.95 %
Other Income										
3300 - Laundry income	100.00	0.00	8.00	(8.00)	(100.00) %		0.00	8.00	(8.00)	(100.00) %
3305 - Vending income	100.00	0.00	8.00	(8.00)	(100.00) %		0.00	8.00	(8.00)	(100.00) %
3315 - Interest income	100.00	4.19	8.00	(3.81)	(47.62) %		4.19	8.00	(3.81)	(47.62) %
Total Other Income	300.00	4.19	24.00	(19.81)	(82.54) %		4.19	24.00	(19.81)	(82.54) %
Total Income	665,940.00	54,398.36	55,494.00	(1,095.64)	(1.97) %		54,398.36	55,494.00	(1,095.64)	(1.97) %
Expenses										
Payroll & Related										
4000 - Salaries - Manager	22,846.00	1,973.97	1,904.00	(69.97)	(3.67) %		1,973.97	1,904.00	(69.97)	(3.67) %
4005 - Salaries - Assistant Manager	16,848.00	1,458.09	1,404.00	(54.09)	(3.85) %		1,458.09	1,404.00	(54.09)	(3.85) %
4015 - Salaries - Maintenance	46,778.00	3,972.55	3,898.00	(74.55)	(1.91) %		3,972.55	3,898.00	(74.55)	(1.91) %
4020 - Health Insurance	14,080.00	1,259.80	1,173.00	(86.80)	(7.39) %		1,259.80	1,173.00	(86.80)	(7.39) %
4021 - Dental Insurance	944.00	0.00	79.00	79.00	100.00 %		0.00	79.00	79.00	100.00 %
4022 - Vision Insurance	224.00	18.77	19.00	0.23	1.21 %		18.77	19.00	0.23	1.21 %

Kingsland Trails Apartments
Budget Comparison
January 31, 2023
106 - Kingsland Trails Apartments
Kingsland, Texas

	106--Kingsland Trails Apartments										
	Year Ending					Month Ending					Year To Date
	12/31/2023	Month Ending 01/31/2023			Month Ending	01/31/2023	Year to Date 01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
4025 - Retirement - Safe Harbor	1,265.00	0.00	105.00	105.00	100.00 %		0.00	105.00	105.00	100.00 %	
4026 - Retirement - Matching	843.00	278.38	70.00	(208.38)	(297.68) %		278.38	70.00	(208.38)	(297.68) %	
4027 - Life Insurance	627.00	4.89	52.00	47.11	90.59 %		4.89	52.00	47.11	90.59 %	
4028 - Disability Insurance	0.00	45.04	0.00	(45.04)	(100.00) %		45.04	0.00	(45.04)	(100.00) %	
4030 - Payroll Taxes	3,267.00	640.83	272.00	(368.83)	(135.59) %		640.83	272.00	(368.83)	(135.59) %	
4032 - Worker's Compensation Insurance	778.00	50.61	65.00	14.39	22.13 %		50.61	65.00	14.39	22.13 %	
4040 - Overtime	896.00	53.76	75.00	21.24	28.32 %		53.76	75.00	21.24	28.32 %	
4045 - Bonuses	4,500.00	242.50	375.00	132.50	35.33 %		242.50	375.00	132.50	35.33 %	
Total Payroll & Related	113,896.00	9,999.19	9,491.00	(508.19)	(5.35) %		9,999.19	9,491.00	(508.19)	(5.35) %	
Administrative Expenses											
4035 - Uniforms	2,223.00	178.83	185.00	6.17	3.33 %		178.83	185.00	6.17	3.33 %	
4100 - Management Fees	29,320.00	3,041.50	2,443.00	(598.50)	(24.49) %		3,041.50	2,443.00	(598.50)	(24.49) %	
4102 - Office Equipment & Furniture	350.00	0.00	29.00	29.00	100.00 %		0.00	29.00	29.00	100.00 %	
4104 - Toner	672.00	0.00	56.00	56.00	100.00 %		0.00	56.00	56.00	100.00 %	
4105 - Postage	110.00	24.00	9.00	(15.00)	(166.66) %	Postage Stamps	24.00	9.00	(15.00)	(166.66) %	
4106 - Office Supplies	2,825.00	0.00	235.00	235.00	100.00 %		0.00	235.00	235.00	100.00 %	
4108 - IT Contract	2,244.00	187.00	187.00	0.00	0.00 %		187.00	187.00	0.00	0.00 %	
4109 - IT Hardware	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %	
4110 - IT Software	5,526.00	430.86	461.00	30.14	6.53 %		430.86	461.00	30.14	6.53 %	
4111 - Telephone & Fax	2,912.00	31.46	243.00	211.54	87.05 %		31.46	243.00	211.54	87.05 %	
4112 - Internet	1,500.00	315.94	125.00	(190.94)	(152.75) %	Purchased Trail Cam Internet Pack-ages. Internet Pkg for Cameras	315.94	125.00	(190.94)	(152.75) %	
4114 - Misc Admin Expense	0.00	36.76	0.00	(36.76)	(100.00) %	meals for staff	36.76	0.00	(36.76)	(100.00) %	
4115 - Staff Training	1,000.00	495.00	83.00	(412.00)	(496.38) %		495.00	83.00	(412.00)	(496.38) %	
4116 - Membership Dues	200.00	0.00	17.00	17.00	100.00 %		0.00	17.00	17.00	100.00 %	
4117 - Vehicle Maintenance & Repairs	275.00	0.00	23.00	23.00	100.00 %		0.00	23.00	23.00	100.00 %	
4119 - Travel	1,500.00	55.67	125.00	69.33	55.46 %		55.67	125.00	69.33	55.46 %	
4120 - Bank Fees	255.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %	
4121 - Eviction	750.00	0.00	63.00	63.00	100.00 %		0.00	63.00	63.00	100.00 %	
4122 - Screening Services	1,000.00	72.52	83.00	10.48	12.62 %		72.52	83.00	10.48	12.62 %	
4125 - Audit Fees	7,500.00	0.00	625.00	625.00	100.00 %		0.00	625.00	625.00	100.00 %	
4127 - Tax Prep Fees	1,500.00	3,000.00	125.00	(2,875.00)	(2,300.00) %		3,000.00	125.00	(2,875.00)	(2,300.00) %	
4129 - Fuel	0.00	43.33	0.00	(43.33)	(100.00) %		43.33	0.00	(43.33)	(100.00) %	
4138 - Answering Service	0.00	320.00	0.00	(320.00)	(100.00) %	This is the Answering service used for after hours at KT. - This was budgeted into telephone for the year. Answering Service	320.00	0.00	(320.00)	(100.00) %	1-2023 This is the Answering service used for after hours at KT. -This was budgeted into tele-phone for the year.
4258 - Resident Services - Supplies	1,000.00	39.65	83.00	43.35	52.22 %		39.65	83.00	43.35	52.22 %	
Total Administrative Expenses	62,912.00	8,272.52	5,242.00	(3,030.52)	(57.81) %		8,272.52	5,242.00	(3,030.52)	(57.81) %	
Marketing Expenses											
4200 - Signage	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %	
4201 - Printed Material	790.00	117.60	66.00	(51.60)	(78.18) %	November and December 2022 Newsletters	117.60	66.00	(51.60)	(78.18) %	
4202 - Internet Advertising	710.00	54.00	59.00	5.00	8.47 %		54.00	59.00	5.00	8.47 %	

Kingsland Trails Apartments
Budget Comparison
January 31, 2023
106 - Kingsland Trails Apartments
Kingsland, Texas

	106--Kingsland Trails Apartments										
	Year Ending					Month Ending					Year To Date
	12/31/2023	Month Ending 01/31/2023			Month Ending	01/31/2023	Year to Date 01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
4203 - Flags/Poles	650.00	0.00	54.00	54.00	100.00 %		0.00	54.00	54.00	100.00 %	
Total Marketing Expenses	3,150.00	171.60	262.00	90.40	34.50 %		171.60	262.00	90.40	34.50 %	
Utilities											
4300 - Utilities - Electric Vacancies	1,440.00	65.06	120.00	54.94	45.78 %		65.06	120.00	54.94	45.78 %	
4301 - Utilities - Electric - Office/Other	8,500.00	666.09	800.00	133.91	16.73 %		666.09	800.00	133.91	16.73 %	
4315 - Utilities - Water	74,700.00	1,289.92	5,500.00	4,210.08	76.54 %		1,289.92	5,500.00	4,210.08	76.54 %	
4325 - Utilities - Sewer	25,200.00	2,028.00	2,100.00	72.00	3.42 %		2,028.00	2,100.00	72.00	3.42 %	
4340 - Utilities - Trash	28,281.00	3,302.18	2,357.00	(945.18)	(40.10) %	\$380 in overages and received an increase in January 2023 that was not budgeted for.	3,302.18	2,357.00	(945.18)	(40.10) %	
Total Utilities	138,121.00	7,351.25	10,877.00	3,525.75	32.41 %		7,351.25	10,877.00	3,525.75	32.41 %	
Operating & Maintenance Expenses											
4450 - Make-Ready - Hardware	290.00	0.00	24.00	24.00	100.00 %		0.00	24.00	24.00	100.00 %	
4451 - Make-Ready - A/C	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %	
4452 - Make-Ready - Appliances	2,000.00	0.00	167.00	167.00	100.00 %		0.00	167.00	167.00	100.00 %	
4453 - Make-Ready - Electrical	100.00	161.56	8.00	(153.56)	(1,919.50) %	Had to purchase make ready light fixtures.	161.56	8.00	(153.56)	(1,919.50) %	
4454 - Make-Ready - Plumbing	100.00	52.60	8.00	(44.60)	(557.50) %	10 tub drain stoppers	52.60	8.00	(44.60)	(557.50) %	
4456 - Make-Ready - Carpet	7,550.00	1,148.29	629.00	(519.29)	(82.55) %		1,148.29	629.00	(519.29)	(82.55) %	
4457 - Make-Ready - Vinyl	0.00	2,900.00	0.00	(2,900.00)	(100.00) %	Unit Carpet and vinyl had to be replaced. A portion of this was charged back to the previous tenant.	2,900.00	0.00	(2,900.00)	(100.00) %	
4458 - Make-Ready - Painting	1,580.00	0.00	132.00	132.00	100.00 %		0.00	132.00	132.00	100.00 %	
4459 - Make- Ready - Cleaning	450.00	0.00	38.00	38.00	100.00 %		0.00	38.00	38.00	100.00 %	
4460 - Make-Ready - Other	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %	
4464 - Make Ready - Window Treatments	1,900.00	54.84	158.00	103.16	65.29 %		54.84	158.00	103.16	65.29 %	
Total Operating & Maintenance Expenses	14,170.00	4,317.29	1,180.00	(3,137.29)	(265.87) %		4,317.29	1,180.00	(3,137.29)	(265.87) %	
Maintenance & Repairs											
4400 - Materials - Hardware	200.00	507.93	17.00	(490.93)	(2,887.82) %	Needs to be coded to IT hardware. Please recode	507.93	17.00	(490.93)	(2,887.82) %	
4401 - Materials - A/C	3,500.00	115.20	292.00	176.80	60.54 %		115.20	292.00	176.80	60.54 %	
4402 - Materials - Appliances	8,000.00	230.66	667.00	436.34	65.41 %		230.66	667.00	436.34	65.41 %	
4403 - Materials - Electrical	750.00	617.20	63.00	(554.20)	(879.68) %	Purchased light bulbs from city electric due to HD supply being out of stock.	617.20	63.00	(554.20)	(879.68) %	
4404 - Materials - Plumbing	3,700.00	43.52	308.00	264.48	85.87 %		43.52	308.00	264.48	85.87 %	
4405 - Materials - Pool	1,675.00	0.00	140.00	140.00	100.00 %		0.00	140.00	140.00	100.00 %	
4407 - Materials - Paint	100.00	236.35	8.00	(228.35)	(2,854.37) %	purchased paint for building pillars.	236.35	8.00	(228.35)	(2,854.37) %	
4408 - Materials - Janitorial	1,200.00	102.36	100.00	(2.36)	(2.36) %	Cleaning materials and gloves	102.36	100.00	(2.36)	(2.36) %	

Kingsland Trails Apartments
Budget Comparison
January 31, 2023
106 - Kingsland Trails Apartments
Kingsland, Texas

	106--Kingsland Trails Apartments						Year To Date				
	Year Ending					Month Ending					Year To Date
	12/31/2023	Month Ending 01/31/2023				01/31/2023	01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
4410 - Materials - Smoke Alarms	400.00	247.70	33.00	(214.70)	(650.60) %	Needed to replace multiple smoke alarms during in-spections.	247.70	33.00	(214.70)	(650.60) %	
4413 - Materials - Doors/Locks/Keys	400.00	12.31	33.00	20.69	62.69 %		12.31	33.00	20.69	62.69 %	
4414 - Materials - Light Bulbs/Fixtures	815.00	17.07	68.00	50.93	74.89 %		17.07	68.00	50.93	74.89 %	
4416 - Materials - Other	500.00	114.54	42.00	(72.54)	(172.71) %		114.54	42.00	(72.54)	(172.71) %	
4417 - Small Tools	200.00	0.00	17.00	17.00	100.00 %		0.00	17.00	17.00	100.00 %	
Total Maintenance & Repairs	21,440.00	2,244.84	1,788.00	(456.84)	(25.55) %		2,244.84	1,788.00	(456.84)	(25.55) %	
Contract Costs											
4500 - Contract Costs - Pest Control	3,200.00	165.00	267.00	102.00	38.20 %		165.00	267.00	102.00	38.20 %	
4501 - Contract Costs - Landscaping	26,012.00	1,700.00	2,168.00	468.00	21.58 %		1,700.00	2,168.00	468.00	21.58 %	
4502 - Contract Costs - Irrigation	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
4504 - Contract Costs - A/C Repair	1,950.00	0.00	163.00	163.00	100.00 %		0.00	163.00	163.00	100.00 %	
4505 - Contract Costs - A/C Replacement	16,830.00	0.00	1,403.00	1,403.00	100.00 %		0.00	1,403.00	1,403.00	100.00 %	
4507 - Contract Costs - Electrical	360.00	0.00	30.00	30.00	100.00 %		0.00	30.00	30.00	100.00 %	
4508 - Contract Costs - Carpet Cleaning	800.00	0.00	67.00	67.00	100.00 %		0.00	67.00	67.00	100.00 %	
4509 - Contract Costs - Carpet Replacement	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %	
4516 - Contract Costs - Custodian	2,870.00	214.00	239.00	25.00	10.46 %		214.00	239.00	25.00	10.46 %	
4522 - Contract Costs - Glass	0.00	568.05	0.00	(568.05)	(100.00) %		568.05	0.00	(568.05)	(100.00) %	
4524 - Contract Costs - Other	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %	
Total Contract Costs	54,522.00	2,647.05	4,545.00	1,897.95	41.75 %		2,647.05	4,545.00	1,897.95	41.75 %	
Taxes & Insurance											
4600 - Property Insurance	54,900.00	3,722.08	4,575.00	852.92	18.64 %		3,722.08	4,575.00	852.92	18.64 %	
Total Taxes & Insurance	54,900.00	3,722.08	4,575.00	852.92	18.64 %		3,722.08	4,575.00	852.92	18.64 %	
Total Operating Expenses	463,111.00	38,725.82	37,960.00	(765.82)	(2.01) %		38,725.82	37,960.00	(765.82)	(2.01) %	
Net Operating Income (Loss)	202,829.00	15,672.54	17,534.00	(1,861.46)	(10.61) %		15,672.54	17,534.00	(1,861.46)	(10.61) %	
Non-Operating Income											
3400 - CAPEX funding from Replacement Reserves	400,000.00	0.00	33,334.00	(33,334.00)	(100.00) %	Have not used any monies from capex yet.	0.00	33,334.00	(33,334.00)	(100.00) %	
Total Non-Operating Income	400,000.00	0.00	33,334.00	(33,334.00)	(100.00) %		0.00	33,334.00	(33,334.00)	(100.00) %	
Non-Operating Expenses											
Capital Expenditures											
4735 - Capital Expenditures	400,000.00	0.00	33,333.34	33,333.34	100.00 %		0.00	33,333.34	33,333.34	100.00 %	
Total Capital Expenditures	400,000.00	0.00	33,333.34	33,333.34	100.00 %		0.00	33,333.34	33,333.34	100.00 %	
Depreciation & Amortization											
4710 - Depreciation	101,330.00	8,443.97	8,444.00	0.03	0.00 %		8,443.97	8,444.00	0.03	0.00 %	
4715 - Amortization	6,005.00	500.36	500.00	(0.36)	(0.07) %		500.36	500.00	(0.36)	(0.07) %	
Total Depreciation & Amortization	107,335.00	8,944.33	8,944.00	(0.33)	0.00 %		8,944.33	8,944.00	(0.33)	0.00 %	
Debt Services											
4700 - Interest - Lancaster	70,480.00	5,565.75	5,873.00	307.25	5.23 %		5,565.75	5,873.00	307.25	5.23 %	
4720 - Mortgage Insurance	5,460.00	0.00	455.00	455.00	100.00 %		0.00	455.00	455.00	100.00 %	
Total Debt Services	75,940.00	5,565.75	6,328.00	762.25	12.04 %		5,565.75	6,328.00	762.25	12.04 %	

Kingsland Trails Apartments
Budget Comparison
January 31, 2023
106 - Kingsland Trails Apartments
Kingsland, Texas

	106--Kingsland Trails Apartments									
	Year Ending					Month Ending				
	12/31/2023	Month Ending 01/31/2023				01/31/2023	Year to Date 01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
Other Non-Operating Expenses										
4800 - TDHCA Compliance	1,900.00	0.00	158.00	158.00	100.00 %		0.00	158.00	158.00	100.00 %
Total Other Non-Operating Expenses	1,900.00	0.00	158.00	158.00	100.00 %		0.00	158.00	158.00	100.00 %
Total Non-Operating Expenses	585,175.00	14,510.08	48,763.34	34,253.26	70.24 %		14,510.08	48,763.34	34,253.26	70.24 %
Net Income (Loss)	17,654.00	1,162.46	2,104.66	(942.20)	(44.76) %		1,162.46	2,104.66	(942.20)	(44.76) %

**Texas Housing Foundation
Creek View Holdings
Comparative Balance Sheet
As of January 31, 2023**

	THF Creek View Holdings			
	112--THF HLHC - Creek View Year To Date 01/31/2023 <u>Actual</u>	113--Creek View II Year To Date 01/31/2023 <u>Actual</u>	114--Creek View III Year To Date 01/31/2023 <u>Actual</u>	All Locations Year To Date 01/31/2023 <u>Actual</u>
Assets				
Current Assets				
Cash				
1004 - Cash - OPERATING #2	244,343.83	43,530.39	15,862.85	303,737.07
1008 - Cash - RESERVES	256.17	0.00	0.00	256.17
1016 - Cash - Tenant Security Deposits #2	20,468.30	16,739.57	11,942.95	49,150.82
Total Cash	<u>265,068.30</u>	<u>60,269.96</u>	<u>27,805.80</u>	<u>353,144.06</u>
Accounts Receivable				
1231 - A/R - TPK	10,007.00	0.00	0.00	10,007.00
1235 - A/R - TPF	3,866.82	0.00	0.00	3,866.82
Total Accounts Receivable	<u>13,873.82</u>	<u>0.00</u>	<u>0.00</u>	<u>13,873.82</u>
Deposits & Escrows				
1101 - Replacement Reserves #2	40,653.56	20,885.68	10,051.26	71,590.50
1450 - Deposits	1,000.00	0.00	2,325.00	3,325.00
Total Deposits & Escrows	<u>41,653.56</u>	<u>20,885.68</u>	<u>12,376.26</u>	<u>74,915.50</u>
Total Current Assets	<u>320,595.68</u>	<u>81,155.64</u>	<u>40,182.06</u>	<u>441,933.38</u>
Fixed Assets				
Fixed Assets				
1600 - Land	106,000.00	0.00	0.00	106,000.00
1610 - Building	3,103,308.28	1,636,284.69	1,288,807.99	6,028,400.96
1630 - Furniture & Fixtures	0.00	430,610.89	238,254.40	668,865.29
1640 - Equipment	44,800.00	0.00	0.00	44,800.00
Total Fixed Assets	<u>3,254,108.28</u>	<u>2,066,895.58</u>	<u>1,527,062.39</u>	<u>6,848,066.25</u>
Depreciation & Amortization				
1700 - Accumulated Depreciation	(1,092,725.40)	(708,658.13)	(485,424.58)	(2,286,808.11)
Total Depreciation & Amortization	<u>(1,092,725.40)</u>	<u>(708,658.13)</u>	<u>(485,424.58)</u>	<u>(2,286,808.11)</u>
Total Fixed Assets	<u>2,161,382.88</u>	<u>1,358,237.45</u>	<u>1,041,637.81</u>	<u>4,561,258.14</u>
Other Assets				
1512 - Investments in LP	10,118.00	0.00	0.00	10,118.00
Total Other Assets	<u>10,118.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10,118.00</u>
Total Assets	<u>2,492,096.56</u>	<u>1,439,393.09</u>	<u>1,081,819.87</u>	<u>5,013,309.52</u>
Liabilities & Equity				
Liabilities				
Current Liabilities				
2000 - A/P – Trade	14,927.70	3,859.16	3,004.86	21,791.72
2001 - A/P – THFHMC	3,158.85	2,379.74	1,720.26	7,258.85
2502 - A/P - Chase 0124	1,410.89	185.50	189.80	1,786.19
2536 - A/P - Elan 7562	19.62	0.00	0.00	19.62
Total Current Liabilities	<u>19,517.06</u>	<u>6,424.40</u>	<u>4,914.92</u>	<u>30,856.38</u>
Other Current Liabilities				
2100 - Prepaid Rent	157.99	13.00	25.00	195.99
2200 - Tenant Security Deposits	11,100.00	8,200.00	6,500.00	25,800.00
2226 - Accrued Interest	19,751.05	0.00	0.00	19,751.05
Total Other Current Liabilities	<u>31,009.04</u>	<u>8,213.00</u>	<u>6,525.00</u>	<u>45,747.04</u>
Long Term Liabilities				
2300 - Mortgage #1	1,620,956.76	1,566,666.32	1,150,937.83	4,338,560.91
2301 - Mortgage #2	870,600.00	0.00	0.00	870,600.00

Texas Housing Foundation
Creek View Holdings
Comparative Balance Sheet
As of January 31, 2023

	THF Creek View Holdings			
	112--THF HLHC - Creek View Year To Date 01/31/2023	113--Creek View II Year To Date 01/31/2023	114--Creek View III Year To Date 01/31/2023	All Locations Year To Date 01/31/2023
	Actual	Actual	Actual	Actual
2310 - Loan Costs	0.00	(13,834.17)	(12,631.71)	(26,465.88)
2312 - Note Discount #1	(728,002.60)	0.00	0.00	(728,002.60)
2313 - Note Discount #2	(381,544.25)	0.00	0.00	(381,544.25)
Total Long Term Liabilities	1,382,009.91	1,552,832.15	1,138,306.12	4,073,148.18
Other Liabilities				
2225 - Due to Related Party	0.00	15,000.00	12,825.00	27,825.00
2405 - Developer Fees - Partner	0.00	0.00	98,614.83	98,614.83
Total Other Liabilities	0.00	15,000.00	111,439.83	126,439.83
Total Liabilities	1,432,536.01	1,582,469.55	1,261,185.87	4,276,191.43
Equity				
Equity Position				
2910 - GP Capital	50,000.00	0.00	0.00	50,000.00
Total Equity Position	50,000.00	0.00	0.00	50,000.00
Retained Earnings				
2900 - Retained Earnings	1,025,130.01	(142,255.48)	(177,071.99)	705,802.54
Total Retained Earnings	1,025,130.01	(142,255.48)	(177,071.99)	705,802.54
Current Net Income	(15,569.46)	(820.98)	(2,294.01)	(18,684.45)
Total Equity	1,059,560.55	(143,076.46)	(179,366.00)	737,118.09
Total Liabilities & Equity	2,492,096.56	1,439,393.09	1,081,819.87	5,013,309.52

Texas Housing Foundation

Creek View Holdings

Budget Comparison

January 31, 2023

	THF Creek View Holdings				THF Creek View Holdings		
	112--THF HLHC - Creek View Month Ending 01/31/2023	113--Creek View II Month Ending 01/31/2023	114--Creek View III Month Ending 01/31/2023	All Locations Month Ending 01/31/2023	Month Ending 01/31/2023		
	Actual	Actual	Actual	Actual	Budget	Variance	%
Income							
Rental Income							
3000 - Scheduled Rent	24,862.00	17,502.00	12,524.00	54,888.00	51,909.00	2,979.00	5.73 %
Total Rental Income	24,862.00	17,502.00	12,524.00	54,888.00	51,909.00	2,979.00	5.73 %
Vacancy, Losses & Concessions							
3010 - Loss to Lease	(2,037.00)	(1,031.00)	(1,294.00)	(4,362.00)	(4,773.00)	411.00	8.61 %
3015 - Vacancy Loss	(2,702.00)	(775.00)	(1,311.00)	(4,788.00)	(2,367.00)	(2,421.00)	(102.28) %
3030 - Rental Concessions: Tenant	0.00	0.00	0.00	0.00	(33.00)	33.00	100.00 %
3050 - Bad Debt	0.00	0.00	0.00	0.00	(306.00)	306.00	100.00 %
Total Vacancy, Losses & Concessions	(4,739.00)	(1,806.00)	(2,605.00)	(9,150.00)	(7,479.00)	(1,671.00)	(22.34) %
Net Rental Income	20,123.00	15,696.00	9,919.00	45,738.00	44,430.00	1,308.00	2.94 %
Tenant Fees							
3200 - Late Fees	0.00	60.00	0.00	60.00	333.00	(273.00)	(81.98) %
3205 - NSF Fees	0.00	0.00	0.00	0.00	4.00	(4.00)	(100.00) %
3210 - Maintenance Fees	0.00	0.00	0.00	0.00	21.00	(21.00)	(100.00) %
3215 - Court Fees - Tenant	0.00	0.00	0.00	0.00	38.00	(38.00)	(100.00) %
3220 - Reletting Fees	0.00	0.00	0.00	0.00	171.00	(171.00)	(100.00) %
3225 - Move-out Charges	0.00	0.00	0.00	0.00	425.00	(425.00)	(100.00) %
3235 - Screening Fees	0.00	22.10	0.00	22.10	51.00	(28.90)	(56.66) %
Total Tenant Fees	0.00	82.10	0.00	82.10	1,043.00	(960.90)	(92.12) %
Other Income							
3300 - Laundry income	0.00	0.00	0.00	0.00	93.00	(93.00)	(100.00) %
3315 - Interest income	5.19	3.19	1.85	10.23	9.00	1.23	13.66 %
Total Other Income	5.19	3.19	1.85	10.23	102.00	(91.77)	(89.97) %
Total Income	20,128.19	15,781.29	9,920.85	45,830.33	45,575.00	255.33	0.56 %
Expenses							
Payroll & Related							
4000 - Salaries - Manager	1,029.20	741.01	576.35	2,346.56	2,204.85	(141.71)	(6.42) %
4015 - Salaries - Maintenance	884.59	662.75	536.08	2,083.42	2,188.78	105.36	4.81 %
4020 - Health Insurance	315.55	231.64	183.68	730.87	680.06	(50.81)	(7.47) %
4021 - Dental Insurance	0.00	0.00	0.00	0.00	45.59	45.59	100.00 %
4022 - Vision Insurance	4.71	3.43	2.75	10.89	10.82	(0.07)	(0.64) %
4025 - Retirement - Safe Harbor	0.00	0.00	0.00	0.00	25.37	25.37	100.00 %
4026 - Retirement - Matching	117.97	60.35	47.97	226.29	16.92	(209.37)	(1,237.41) %
4027 - Life Insurance	1.23	0.91	0.71	2.85	31.70	28.85	91.00 %
4028 - Disability Insurance	12.90	9.44	7.47	29.81	0.00	(29.81)	(100.00) %
4030 - Payroll Taxes	226.56	120.60	95.55	442.71	65.55	(377.16)	(575.37) %
4032 - Worker's Compensation Insurance	13.08	9.60	7.60	30.28	39.52	9.24	23.38 %
4040 - Overtime	60.95	40.36	31.72	133.03	28.37	(104.66)	(368.91) %
4045 - Bonuses	738.00	0.00	0.00	738.00	500.00	(238.00)	(47.60) %
Total Payroll & Related	3,404.74	1,880.09	1,489.88	6,774.71	5,837.53	(937.18)	(16.05) %
Administrative Expenses							
4035 - Uniforms	97.96	97.95	97.94	293.85	204.00	(89.85)	(44.04) %
4100 - Management Fees	1,061.40	848.80	495.95	2,406.15	2,264.00	(142.15)	(6.27) %
4101 - Compliance Fee - THF	350.00	250.00	200.00	800.00	800.00	0.00	0.00 %
4102 - Office Equipment & Furniture	0.00	0.00	0.00	0.00	25.00	25.00	100.00 %

Texas Housing Foundation
Creek View Holdings
 Budget Comparison
 January 31, 2023

	THF Creek View Holdings				THF Creek View Holdings		
	112--THF HLHC - Creek View Month Ending 01/31/2023	113--Creek View II Month Ending 01/31/2023	114--Creek View III Month Ending 01/31/2023	All Locations Month Ending 01/31/2023	Month Ending 01/31/2023		
	Actual	Actual	Actual	Actual	Budget	Variance	%
4104 - Toner	78.53	78.52	78.53	235.58	0.00	(235.58)	(100.00) %
4105 - Postage	0.00	0.00	0.00	0.00	3.00	3.00	100.00 %
4106 - Office Supplies	32.67	32.65	32.64	97.96	75.00	(22.96)	(30.61) %
4108 - IT Contract	31.00	31.00	32.00	94.00	94.00	0.00	0.00 %
4109 - IT Hardware	0.00	0.00	0.00	0.00	25.00	25.00	100.00 %
4110 - IT Software	182.32	179.92	178.72	540.96	618.00	77.04	12.46 %
4111 - Telephone & Fax	55.21	55.20	55.20	165.61	415.00	249.39	60.09 %
4112 - Internet	44.25	44.24	44.24	132.73	100.00	(32.73)	(32.73) %
4114 - Misc Admin Expense	0.00	0.00	0.00	0.00	33.00	33.00	100.00 %
4115 - Staff Training	123.75	123.75	123.75	371.25	94.00	(277.25)	(294.94) %
4116 - Membership Dues	0.00	0.00	0.00	0.00	15.00	15.00	100.00 %
4117 - Vehicle Maintenance & Repairs	0.00	0.00	0.00	0.00	31.00	31.00	100.00 %
4119 - Travel	0.00	0.00	0.00	0.00	90.00	90.00	100.00 %
4120 - Bank Fees	0.00	0.00	0.00	0.00	25.00	25.00	100.00 %
4121 - Eviction	0.00	0.00	0.00	0.00	38.00	38.00	100.00 %
4122 - Screening Services	18.13	18.13	18.13	54.39	40.00	(14.39)	(35.97) %
4125 - Audit Fees	0.00	0.00	0.00	0.00	625.00	625.00	100.00 %
4126 - Legal Fees	315.00	225.00	180.00	720.00	720.00	0.00	0.00 %
4127 - Tax Prep Fees	0.00	1,500.00	1,500.00	3,000.00	125.00	(2,875.00)	(2,300.00) %
4129 - Fuel	31.31	31.31	31.31	93.93	90.00	(3.93)	(4.36) %
4138 - Answering Service	93.34	93.33	93.33	280.00	0.00	(280.00)	(100.00) %
4250 - Resident Services Fee - THF	116.67	83.33	66.67	266.67	267.00	0.33	0.12 %
4258 - Resident Services - Supplies	0.00	0.00	0.00	0.00	88.00	88.00	100.00 %
4259 - Resident Displacement	1,197.70	0.00	0.00	1,197.70	0.00	(1,197.70)	(100.00) %
Total Administrative Expenses	3,829.24	3,693.13	3,228.41	10,750.78	6,904.00	(3,846.78)	(55.71) %
Marketing Expenses							
4200 - Signage	45.78	45.78	45.78	137.34	88.00	(49.34)	(56.06) %
4201 - Printed Material	21.74	21.74	21.73	65.21	65.00	(0.21)	(0.32) %
4202 - Internet Advertising	18.00	18.00	18.00	54.00	56.00	2.00	3.57 %
4203 - Flags/Poles	0.00	0.00	0.00	0.00	63.00	63.00	100.00 %
4204 - Advertising - Other	0.00	0.00	0.00	0.00	88.00	88.00	100.00 %
Total Marketing Expenses	85.52	85.52	85.51	256.55	360.00	103.45	28.73 %
Utilities							
4300 - Utilities - Electric Vacancies	208.96	88.92	67.79	365.67	80.00	(285.67)	(357.08) %
4301 - Utilities - Electric - Office/Other	41.96	41.95	41.95	125.86	200.00	74.14	37.07 %
4311 - Utilities - Water - Other	5.66	5.65	5.65	16.96	40.00	23.04	57.60 %
4315 - Utilities - Water	538.37	405.37	335.85	1,279.59	1,700.00	420.41	24.73 %
4325 - Utilities - Sewer	578.28	415.00	333.37	1,326.65	1,700.00	373.35	21.96 %
4340 - Utilities - Trash	67.13	67.13	67.14	201.40	600.00	398.60	66.43 %
4341 - Utilities - Other	122.21	90.21	74.20	286.62	260.00	(26.62)	(10.23) %
Total Utilities	1,562.57	1,114.23	925.95	3,602.75	4,580.00	977.25	21.33 %
Operating & Maintenance Expenses							
4450 - Make-Ready - Hardware	0.00	0.00	0.00	0.00	12.00	12.00	100.00 %
4451 - Make-Ready - A/C	0.00	0.00	0.00	0.00	5.00	5.00	100.00 %
4452 - Make-Ready - Appliances	0.00	0.00	0.00	0.00	24.00	24.00	100.00 %
4453 - Make-Ready - Electrical	0.00	0.00	0.00	0.00	18.00	18.00	100.00 %
4454 - Make-Ready - Plumbing	15.57	0.00	0.00	15.57	8.00	(7.57)	(94.62) %
4456 - Make-Ready - Carpet	1,723.88	0.00	90.62	1,814.50	222.00	(1,592.50)	(717.34) %
4458 - Make-Ready - Painting	0.00	0.00	0.00	0.00	19.00	19.00	100.00 %
4459 - Make- Ready - Cleaning	0.00	0.00	0.00	0.00	41.00	41.00	100.00 %
4460 - Make-Ready - Other	0.00	0.00	0.00	0.00	3.00	3.00	100.00 %
4464 - Make Ready - Window Treatments	28.44	28.43	28.43	85.30	124.00	38.70	31.20 %

Texas Housing Foundation
Creek View Holdings
Budget Comparison
January 31, 2023

	THF Creek View Holdings				THF Creek View Holdings		
	112--THF HLHC - Creek View Month Ending 01/31/2023	113--Creek View II Month Ending 01/31/2023	114--Creek View III Month Ending 01/31/2023	All Locations Month Ending 01/31/2023	Month Ending 01/31/2023		
	Actual	Actual	Actual	Actual	Budget	Variance	%
4465 - Make Ready - Doors/Locks/Keys	0.00	0.00	4.31	4.31	0.00	(4.31)	(100.00) %
Total Operating & Maintenance Expenses	1,767.89	28.43	123.36	1,919.68	476.00	(1,443.68)	(303.29) %
Maintenance & Repairs							
4400 - Materials - Hardware	135.98	135.98	135.98	407.94	43.00	(364.94)	(848.69) %
4401 - Materials - A/C	108.66	103.68	103.67	316.01	106.00	(210.01)	(198.12) %
4402 - Materials - Appliances	130.10	1,456.13	130.09	1,716.32	340.00	(1,376.32)	(404.80) %
4403 - Materials - Electrical	13.47	13.46	13.46	40.39	13.00	(27.39)	(210.69) %
4404 - Materials - Plumbing	304.32	156.56	156.55	617.43	695.00	77.57	11.16 %
4407 - Materials - Paint	3.65	3.64	3.64	10.93	23.00	12.07	52.47 %
4408 - Materials - Janitorial	0.00	0.00	0.00	0.00	33.00	33.00	100.00 %
4409 - Materials - Landscaping & Irrigation	0.00	0.00	0.00	0.00	18.00	18.00	100.00 %
4410 - Materials - Smoke Alarms	0.00	0.00	0.00	0.00	25.00	25.00	100.00 %
4413 - Materials - Doors/Locks/Keys	14.24	14.23	14.23	42.70	21.00	(21.70)	(103.33) %
4414 - Materials - Light Bulbs/Fixtures	0.00	59.48	59.48	118.96	48.00	(70.96)	(147.83) %
4416 - Materials - Other	1.56	1.55	1.55	4.66	48.00	43.34	90.29 %
4417 - Small Tools	0.00	0.00	0.00	0.00	65.00	65.00	100.00 %
4418 - Fire Extinguishers	0.00	0.00	0.00	0.00	21.00	21.00	100.00 %
Total Maintenance & Repairs	711.98	1,944.71	618.65	3,275.34	1,499.00	(1,776.34)	(118.50) %
Contract Costs							
4500 - Contract Costs - Pest Control	45.00	45.00	45.00	135.00	220.00	85.00	38.63 %
4501 - Contract Costs - Landscaping	1,000.00	500.00	500.00	2,000.00	2,060.00	60.00	2.91 %
4504 - Contract Costs - A/C Repair	0.00	0.00	0.00	0.00	365.00	365.00	100.00 %
4505 - Contract Costs - A/C Replacement	0.00	0.00	0.00	0.00	500.00	500.00	100.00 %
4506 - Contract Costs - Plumbing	0.00	0.00	0.00	0.00	178.00	178.00	100.00 %
4508 - Contract Costs - Carpet Cleaning	0.00	0.00	0.00	0.00	30.00	30.00	100.00 %
4509 - Contract Costs - Carpet Replacement	0.00	0.00	0.00	0.00	72.00	72.00	100.00 %
4518 - Contract Costs - Fire Monitoring	2,446.14	969.75	799.80	4,215.69	248.00	(3,967.69)	(1,599.87) %
4522 - Contract Costs - Glass	0.00	0.00	0.00	0.00	47.00	47.00	100.00 %
4524 - Contract Costs - Other	11,429.92	0.00	0.00	11,429.92	213.34	(11,216.58)	(5,257.60) %
Total Contract Costs	14,921.06	1,514.75	1,344.80	17,780.61	3,933.34	(13,847.27)	(352.04) %
Taxes & Insurance							
4600 - Property Insurance	1,813.93	1,295.66	1,036.54	4,146.13	3,592.00	(554.13)	(15.42) %
Total Taxes & Insurance	1,813.93	1,295.66	1,036.54	4,146.13	3,592.00	(554.13)	(15.42) %
Total Operating Expenses	28,096.93	11,556.52	8,853.10	48,506.55	27,181.87	(21,324.68)	(78.45) %
Net Operating Income (Loss)	(7,968.74)	4,224.77	1,067.75	(2,676.22)	18,393.13	(21,069.35)	(114.55) %
Non-Operating Income							
3400 - CAPEX funding from Replacement Re-serves	0.00	0.00	0.00	0.00	4,167.00	(4,167.00)	(100.00) %
Total Non-Operating Income	0.00	0.00	0.00	0.00	4,167.00	(4,167.00)	(100.00) %
Non-Operating Expenses							
Capital Expenditures							
4735 - Capital Expenditures	0.00	0.00	0.00	0.00	8,333.34	8,333.34	100.00 %
Total Capital Expenditures	0.00	0.00	0.00	0.00	8,333.34	8,333.34	100.00 %
Depreciation & Amortization							
4710 - Depreciation	6,478.53	5,008.35	3,327.71	14,814.59	14,815.00	0.41	0.00 %
4715 - Amortization	0.00	37.40	34.05	71.45	71.00	(0.45)	(0.63) %

Texas Housing Foundation
Creek View Holdings
 Budget Comparison
 January 31, 2023

THF Creek View Holdings

THF Creek View Holdings

	112--THF HLHC - Creek View Month Ending 01/31/2023 Actual	113--Creek View II Month Ending 01/31/2023 Actual	114--Creek View III Month Ending 01/31/2023 Actual	All Locations Month Ending 01/31/2023 Actual	Month Ending 01/31/2023		
					Budget	Variance	%
Total Depreciation & Amortization	6,478.53	5,045.75	3,361.76	14,886.04	14,886.00	(0.04)	0.00 %
Debt Services							
4701 - Mortgage Interest #2	1,122.19	0.00	0.00	1,122.19	1,122.00	(0.19)	(0.01) %
Total Debt Services	1,122.19	0.00	0.00	1,122.19	1,122.00	(0.19)	(0.01) %
Total Non-Operating Expenses	7,600.72	5,045.75	3,361.76	16,008.23	24,341.34	8,333.11	34.23 %
Net Income (Loss)	(15,569.46)	(820.98)	(2,294.01)	(18,684.45)	(1,781.21)	(16,903.24)	(948.97) %

Southwest Village Comparative Balance Sheet January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Assets		
Current Assets		
Cash		
1004 - Cash - OPERATING #2	94,335.55	91,390.32
1016 - Cash - Tenant Security Deposits #2	5,157.10	5,344.60
Total Cash	99,492.65	96,734.92
Accounts Receivable		
1200 - A/R - Tenant	26.00	725.50
1210 - A/R - Tenant Subsidy Assistance	89.00	89.00
Total Accounts Receivable	115.00	814.50
Deposits & Escrows		
1101 - Replacement Reserves SSBT 6636	28,890.86	28,888.41
1450 - Deposits	450.00	450.00
Total Deposits & Escrows	29,340.86	29,338.41
Other Current Assets		
1410 - Prepaid Insurance	7,405.67	8,284.49
Total Other Current Assets	7,405.67	8,284.49
Total Current Assets	136,354.18	135,172.32
Fixed Assets		
1600 - Land	41,823.72	41,823.72
1605 - Land Improvements	28,720.90	28,720.90
1610 - Building	1,427,375.03	1,427,375.03
1630 - Furniture & Fixtures	4,557.99	4,557.99
Total Fixed Assets	1,502,477.64	1,502,477.64
Depreciation & Amortization		
1700 - Accumulated Depreciation	(1,167,153.86)	(1,163,221.15)
Total Depreciation & Amortization	(1,167,153.86)	(1,163,221.15)
Total Fixed Assets	335,323.78	339,256.49
Total Assets	471,677.96	474,428.81

Southwest Village
Comparative Balance Sheet
January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Liabilities & Equity		
Liabilities		
Current Liabilities		
2000 - A/P – Trade	1,341.35	1,639.15
2001 - A/P – THFHMC	1,131.20	1,176.40
2503 - A/P - Chase 7187	125.18	24.02
2522 - A/P - Chase 0094	343.02	0.00
Total Current Liabilities	<u>2,940.75</u>	<u>2,839.57</u>
Other Current Liabilities		
2100 - Prepaid Rent	143.00	224.00
2200 - Tenant Security Deposits	4,649.00	4,949.00
Total Other Current Liabilities	<u>4,792.00</u>	<u>5,173.00</u>
Long Term Liabilities		
2301 - Mortgage #2	128,000.00	128,000.00
2312 - Note Discount #1	(16,095.52)	(16,095.52)
Total Long Term Liabilities	<u>111,904.48</u>	<u>111,904.48</u>
Total Liabilities	119,637.23	119,917.05
Equity		
Retained Earnings	354,511.76	368,351.54
Current Net Income	<u>(2,471.03)</u>	<u>(13,839.78)</u>
Total Equity	<u>352,040.73</u>	<u>354,511.76</u>
Total Liabilities & Equity	<u>471,677.96</u>	<u>474,428.81</u>

<div> <div>Southwest Village</div> <div>Budget Comparison</div> <div>January 31, 2023</div> <div>115 - Southwest Village Apartments</div> <div>Marble Falls, Texas</div> </div>											
115--Southwest Village											
Year Ending		Month Ending				Month Ending		Year To Date			
12/31/2023		Month Ending 01/31/2023				01/31/2023		01/31/2023			
Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note	
Income											
Rental Income											
3000 - Scheduled Rent	0.00	18,954.00	0.00	18,954.00	100.00 %		18,954.00	0.00	18,954.00	100.00 %	
Total Rental Income	0.00	18,954.00	0.00	18,954.00	100.00 %		18,954.00	0.00	18,954.00	100.00 %	
Vacancy, Losses & Concessions											
3010 - Loss to Lease	0.00	(112.00)	0.00	(112.00)	(100.00) %	We are not moving residents in on the management side-property has been donated to HLCN	(112.00)	0.00	(112.00)	(100.00) %	1-2023 We are not moving residents in on the management side-property has been donated to HLCN
3015 - Vacancy Loss	0.00	(8,995.00)	0.00	(8,995.00)	(100.00) %		(8,995.00)	0.00	(8,995.00)	(100.00) %	
3030 - Rental Concessions: Tenant	0.00	(1,700.00)	0.00	(1,700.00)	(100.00) %	HLCN is charging no rent-Homelessness Initiative	(1,700.00)	0.00	(1,700.00)	(100.00) %	1-2023 HLCN is charging no rent-Homelessness Initiative
Total Vacancy, Losses & Concessions	0.00	(10,807.00)	0.00	(10,807.00)	(100.00) %		(10,807.00)	0.00	(10,807.00)	(100.00) %	
Net Rental Income	0.00	8,147.00	0.00	8,147.00	100.00 %		8,147.00	0.00	8,147.00	100.00 %	
Tenant Fees											
3200 - Late Fees	0.00	60.00	0.00	60.00	100.00 %		60.00	0.00	60.00	100.00 %	
3220 - Reletting Fees	0.00	(722.50)	0.00	(722.50)	(100.00) %	reletting fee credited back due to not holding residents accountable to their lease. We are wanting them to move out to turn units over to HLCN	(722.50)	0.00	(722.50)	(100.00) %	1-2023 reletting fee credited back due to not holding residents accountable to their lease. We are wanting them to move out to turn units over to HLCN
3225 - Move-out Charges	0.00	100.00	0.00	100.00	100.00 %		100.00	0.00	100.00	100.00 %	
Total Tenant Fees	0.00	(562.50)	0.00	(562.50)	(100.00) %		(562.50)	0.00	(562.50)	(100.00) %	
Other Income											
3315 - Interest income	0.00	2.95	0.00	2.95	100.00 %		2.95	0.00	2.95	100.00 %	
Total Other Income	0.00	2.95	0.00	2.95	100.00 %		2.95	0.00	2.95	100.00 %	
Total Income	0.00	7,587.45	0.00	7,587.45	100.00 %		7,587.45	0.00	7,587.45	100.00 %	
Expenses											
Administrative Expenses											
4100 - Management Fees	0.00	414.20	0.00	(414.20)	(100.00) %		414.20	0.00	(414.20)	(100.00) %	
4101 - Compliance Fee - THF	0.00	300.00	0.00	(300.00)	(100.00) %		300.00	0.00	(300.00)	(100.00) %	
4108 - IT Contract	0.00	47.00	0.00	(47.00)	(100.00) %		47.00	0.00	(47.00)	(100.00) %	
4110 - IT Software	0.00	155.62	0.00	(155.62)	(100.00) %		155.62	0.00	(155.62)	(100.00) %	
4111 - Telephone & Fax	0.00	34.05	0.00	(34.05)	(100.00) %		34.05	0.00	(34.05)	(100.00) %	
4126 - Legal Fees	0.00	270.00	0.00	(270.00)	(100.00) %		270.00	0.00	(270.00)	(100.00) %	
4138 - Answering Service	0.00	225.00	0.00	(225.00)	(100.00) %		225.00	0.00	(225.00)	(100.00) %	
4250 - Resident Services Fee - THF	0.00	100.00	0.00	(100.00)	(100.00) %		100.00	0.00	(100.00)	(100.00) %	
Total Administrative Expenses	0.00	1,545.87	0.00	(1,545.87)	(100.00) %		1,545.87	0.00	(1,545.87)	(100.00) %	

Southwest Village
Budget Comparison

January 31, 2023

115 - Southwest Village Apartments
Marble Falls, Texas

	115--Southwest Village										Year To Date	
	Year Ending					Month Ending						
	12/31/2023	Month Ending 01/31/2023				Month Ending 01/31/2023	Year to Date 01/31/2023					01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note	
Utilities												
4301 - Utilities - Electric - Office/Other	0.00	29.29	0.00	(29.29)	(100.00) %		29.29	0.00	(29.29)	(100.00) %		
4315 - Utilities - Water	0.00	230.00	0.00	(230.00)	(100.00) %		230.00	0.00	(230.00)	(100.00) %		
4340 - Utilities - Trash	0.00	562.12	0.00	(562.12)	(100.00) %		562.12	0.00	(562.12)	(100.00) %		
Total Utilities	0.00	821.41	0.00	(821.41)	(100.00) %		821.41	0.00	(821.41)	(100.00) %		
Operating & Maintenance Expenses												
4464 - Make Ready - Window Treatments	0.00	394.94	0.00	(394.94)	(100.00) %	Mini Blinds to be charged back to tenants-all occupied	394.94	0.00	(394.94)	(100.00) %		
Total Operating & Maintenance Expenses	0.00	394.94	0.00	(394.94)	(100.00) %		394.94	0.00	(394.94)	(100.00) %		
Maintenance & Repairs												
4400 - Materials - Hardware	0.00	12.16	0.00	(12.16)	(100.00) %		12.16	0.00	(12.16)	(100.00) %		
4401 - Materials - A/C	0.00	43.08	0.00	(43.08)	(100.00) %		43.08	0.00	(43.08)	(100.00) %		
4402 - Materials - Appliances	0.00	320.06	0.00	(320.06)	(100.00) %		320.06	0.00	(320.06)	(100.00) %		
4403 - Materials - Electrical	0.00	425.06	0.00	(425.06)	(100.00) %	inspections-TDHCA prepare for UPCS	425.06	0.00	(425.06)	(100.00) %		
4404 - Materials - Plumbing	0.00	70.72	0.00	(70.72)	(100.00) %		70.72	0.00	(70.72)	(100.00) %		
4410 - Materials - Smoke Alarms	0.00	41.49	0.00	(41.49)	(100.00) %		41.49	0.00	(41.49)	(100.00) %		
4413 - Materials - Doors/Locks/Keys	0.00	20.97	0.00	(20.97)	(100.00) %		20.97	0.00	(20.97)	(100.00) %		
4414 - Materials - Light Bulbs/Fixtures	0.00	132.27	0.00	(132.27)	(100.00) %	inspections-TDHCA prepare for UPCS	132.27	0.00	(132.27)	(100.00) %		
4416 - Materials - Other	0.00	23.34	0.00	(23.34)	(100.00) %		23.34	0.00	(23.34)	(100.00) %		
4417 - Small Tools	0.00	20.58	0.00	(20.58)	(100.00) %		20.58	0.00	(20.58)	(100.00) %		
Total Maintenance & Repairs	0.00	1,109.73	0.00	(1,109.73)	(100.00) %		1,109.73	0.00	(1,109.73)	(100.00) %		
Contract Costs												
4500 - Contract Costs - Pest Control	0.00	165.00	0.00	(165.00)	(100.00) %	exterior treatment	165.00	0.00	(165.00)	(100.00) %		
4501 - Contract Costs - Landscaping	0.00	1,210.00	0.00	(1,210.00)	(100.00) %		1,210.00	0.00	(1,210.00)	(100.00) %		
Total Contract Costs	0.00	1,375.00	0.00	(1,375.00)	(100.00) %		1,375.00	0.00	(1,375.00)	(100.00) %		
Taxes & Insurance												
4601 - Other Insurance	0.00	878.82	0.00	(878.82)	(100.00) %	Property Liability Insurance	878.82	0.00	(878.82)	(100.00) %		
Total Taxes & Insurance	0.00	878.82	0.00	(878.82)	(100.00) %		878.82	0.00	(878.82)	(100.00) %		
Total Operating Expenses	0.00	6,125.77	0.00	(6,125.77)	(100.00) %		6,125.77	0.00	(6,125.77)	(100.00) %		
Net Operating Income (Loss)	0.00	1,461.68	0.00	1,461.68	100.00 %		1,461.68	0.00	1,461.68	100.00 %		
Non-Operating Expenses												
Depreciation & Amortization												
4710 - Depreciation	0.00	3,932.71	0.00	(3,932.71)	(100.00) %		3,932.71	0.00	(3,932.71)	(100.00) %		
Total Depreciation & Amortization	0.00	3,932.71	0.00	(3,932.71)	(100.00) %		3,932.71	0.00	(3,932.71)	(100.00) %		
Total Non-Operating Expenses	0.00	3,932.71	0.00	(3,932.71)	(100.00) %		3,932.71	0.00	(3,932.71)	(100.00) %		
Net Income (Loss)	0.00	(2,471.03)	0.00	(2,471.03)	(100.00) %		(2,471.03)	0.00	(2,471.03)	(100.00) %		

Costa Esmeralda

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Assets		
Current Assets		
Cash		
1004 - Cash - Operating SSBT 7651	10,387.96	11,825.99
1016 - Cash - Tenant Sec Dep SSBT 6420	42,820.82	42,617.19
Total Cash	53,208.78	54,443.18
Accounts Receivable		
1200 - A/R - Tenant	9,701.13	4,982.70
1210 - A/R - Tenant Subsidy Assistance	813.00	813.00
Total Accounts Receivable	10,514.13	5,795.70
Deposits & Escrows		
1101 - Replacement Reserves SSBT 6404	367,019.98	366,988.81
1115 - Special Reserves SSBT 6412	319,206.49	319,179.38
Total Deposits & Escrows	686,226.47	686,168.19
Total Current Assets	749,949.38	746,407.07
Fixed Assets		
1605 - Land Improvements	3,384,715.15	3,384,715.15
1610 - Building	7,596,627.36	7,596,627.36
1620 - Building Improvements	67,763.96	67,763.96
1630 - Furniture & Fixtures	178,184.44	178,184.44
1640 - Equipment	914,390.10	914,390.10
Total Fixed Assets	12,141,681.01	12,141,681.01
Depreciation & Amortization		
1700 - Accumulated Depreciation	(4,947,550.84)	(4,925,849.75)
Total Depreciation & Amortization	(4,947,550.84)	(4,925,849.75)
Total Fixed Assets	7,194,130.17	7,215,831.26
Other Assets		
1500 - Prepaid Land Leases	580,626.45	581,403.73
1510 - Other Depreciable/Amortizable assets	58,573.00	58,573.00
1710 - Accumulated Amortization	(45,231.49)	(44,906.08)
Total Other Assets	593,967.96	595,070.65
Total Assets	8,538,047.51	8,557,308.98

Costa Esmeralda
Comparative Balance Sheet
January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Liabilities & Equity		
Liabilities		
Current Liabilities		
2000 - A/P – Trade	54,631.88	45,262.98
2001 - A/P – THFHMC	37,844.42	26,955.38
2561 - A/P - Chase 5873	0.00	50.09
2562 - A/P - Chase 0765	650.56	779.20
2564 - A/P - Chase 4069	0.00	11.03
2569 - A/P - Elan 6620	773.37	59.48
Total Current Liabilities	93,900.23	73,118.16
Other Current Liabilities		
2100 - Prepaid Rent	13,166.27	17,469.97
2200 - Tenant Security Deposits	28,350.00	28,350.00
Total Other Current Liabilities	41,516.27	45,819.97
Long Term Liabilities		
2300 - Mortgage #1	3,698,267.24	3,711,052.37
Total Long Term Liabilities	3,698,267.24	3,711,052.37
Other Liabilities		
2227 - Accrued Interest - Dev Fees	124,381.54	124,381.54
2400 - Developer Fees - THF	85,201.00	85,201.00
2405 - Developer Fees - Partner	315,765.01	315,765.01
Total Other Liabilities	525,347.55	525,347.55
Total Liabilities	4,359,031.29	4,355,338.05
Equity		
Retained Earnings	4,201,970.93	4,324,643.78
Current Net Income	(22,954.71)	(122,672.85)
Total Equity	4,179,016.22	4,201,970.93
Total Liabilities & Equity	8,538,047.51	8,557,308.98

Costa Esmeralda
Budget Comparison
January 31, 2023
117 - Costa Esmeralda
Waco, Texas

	117--Costa Esmeralda							Year To Date			
	Year Ending					Month Ending					
	12/31/2023	Month Ending 01/31/2023				01/31/2023		Year to Date 01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
Income											
Rental Income											
3000 - Scheduled Rent	1,104,564.00	92,908.00	92,047.00	861.00	0.93 %		92,908.00	92,047.00	861.00	0.93 %	
Total Rental Income	1,104,564.00	92,908.00	92,047.00	861.00	0.93 %		92,908.00	92,047.00	861.00	0.93 %	
Vacancy, Losses & Concessions											
3010 - Loss to Lease	(50,000.00)	(8,290.00)	(4,166.67)	(4,123.33)	(98.95) %	Increasing rents at renewals/recerts \$50.00. Charging max rents at move in.	(8,290.00)	(4,166.67)	(4,123.33)	(98.95) %	
3015 - Vacancy Loss	(35,000.00)	(3,388.00)	(2,916.67)	(471.33)	(16.15) %	4 Vacancies	(3,388.00)	(2,916.67)	(471.33)	(16.15) %	
3030 - Rental Concessions: Tenant	(2,100.00)	(450.00)	(175.00)	(275.00)	(157.14) %	Resident Fire watch/Freeze warn-ing/City of Waco	(450.00)	(175.00)	(275.00)	(157.14) %	
3050 - Bad Debt	(5,500.00)	(170.28)	(458.00)	287.72	62.82 %		(170.28)	(458.00)	287.72	62.82 %	
Total Vacancy, Losses & Concessions	(92,600.00)	(12,298.28)	(7,716.34)	(4,581.94)	(59.37) %		(12,298.28)	(7,716.34)	(4,581.94)	(59.37) %	
Net Rental Income	1,011,964.00	80,609.72	84,330.66	(3,720.94)	(4.41) %		80,609.72	84,330.66	(3,720.94)	(4.41) %	
Tenant Fees											
3200 - Late Fees	6,600.00	1,005.00	550.00	455.00	82.72 %		1,005.00	550.00	455.00	82.72 %	
3201 - Tenant - Utility Charges	660.00	0.00	55.00	(55.00)	(100.00) %		0.00	55.00	(55.00)	(100.00) %	
3205 - NSF Fees	60.00	0.00	5.00	(5.00)	(100.00) %		0.00	5.00	(5.00)	(100.00) %	
3206 - Pet Fees	300.00	0.00	25.00	(25.00)	(100.00) %		0.00	25.00	(25.00)	(100.00) %	
3210 - Maintenance Fees	1,280.00	90.13	107.00	(16.87)	(15.76) %		90.13	107.00	(16.87)	(15.76) %	
3215 - Court Fees - Tenant	315.00	0.00	26.00	(26.00)	(100.00) %		0.00	26.00	(26.00)	(100.00) %	
3220 - Reletting Fees	1,055.00	0.00	88.00	(88.00)	(100.00) %		0.00	88.00	(88.00)	(100.00) %	
3225 - Move-out Charges	3,085.00	494.88	257.00	237.88	92.56 %		494.88	257.00	237.88	92.56 %	
3235 - Screening Fees	525.00	0.00	44.00	(44.00)	(100.00) %		0.00	44.00	(44.00)	(100.00) %	
Total Tenant Fees	13,880.00	1,590.01	1,157.00	433.01	37.42 %		1,590.01	1,157.00	433.01	37.42 %	
Other Income											
3300 - Laundry income	335.00	0.00	28.00	(28.00)	(100.00) %		0.00	28.00	(28.00)	(100.00) %	
3315 - Interest income	645.00	61.91	54.00	7.91	14.64 %		61.91	54.00	7.91	14.64 %	
Total Other Income	980.00	61.91	82.00	(20.09)	(24.50) %		61.91	82.00	(20.09)	(24.50) %	
Total Income	1,026,824.00	82,261.64	85,569.66	(3,308.02)	(3.86) %		82,261.64	85,569.66	(3,308.02)	(3.86) %	
Expenses											
Payroll & Related											
4000 - Salaries - Manager	50,614.20	4,342.33	4,217.85	(124.48)	(2.95) %		4,342.33	4,217.85	(124.48)	(2.95) %	
4005 - Salaries - Assistant Manager	45,954.48	176.78	3,829.54	3,652.76	95.38 %		176.78	3,829.54	3,652.76	95.38 %	
4015 - Salaries - Maintenance	83,733.00	3,541.28	6,977.75	3,436.47	49.24 %		3,541.28	6,977.75	3,436.47	49.24 %	
4020 - Health Insurance	26,948.16	1,497.65	2,245.68	748.03	33.30 %		1,497.65	2,245.68	748.03	33.30 %	
4021 - Dental Insurance	1,806.72	0.00	150.56	150.56	100.00 %		0.00	150.56	150.56	100.00 %	
4022 - Vision Insurance	428.64	22.35	35.72	13.37	37.43 %		22.35	35.72	13.37	37.43 %	
4025 - Retirement - Safe Harbor	5,631.23	0.00	469.27	469.27	100.00 %		0.00	469.27	469.27	100.00 %	
4026 - Retirement - Matching	3,754.15	351.23	312.85	(38.38)	(12.26) %		351.23	312.85	(38.38)	(12.26) %	
4027 - Life Insurance	1,296.90	5.85	108.08	102.23	94.58 %		5.85	108.08	102.23	94.58 %	
4028 - Disability Insurance	0.00	66.84	0.00	(66.84)	(100.00) %		66.84	0.00	(66.84)	(100.00) %	

Costa Esmeralda
Budget Comparison
January 31, 2023
117 - Costa Esmeralda
Waco, Texas

	117--Costa Esmeralda									
	Year Ending					Month Ending				
	12/31/2023	Month Ending 01/31/2023				01/31/2023	Year to Date 01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
4030 - Payroll Taxes	14,547.35	713.11	1,212.28	499.17	41.17 %		713.11	1,212.28	499.17	41.17 %
4032 - Worker's Compensation Insurance	1,621.73	55.10	135.15	80.05	59.23 %		55.10	135.15	80.05	59.23 %
4040 - Overtime	7,406.01	30.61	617.17	586.56	95.04 %		30.61	617.17	586.56	95.04 %
4045 - Bonuses	6,000.00	494.00	500.00	6.00	1.20 %		494.00	500.00	6.00	1.20 %
Total Payroll & Related	249,742.57	11,297.13	20,811.90	9,514.77	45.71 %		11,297.13	20,811.90	9,514.77	45.71 %
Administrative Expenses										
4035 - Uniforms	5,025.00	409.07	419.00	9.93	2.36 %		409.07	419.00	9.93	2.36 %
4100 - Management Fees	45,320.00	5,142.89	3,777.00	(1,365.89)	(36.16) %		5,142.89	3,777.00	(1,365.89)	(36.16) %
4101 - Compliance Fee - THF	16,800.00	1,400.00	1,400.00	0.00	0.00 %		1,400.00	1,400.00	0.00	0.00 %
4102 - Office Equipment & Furniture	350.00	0.00	29.00	29.00	100.00 %		0.00	29.00	29.00	100.00 %
4103 - Paper	110.00	0.00	9.00	9.00	100.00 %		0.00	9.00	9.00	100.00 %
4104 - Toner	0.00	102.74	0.00	(102.74)	(100.00) %	Toner	102.74	0.00	(102.74)	(100.00) %
4105 - Postage	160.00	0.00	13.00	13.00	100.00 %		0.00	13.00	13.00	100.00 %
4106 - Office Supplies	860.00	94.41	72.00	(22.41)	(31.12) %		94.41	72.00	(22.41)	(31.12) %
4108 - IT Contract	3,372.00	281.00	281.00	0.00	0.00 %		281.00	281.00	0.00	0.00 %
4109 - IT Hardware	350.00	102.82	29.00	(73.82)	(254.55) %		102.82	29.00	(73.82)	(254.55) %
4110 - IT Software	7,966.22	624.91	664.00	39.09	5.88 %		624.91	664.00	39.09	5.88 %
4111 - Telephone & Fax	7,334.00	423.70	611.00	187.30	30.65 %		423.70	611.00	187.30	30.65 %
4112 - Internet	2,495.00	209.95	208.00	(1.95)	(0.93) %		209.95	208.00	(1.95)	(0.93) %
4113 - Television	846.00	68.44	71.00	2.56	3.60 %		68.44	71.00	2.56	3.60 %
4114 - Misc Admin Expense	1,400.00	699.06	117.00	(582.06)	(497.48) %		699.06	117.00	(582.06)	(497.48) %
4115 - Staff Training	2,000.00	990.00	167.00	(823.00)	(492.81) %	TAA 2023 Confer- ence for PM and Assistant Heart of Texas As- sociation	990.00	167.00	(823.00)	(492.81) %
4116 - Membership Dues	1,087.00	573.00	91.00	(482.00)	(529.67) %		573.00	91.00	(482.00)	(529.67) %
4117 - Vehicle Maintenance & Repairs	230.00	0.00	19.00	19.00	100.00 %		0.00	19.00	19.00	100.00 %
4119 - Travel	2,675.00	0.00	223.00	223.00	100.00 %		0.00	223.00	223.00	100.00 %
4120 - Bank Fees	254.64	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %
4121 - Eviction	657.00	1,044.00	55.00	(989.00)	(1,798.18) %	6 eviction checks requested	1,044.00	55.00	(989.00)	(1,798.18) %
4122 - Screening Services	523.00	133.79	44.00	(89.79)	(204.06) %		133.79	44.00	(89.79)	(204.06) %
4125 - Audit Fees	7,500.00	0.00	625.00	625.00	100.00 %		0.00	625.00	625.00	100.00 %
4126 - Legal Fees	15,120.00	1,260.00	1,260.00	0.00	0.00 %		1,260.00	1,260.00	0.00	0.00 %
4127 - Tax Prep Fees	1,500.00	3,000.00	125.00	(2,875.00)	(2,300.00) %		3,000.00	125.00	(2,875.00)	(2,300.00) %
4129 - Fuel	230.00	13.09	19.00	5.91	31.10 %		13.09	19.00	5.91	31.10 %
4136 - Contract Labor	0.00	449.50	0.00	(449.50)	(100.00) %	Contract Labor/ Temp work	449.50	0.00	(449.50)	(100.00) %
4138 - Answering Service	0.00	350.00	0.00	(350.00)	(100.00) %	Call Answering ser- vice -this was bud- geted in telephone YTD	350.00	0.00	(350.00)	(100.00) %
4250 - Resident Services Fee - THF	5,600.04	466.67	467.00	0.33	0.07 %		466.67	467.00	0.33	0.07 %
4258 - Resident Services - Supplies	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %
Total Administrative Expenses	130,264.90	17,839.04	10,858.00	(6,981.04)	(64.29) %		17,839.04	10,858.00	(6,981.04)	(64.29) %
Marketing Expenses										
4200 - Signage	750.00	0.00	63.00	63.00	100.00 %		0.00	63.00	63.00	100.00 %

1-2023 Invoiced in
\$3000 increments
but budgeted over
12 months

1-2023 Call An-
swering service -
this was budgeted
in telephone YTD

Costa Esmeralda
Budget Comparison
January 31, 2023
117 - Costa Esmeralda
Waco, Texas

	117--Costa Esmeralda						117--Costa Esmeralda				
	Year Ending					Month Ending					Year To Date
	12/31/2023	Month Ending 01/31/2023				Month Ending	Year to Date 01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
4201 - Printed Material	848.00	65.17	71.00	5.83	8.21 %		65.17	71.00	5.83	8.21 %	
4202 - Internet Advertising	666.00	54.00	56.00	2.00	3.57 %		54.00	56.00	2.00	3.57 %	
4203 - Flags/Poles	375.00	0.00	31.00	31.00	100.00 %		0.00	31.00	31.00	100.00 %	
4204 - Advertising - Other	750.00	0.00	63.00	63.00	100.00 %		0.00	63.00	63.00	100.00 %	
Total Marketing Expenses	3,389.00	119.17	284.00	164.83	58.03 %		119.17	284.00	164.83	58.03 %	
Utilities											
4300 - Utilities - Electric Vacancies	5,300.00	150.13	442.00	291.87	66.03 %		150.13	442.00	291.87	66.03 %	
4301 - Utilities - Electric - Office/Other	10,000.00	1,515.19	833.00	(682.19)	(81.89) %	Office and building lights	1,515.19	833.00	(682.19)	(81.89) %	
4311 - Utilities - Water - Other	8,750.00	253.64	300.00	46.36	15.45 %		253.64	300.00	46.36	15.45 %	
4315 - Utilities - Water	54,000.00	5,214.73	4,500.00	(714.73)	(15.88) %	higher from broken pipes during freeze	5,214.73	4,500.00	(714.73)	(15.88) %	
4325 - Utilities - Sewer	65,800.00	6,689.69	5,500.00	(1,189.69)	(21.63) %	broken pipes during freeze	6,689.69	5,500.00	(1,189.69)	(21.63) %	
4330 - Utilities - Gas Vacancies	2,220.00	182.58	185.00	2.42	1.30 %		182.58	185.00	2.42	1.30 %	
4335 - Utilities - Gas Occupied	844.00	0.00	70.00	70.00	100.00 %		0.00	70.00	70.00	100.00 %	
4340 - Utilities - Trash	22,200.00	1,840.80	1,850.00	9.20	0.49 %		1,840.80	1,850.00	9.20	0.49 %	
4341 - Utilities - Other	0.00	873.02	0.00	(873.02)	(100.00) %	New drainage fee from city of waco	873.02	0.00	(873.02)	(100.00) %	
Total Utilities	169,114.00	16,719.78	13,680.00	(3,039.78)	(22.22) %		16,719.78	13,680.00	(3,039.78)	(22.22) %	
Operating & Maintenance Expenses											
4451 - Make-Ready - A/C	460.00	0.00	38.00	38.00	100.00 %		0.00	38.00	38.00	100.00 %	
4452 - Make-Ready - Appliances	5,560.00	0.00	463.00	463.00	100.00 %		0.00	463.00	463.00	100.00 %	
4453 - Make-Ready - Electrical	90.00	43.29	8.00	(35.29)	(441.12) %		43.29	8.00	(35.29)	(441.12) %	
4454 - Make-Ready - Plumbing	915.00	0.00	76.00	76.00	100.00 %		0.00	76.00	76.00	100.00 %	
4455 - Make-Ready - Tile	160.00	0.00	13.00	13.00	100.00 %		0.00	13.00	13.00	100.00 %	
4456 - Make-Ready - Carpet	5,840.00	1,088.95	487.00	(601.95)	(123.60) %		1,088.95	487.00	(601.95)	(123.60) %	
4457 - Make-Ready - Vinyl	1,771.00	0.00	148.00	148.00	100.00 %		0.00	148.00	148.00	100.00 %	
4458 - Make-Ready - Painting	3,148.00	0.00	262.00	262.00	100.00 %		0.00	262.00	262.00	100.00 %	
4459 - Make- Ready - Cleaning	350.00	0.00	29.00	29.00	100.00 %		0.00	29.00	29.00	100.00 %	
4460 - Make-Ready - Other	680.00	0.00	57.00	57.00	100.00 %		0.00	57.00	57.00	100.00 %	
4461 - Make-Ready - Drywall Repair	160.00	0.00	13.00	13.00	100.00 %		0.00	13.00	13.00	100.00 %	
4464 - Make Ready - Window Treatments	1,075.00	117.20	90.00	(27.20)	(30.22) %		117.20	90.00	(27.20)	(30.22) %	
4465 - Make Ready - Doors/Locks/Keys	560.00	0.00	47.00	47.00	100.00 %		0.00	47.00	47.00	100.00 %	
Total Operating & Maintenance Expenses	20,769.00	1,249.44	1,731.00	481.56	27.81 %		1,249.44	1,731.00	481.56	27.81 %	
Maintenance & Repairs											
4400 - Materials - Hardware	1,630.00	13.66	136.00	122.34	89.95 %		13.66	136.00	122.34	89.95 %	
4401 - Materials - A/C	6,847.00	0.00	571.00	571.00	100.00 %		0.00	571.00	571.00	100.00 %	
4402 - Materials - Appliances	6,334.00	439.52	528.00	88.48	16.75 %		439.52	528.00	88.48	16.75 %	
4403 - Materials - Electrical	4,375.00	0.00	365.00	365.00	100.00 %		0.00	365.00	365.00	100.00 %	
4404 - Materials - Plumbing	4,210.00	1,160.25	351.00	(809.25)	(230.55) %	Gas Water Heater/ Faucets	1,160.25	351.00	(809.25)	(230.55) %	
4405 - Materials - Pool	2,041.00	11.87	170.00	158.13	93.01 %		11.87	170.00	158.13	93.01 %	
4406 - Materials - Flooring	520.00	0.00	43.00	43.00	100.00 %		0.00	43.00	43.00	100.00 %	
4407 - Materials - Paint	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
4408 - Materials - Janitorial	1,157.00	0.00	96.00	96.00	100.00 %		0.00	96.00	96.00	100.00 %	
4409 - Materials - Landscaping & Irrigation	77.00	0.00	6.00	6.00	100.00 %		0.00	6.00	6.00	100.00 %	
4410 - Materials - Smoke Alarms	355.00	0.00	30.00	30.00	100.00 %		0.00	30.00	30.00	100.00 %	
4411 - Materials - Drywall Repair	130.00	0.00	11.00	11.00	100.00 %		0.00	11.00	11.00	100.00 %	

Costa Esmeralda Budget Comparison

January 31, 2023

117 - Costa Esmeralda
Waco, Texas

	117--Costa Esmeralda											
	Year Ending					Month Ending	Month Ending	Year to Date	Year to Date	Year To Date		
	12/31/2023	Month Ending 01/31/2023				01/31/2023	01/31/2023	01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note	
4412 - Materials - Screens	530.00	0.00	44.00	44.00	100.00 %		0.00	44.00	44.00	100.00 %		
4413 - Materials - Doors/Locks/Keys	241.00	56.94	20.00	(36.94)	(184.70) %		56.94	20.00	(36.94)	(184.70) %		
4414 - Materials - Light Bulbs/Fixtures	2,440.00	553.29	203.00	(350.29)	(172.55) %	Breezeway light re- placements	553.29	203.00	(350.29)	(172.55) %		
4415 - Materials - Exterior Lights	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %		
4416 - Materials - Other	113.00	0.00	9.00	9.00	100.00 %		0.00	9.00	9.00	100.00 %		
4417 - Small Tools	0.00	83.90	0.00	(83.90)	(100.00) %		83.90	0.00	(83.90)	(100.00) %		
4418 - Fire Extinguishers	105.00	0.00	9.00	9.00	100.00 %		0.00	9.00	9.00	100.00 %		
Total Maintenance & Repairs	31,855.00	2,319.43	2,655.00	335.57	12.63 %		2,319.43	2,655.00	335.57	12.63 %		
Contract Costs												
4500 - Contract Costs - Pest Control	8,996.00	220.00	750.00	530.00	70.66 %		220.00	750.00	530.00	70.66 %		
4501 - Contract Costs - Landscaping	36,420.00	3,361.91	3,035.00	(326.91)	(10.77) %	Monthly landscap- ing charge	3,361.91	3,035.00	(326.91)	(10.77) %		
4502 - Contract Costs - Irrigation	2,905.00	8,798.86	242.00	(8,556.86)	(3,535.89) %	Irrigation repairs- replacement re- serve draw	8,798.86	242.00	(8,556.86)	(3,535.89) %		
4504 - Contract Costs - A/C Repair	2,310.00	0.00	193.00	193.00	100.00 %		0.00	193.00	193.00	100.00 %		
4505 - Contract Costs - A/C Replacement	410.00	0.00	34.00	34.00	100.00 %		0.00	34.00	34.00	100.00 %		
4506 - Contract Costs - Plumbing	0.00	646.08	0.00	(646.08)	(100.00) %	Repairs to plumb- ing lines	646.08	0.00	(646.08)	(100.00) %		
4507 - Contract Costs - Electrical	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %		
4508 - Contract Costs - Carpet Cleaning	200.00	0.00	17.00	17.00	100.00 %		0.00	17.00	17.00	100.00 %		
4509 - Contract Costs - Carpet Replacement	4,552.00	0.00	379.00	379.00	100.00 %		0.00	379.00	379.00	100.00 %		
4511 - Contract Costs - Tile Replacement	170.00	0.00	14.00	14.00	100.00 %		0.00	14.00	14.00	100.00 %		
4514 - Contract Costs - Pool	4,120.00	0.00	343.00	343.00	100.00 %		0.00	343.00	343.00	100.00 %		
4515 - Contract Costs - Flooring	480.00	269.48	40.00	(229.48)	(573.70) %	replace bedroom carpet	269.48	40.00	(229.48)	(573.70) %		
4516 - Contract Costs - Custodian	2,580.00	514.00	215.00	(299.00)	(139.06) %		514.00	215.00	(299.00)	(139.06) %		
4518 - Contract Costs - Fire Monitoring	11,235.00	1,226.00	936.00	(290.00)	(30.98) %	Repairs from freeze	1,226.00	936.00	(290.00)	(30.98) %		
4520 - Contract Costs - Fire Extinguishers	0.00	1,995.00	0.00	(1,995.00)	(100.00) %	New fire extinguish- ers to pass inspec- tion	1,995.00	0.00	(1,995.00)	(100.00) %		
4522 - Contract Costs - Glass	230.00	0.00	19.00	19.00	100.00 %		0.00	19.00	19.00	100.00 %		
4524 - Contract Costs - Other	2,500.00	714.45	208.00	(506.45)	(243.48) %	Water extractions	714.45	208.00	(506.45)	(243.48) %		
Total Contract Costs	77,208.00	17,745.78	6,433.00	(11,312.78)	(175.85) %		17,745.78	6,433.00	(11,312.78)	(175.85) %		
Taxes & Insurance												
4600 - Property Insurance	43,000.00	3,551.13	3,583.00	31.87	0.88 %		3,551.13	3,583.00	31.87	0.88 %		
Total Taxes & Insurance	43,000.00	3,551.13	3,583.00	31.87	0.88 %		3,551.13	3,583.00	31.87	0.88 %		
Total Operating Expenses	725,342.47	70,840.90	60,035.90	(10,805.00)	(17.99) %		70,840.90	60,035.90	(10,805.00)	(17.99) %		
Net Operating Income (Loss)	301,481.53	11,420.74	25,533.76	(14,113.02)	(55.27) %		11,420.74	25,533.76	(14,113.02)	(55.27) %		
Non-Operating Income												
3400 - CAPEX funding from Replacement Re- serves	66,000.00	0.00	5,500.00	(5,500.00)	(100.00) %	Irrigation place- ment reserve needs to be moved here.	0.00	5,500.00	(5,500.00)	(100.00) %		
Total Non-Operating Income	66,000.00	0.00	5,500.00	(5,500.00)	(100.00) %		0.00	5,500.00	(5,500.00)	(100.00) %		
Non-Operating Expenses												

Costa Esmeralda
Budget Comparison
January 31, 2023
117 - Costa Esmeralda
Waco, Texas

	117--Costa Esmeralda									
	Year Ending	Month Ending 01/31/2023				Month Ending	Year to Date 01/31/2023			
	12/31/2023	01/31/2023				01/31/2023	01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
Capital Expenditures										
4735 - Capital Expenditures	66,000.00	0.00	5,500.00	5,500.00	100.00 %		0.00	5,500.00	5,500.00	100.00 %
Total Capital Expenditures	66,000.00	0.00	5,500.00	5,500.00	100.00 %		0.00	5,500.00	5,500.00	100.00 %
Depreciation & Amortization										
4710 - Depreciation	260,413.00	21,701.09	21,701.00	(0.09)	0.00 %		21,701.09	21,701.00	(0.09)	0.00 %
4715 - Amortization	14,009.48	1,102.69	1,167.00	64.31	5.51 %		1,102.69	1,167.00	64.31	5.51 %
Total Depreciation & Amortization	274,422.48	22,803.78	22,868.00	64.22	0.28 %		22,803.78	22,868.00	64.22	0.28 %
Debt Services										
4700 - Mortgage Interest #1	82,200.00	7,091.67	6,850.00	(241.67)	(3.52) %		7,091.67	6,850.00	(241.67)	(3.52) %
Total Debt Services	82,200.00	7,091.67	6,850.00	(241.67)	(3.52) %		7,091.67	6,850.00	(241.67)	(3.52) %
Other Non-Operating Expenses										
4800 - TDHCA Compliance	4,480.00	4,480.00	373.00	(4,107.00)	(1,101.07) %	Annual compliance fee	4,480.00	373.00	(4,107.00)	(1,101.07) %
4801 - TDHCA Asset Management Fee	3,920.00	0.00	327.00	327.00	100.00 %		0.00	327.00	327.00	100.00 %
Total Other Non-Operating Expenses	8,400.00	4,480.00	700.00	(3,780.00)	(540.00) %		4,480.00	700.00	(3,780.00)	(540.00) %
Total Non-Operating Expenses	431,022.48	34,375.45	35,918.00	1,542.55	4.29 %		34,375.45	35,918.00	1,542.55	4.29 %
Net Income (Loss)	(63,540.95)	(22,954.71)	(4,884.24)	(18,070.47)	(369.97) %		(22,954.71)	(4,884.24)	(18,070.47)	(369.97) %

Gateway Northwest

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Assets		
Current Assets		
Cash		
1004 - Cash - OPERATING #2	635,483.25	660,288.19
1016 - Cash - Tenant Security Deposits #2	132,002.23	131,331.01
Total Cash	<u>767,485.48</u>	<u>791,619.20</u>
Accounts Receivable		
1200 - A/R - Tenant	1,350.00	1,400.00
Total Accounts Receivable	<u>1,350.00</u>	<u>1,400.00</u>
Deposits & Escrows		
1102 - Lender Held Replacement Reserves	474,241.71	469,038.21
1105 - Insurance Escrow	119,017.66	104,751.47
1110 - Operating Reserves PNC 0158	720,599.58	719,653.19
Total Deposits & Escrows	<u>1,313,858.95</u>	<u>1,293,442.87</u>
Other Current Assets		
1410 - Prepaid Insurance	49,233.67	55,419.76
1411 - Prepaid MIP	24,637.26	24,637.26
Total Other Current Assets	<u>73,870.93</u>	<u>80,057.02</u>
Total Current Assets	2,156,565.36	2,166,519.09
Fixed Assets		
1610 - Building	18,833,275.06	18,833,275.06
1630 - Furniture & Fixtures	70,524.84	70,524.84
1640 - Equipment	7,500.00	7,500.00
1650 - Vehicles	6,886.22	6,886.22
Total Fixed Assets	<u>18,918,186.12</u>	<u>18,918,186.12</u>
Depreciation & Amortization		
1700 - Accumulated Depreciation	(3,496,720.33)	(3,456,234.23)
Total Depreciation & Amortization	<u>(3,496,720.33)</u>	<u>(3,456,234.23)</u>
Total Fixed Assets	15,421,465.79	15,461,951.89
Other Assets		
1500 - Prepaid Land Leases	1,274,507.84	1,275,692.33
1510 - Other Depreciable/Amortizable assets	68,115.00	68,115.00
1710 - Accumulated Amortization	(33,111.54)	(32,733.12)
Total Other Assets	<u>1,309,511.30</u>	<u>1,311,074.21</u>
Total Assets	<u>18,887,542.45</u>	<u>18,939,545.19</u>

Gateway Northwest

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Liabilities & Equity		
Liabilities		
Current Liabilities		
2000 - A/P – Trade	29,327.98	39,362.51
2001 - A/P – THFHMC	16,553.20	15,139.86
2527 - A/P - Chase 1742	646.18	1,259.71
2551 - A/P - Chase 2080	1,630.63	0.00
2569 - A/P - Elan 6620	1,413.02	896.47
2573 - A/P - Chase 1947	0.00	31.12
Total Current Liabilities	<u>49,571.01</u>	<u>56,689.67</u>
Other Current Liabilities		
2100 - Prepaid Rent	27,775.48	44,791.50
2200 - Tenant Security Deposits	73,397.00	74,197.00
2226 - Accrued Interest	34,221.44	34,221.44
Total Other Current Liabilities	<u>135,393.92</u>	<u>153,209.94</u>
Long Term Liabilities		
2300 - N/P - PNC	10,942,873.57	10,957,450.14
2301 - N/P - TDHCA (Surplus Cash Note)	1,699,500.00	1,699,500.00
2302 - N/P - ILG (Surplus Cash Note)	1,200,000.00	1,200,000.00
2310 - Loan Costs	(229,299.10)	(229,916.45)
Total Long Term Liabilities	<u>13,613,074.47</u>	<u>13,627,033.69</u>
Other Liabilities		
2220 - Partnership Mgmt Fee - THF	327,905.90	327,905.90
2224 - Accrued Investor Service Fee	0.00	11,068.86
2227 - Accrued Interest - Dev Fees	194,142.03	194,142.03
2228 - Accrued Interest - ILG Surplus Note	364,700.05	364,700.05
2405 - Developer Fees - Limited Partner (ILG)	649,500.53	649,500.53
Total Other Liabilities	<u>1,536,248.51</u>	<u>1,547,317.37</u>
Total Liabilities	15,334,287.91	15,384,250.67
Equity		
2911 - ILP Capital	476,732.00	476,732.00
Retained Earnings	3,078,562.52	2,907,554.70
Current Net Income	(2,039.98)	171,007.82
Total Equity	<u>3,553,254.54</u>	<u>3,555,294.52</u>
Total Liabilities & Equity	<u>18,887,542.45</u>	<u>18,939,545.19</u>

Gateway Northwest Budget Comparison January 31, 2023 118 - Gateway Northwest Georgetown, Texas											
	118--Gateway Northwest										
	Year Ending				Month Ending		Month Ending				Year To Date
	12/31/2023	Month Ending 01/31/2023			01/31/2023		01/31/2023	Year to Date 01/31/2023			01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
Income											
Rental Income											
3000 - Scheduled Rent	2,895,852.00	243,603.00	241,321.00	2,282.00	0.94 %		243,603.00	241,321.00	2,282.00	0.94 %	
Total Rental Income	2,895,852.00	243,603.00	241,321.00	2,282.00	0.94 %		243,603.00	241,321.00	2,282.00	0.94 %	
Vacancy, Losses & Concessions											
3010 - Loss to Lease	(376,275.00)	(46,581.00)	(31,356.00)	(15,225.00)	(48.55) %	raising rents \$50.00 at renewal and charging max rents for all new move ins	(46,581.00)	(31,356.00)	(15,225.00)	(48.55) %	
3015 - Vacancy Loss	(220,725.00)	(20,779.00)	(18,394.00)	(2,385.00)	(12.96) %	16 vacancies	(20,779.00)	(18,394.00)	(2,385.00)	(12.96) %	
3030 - Rental Concessions: Tenant	(5,630.00)	0.00	(469.00)	469.00	100.00 %		0.00	(469.00)	469.00	100.00 %	
3035 - Rental Concessions: Employee	(6,504.00)	(542.00)	(542.00)	0.00	0.00 %		(542.00)	(542.00)	0.00	0.00 %	
3040 - Rental Concessions: Courtesy Officer	(9,600.00)	(598.00)	(800.00)	202.00	25.25 %		(598.00)	(800.00)	202.00	25.25 %	
3050 - Bad Debt	(25,000.00)	(4,624.75)	(2,083.00)	(2,541.75)	(122.02) %	315- charges for cleaning and damages, 225 accelerated rent, damage, and cleaning charges-early move out, 136-cleaning and damage charges	(4,624.75)	(2,083.00)	(2,541.75)	(122.02) %	
Total Vacancy, Losses & Concessions	(643,734.00)	(73,124.75)	(53,644.00)	(19,480.75)	(36.31) %		(73,124.75)	(53,644.00)	(19,480.75)	(36.31) %	
Net Rental Income	2,252,118.00	170,478.25	187,677.00	(17,198.75)	(9.16) %		170,478.25	187,677.00	(17,198.75)	(9.16) %	
Tenant Fees											
3200 - Late Fees	10,800.00	945.00	900.00	45.00	5.00 %		945.00	900.00	45.00	5.00 %	
3205 - NSF Fees	260.00	25.00	22.00	3.00	13.63 %		25.00	22.00	3.00	13.63 %	
3210 - Maintenance Fees	700.00	0.00	58.00	(58.00)	(100.00) %		0.00	58.00	(58.00)	(100.00) %	
3215 - Court Fees - Tenant	720.00	0.00	60.00	(60.00)	(100.00) %		0.00	60.00	(60.00)	(100.00) %	
3220 - Reletting Fees	9,910.00	1,984.75	826.00	1,158.75	140.28 %		1,984.75	826.00	1,158.75	140.28 %	
3225 - Move-out Charges	18,005.00	1,810.00	1,500.00	310.00	20.66 %		1,810.00	1,500.00	310.00	20.66 %	
3235 - Screening Fees	3,679.00	353.00	307.00	46.00	14.98 %		353.00	307.00	46.00	14.98 %	
Total Tenant Fees	44,074.00	5,117.75	3,673.00	1,444.75	39.33 %		5,117.75	3,673.00	1,444.75	39.33 %	
Other Income											
3300 - Laundry income	867.00	0.00	72.00	(72.00)	(100.00) %		0.00	72.00	(72.00)	(100.00) %	
3310 - Vendor Revenue Sharing	5,450.00	0.00	454.00	(454.00)	(100.00) %		0.00	454.00	(454.00)	(100.00) %	
3315 - Interest income	1,782.00	957.61	149.00	808.61	542.69 %		957.61	149.00	808.61	542.69 %	
Total Other Income	8,099.00	957.61	675.00	282.61	41.86 %		957.61	675.00	282.61	41.86 %	
Total Income	2,304,291.00	176,553.61	192,025.00	(15,471.39)	(8.05) %		176,553.61	192,025.00	(15,471.39)	(8.05) %	
Expenses											
Payroll & Related											
4000 - Salaries - Manager	44,889.98	3,882.79	3,740.83	(141.96)	(3.79) %		3,882.79	3,740.83	(141.96)	(3.79) %	
4005 - Salaries - Assistant Manager	38,110.73	3,228.79	3,175.89	(52.90)	(1.66) %		3,228.79	3,175.89	(52.90)	(1.66) %	
4010 - Salaries - Leasing Agent	35,561.76	2,889.22	2,963.48	74.26	2.50 %		2,889.22	2,963.48	74.26	2.50 %	
4015 - Salaries - Maintenance	91,084.50	3,003.77	7,590.38	4,586.61	60.42 %		3,003.77	7,590.38	4,586.61	60.42 %	

Gateway Northwest
Budget Comparison
January 31, 2023
118 - Gateway Northwest
Georgetown, Texas

	118--Gateway Northwest						118--Gateway Northwest					
	Year Ending					Month Ending					Year To Date	
	12/31/2023	Month Ending 01/31/2023				Month Ending 01/31/2023	Year to Date 01/31/2023				01/31/2023	
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note	
4020 - Health Insurance	33,685.20	1,797.18	2,807.10	1,009.92	35.97 %		1,797.18	2,807.10	1,009.92	35.97 %		
4021 - Dental Insurance	2,258.40	0.00	188.20	188.20	100.00 %		0.00	188.20	188.20	100.00 %		
4022 - Vision Insurance	535.80	26.82	44.65	17.83	39.93 %		26.82	44.65	17.83	39.93 %		
4025 - Retirement - Safe Harbor	6,503.30	0.00	541.94	541.94	100.00 %		0.00	541.94	541.94	100.00 %		
4026 - Retirement - Matching	4,335.53	322.84	361.29	38.45	10.64 %		322.84	361.29	38.45	10.64 %		
4027 - Life Insurance	1,517.78	7.02	126.48	119.46	94.44 %		7.02	126.48	119.46	94.44 %		
4028 - Disability Insurance	0.00	67.62	0.00	(67.62)	(100.00) %		67.62	0.00	(67.62)	(100.00) %		
4030 - Payroll Taxes	16,800.20	1,184.90	1,400.02	215.12	15.36 %		1,184.90	1,400.02	215.12	15.36 %		
4032 - Worker's Compensation Insurance	1,885.68	88.89	157.14	68.25	43.43 %		88.89	157.14	68.25	43.43 %		
4040 - Overtime	7,129.77	63.82	594.15	530.33	89.25 %		63.82	594.15	530.33	89.25 %		
4045 - Bonuses	7,000.00	697.00	583.00	(114.00)	(19.55) %	These are paid quarterly and budgeted out monthly.	697.00	583.00	(114.00)	(19.55) %		
Total Payroll & Related	291,298.63	17,260.66	24,274.55	7,013.89	28.89 %		17,260.66	24,274.55	7,013.89	28.89 %		
Administrative Expenses												
4035 - Uniforms	3,712.00	0.00	309.00	309.00	100.00 %		0.00	309.00	309.00	100.00 %		
4100 - Management Fees	86,260.00	7,011.72	7,188.00	176.28	2.45 %		7,011.72	7,188.00	176.28	2.45 %		
4102 - Office Equipment & Furniture	450.00	0.00	38.00	38.00	100.00 %		0.00	38.00	38.00	100.00 %		
4103 - Paper	771.00	84.00	64.00	(20.00)	(31.25) %		84.00	64.00	(20.00)	(31.25) %		
4104 - Toner	1,124.00	0.00	94.00	94.00	100.00 %		0.00	94.00	94.00	100.00 %		
4105 - Postage	334.00	0.00	28.00	28.00	100.00 %		0.00	28.00	28.00	100.00 %		
4106 - Office Supplies	5,000.00	829.89	417.00	(412.89)	(99.01) %	Nov and Dec water service billing at over \$200 each	829.89	417.00	(412.89)	(99.01) %		
4108 - IT Contract	3,372.00	281.00	281.00	0.00	0.00 %		281.00	281.00	0.00	0.00 %		
4109 - IT Hardware	450.00	0.00	38.00	38.00	100.00 %		0.00	38.00	38.00	100.00 %		
4110 - IT Software	12,575.18	1,059.28	1,048.00	(11.28)	(1.07) %		1,059.28	1,048.00	(11.28)	(1.07) %		
4111 - Telephone & Fax	3,214.00	0.00	268.00	268.00	100.00 %		0.00	268.00	268.00	100.00 %		
4112 - Internet	4,548.00	13.54	379.00	365.46	96.42 %		13.54	379.00	365.46	96.42 %		
4113 - Television	1,869.00	0.00	156.00	156.00	100.00 %		0.00	156.00	156.00	100.00 %		
4114 - Misc Admin Expense	0.00	1,523.43	0.00	(1,523.43)	(100.00) %	Job postings	1,523.43	0.00	(1,523.43)	(100.00) %		
4115 - Staff Training	2,500.00	990.00	208.00	(782.00)	(375.96) %	TAA conference registration for manager and assistant	990.00	208.00	(782.00)	(375.96) %		
4116 - Membership Dues	780.00	100.00	65.00	(35.00)	(53.84) %		100.00	65.00	(35.00)	(53.84) %		
4117 - Vehicle Maintenance & Repairs	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %		
4119 - Travel	3,913.00	81.22	326.00	244.78	75.08 %		81.22	326.00	244.78	75.08 %		
4120 - Bank Fees	254.64	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %		
4121 - Eviction	720.00	0.00	60.00	60.00	100.00 %		0.00	60.00	60.00	100.00 %		
4122 - Screening Services	1,674.00	333.22	140.00	(193.22)	(138.01) %		333.22	140.00	(193.22)	(138.01) %		
4125 - Audit Fees	7,500.00	0.00	625.00	625.00	100.00 %		0.00	625.00	625.00	100.00 %		
4127 - Tax Prep Fees	1,500.00	3,000.00	125.00	(2,875.00)	(2,300.00) %		3,000.00	125.00	(2,875.00)	(2,300.00) %		
4129 - Fuel	134.00	0.00	11.00	11.00	100.00 %		0.00	11.00	11.00	100.00 %		
4130 - Late Fees	0.00	20.00	0.00	(20.00)	(100.00) %		20.00	0.00	(20.00)	(100.00) %		
4132 - Employee Gifts	500.00	39.29	42.00	2.71	6.45 %		39.29	42.00	2.71	6.45 %		
4134 - Contract Costs - Admin	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %		
4136 - Contract Labor	0.00	7,577.52	0.00	(7,577.52)	(100.00) %	Using temp. Service and magic make readies.	7,577.52	0.00	(7,577.52)	(100.00) %		
4138 - Answering Service	0.00	400.00	0.00	(400.00)	(100.00) %	PTA phone service-	400.00	0.00	(400.00)	(100.00) %	1-2023 PTA phone	

Gateway Northwest
Budget Comparison
January 31, 2023
118 - Gateway Northwest
Georgetown, Texas

	118--Gateway Northwest									
	Year Ending	Month Ending				Month Ending	Year To Date			
	12/31/2023	01/31/2023				01/31/2023	01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
						this was budgeted in annual telephone budget				service-this was budgeted in annual telephone budget
4258 - Resident Services - Supplies	2,000.00	77.54	167.00	89.46	53.56 %		77.54	167.00	89.46	53.56 %
Total Administrative Expenses	146,154.82	23,421.65	12,182.00	(11,239.65)	(92.26) %		23,421.65	12,182.00	(11,239.65)	(92.26) %
Marketing Expenses										
4200 - Signage	870.00	0.00	73.00	73.00	100.00 %		0.00	73.00	73.00	100.00 %
4201 - Printed Material	2,133.00	99.93	178.00	78.07	43.85 %		99.93	178.00	78.07	43.85 %
4202 - Internet Advertising	6,896.00	558.00	575.00	17.00	2.95 %		558.00	575.00	17.00	2.95 %
4203 - Flags/Poles	750.00	0.00	63.00	63.00	100.00 %		0.00	63.00	63.00	100.00 %
4204 - Advertising - Other	2,718.00	226.40	227.00	0.60	0.26 %		226.40	227.00	0.60	0.26 %
Total Marketing Expenses	13,367.00	884.33	1,116.00	231.67	20.75 %		884.33	1,116.00	231.67	20.75 %
Utilities										
4300 - Utilities - Electric Vacancies	8,100.00	1,841.22	675.00	(1,166.22)	(172.77) %	Billing is for November and December vacant electric.	1,841.22	675.00	(1,166.22)	(172.77) %
4301 - Utilities - Electric - Office/Other	19,400.00	1,973.39	1,600.00	(373.39)	(23.33) %	Heat turned up due to cold weather to protect the office from damage	1,973.39	1,600.00	(373.39)	(23.33) %
4315 - Utilities - Water	32,400.00	4,224.25	2,700.00	(1,524.25)	(56.45) %	Same as December 2022 billing	4,224.25	2,700.00	(1,524.25)	(56.45) %
4325 - Utilities - Sewer	20,400.00	4,656.60	1,700.00	(2,956.60)	(173.91) %	Same as December 2022 billing	4,656.60	1,700.00	(2,956.60)	(173.91) %
4340 - Utilities - Trash	57,600.00	4,781.40	4,800.00	18.60	0.38 %		4,781.40	4,800.00	18.60	0.38 %
4341 - Utilities - Other	840.00	9.10	70.00	60.90	87.00 %		9.10	70.00	60.90	87.00 %
Total Utilities	138,740.00	17,485.96	11,545.00	(5,940.96)	(51.45) %		17,485.96	11,545.00	(5,940.96)	(51.45) %
Operating & Maintenance Expenses										
4450 - Make-Ready - Hardware	1,373.00	0.00	114.00	114.00	100.00 %		0.00	114.00	114.00	100.00 %
4451 - Make-Ready - A/C	1,020.00	0.00	85.00	85.00	100.00 %		0.00	85.00	85.00	100.00 %
4452 - Make-Ready - Appliances	990.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %
4453 - Make-Ready - Electrical	360.00	0.00	30.00	30.00	100.00 %		0.00	30.00	30.00	100.00 %
4454 - Make-Ready - Plumbing	1,370.00	0.00	114.00	114.00	100.00 %		0.00	114.00	114.00	100.00 %
4456 - Make-Ready - Carpet	8,500.00	1,309.05	708.00	(601.05)	(84.89) %	424 new carpet for make ready	1,309.05	708.00	(601.05)	(84.89) %
4458 - Make-Ready - Painting	2,070.00	319.96	173.00	(146.96)	(84.94) %		319.96	173.00	(146.96)	(84.94) %
4459 - Make- Ready - Cleaning	2,760.00	39.64	230.00	190.36	82.76 %		39.64	230.00	190.36	82.76 %
4460 - Make-Ready - Other	695.00	0.00	58.00	58.00	100.00 %		0.00	58.00	58.00	100.00 %
4464 - Make Ready - Window Treatments	5,166.00	0.00	431.00	431.00	100.00 %		0.00	431.00	431.00	100.00 %
4465 - Make Ready - Doors/Locks/Keys	6,677.00	179.00	556.00	377.00	67.80 %		179.00	556.00	377.00	67.80 %
Total Operating & Maintenance Expenses	30,981.00	1,847.65	2,582.00	734.35	28.44 %		1,847.65	2,582.00	734.35	28.44 %
Maintenance & Repairs										
4400 - Materials - Hardware	4,120.00	126.47	343.00	216.53	63.12 %		126.47	343.00	216.53	63.12 %
4401 - Materials - A/C	11,629.00	54.32	969.00	914.68	94.39 %		54.32	969.00	914.68	94.39 %
4402 - Materials - Appliances	23,556.00	971.96	1,963.00	991.04	50.48 %		971.96	1,963.00	991.04	50.48 %
4403 - Materials - Electrical	990.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %
4404 - Materials - Plumbing	6,622.00	379.84	552.00	172.16	31.18 %		379.84	552.00	172.16	31.18 %
4405 - Materials - Pool	3,224.00	0.00	269.00	269.00	100.00 %		0.00	269.00	269.00	100.00 %

Gateway Northwest
Budget Comparison
January 31, 2023
118 - Gateway Northwest
Georgetown, Texas

	118--Gateway Northwest										Year To Date
	Year Ending	Month Ending				Month Ending	Month Ending				
	12/31/2023	Month Ending 01/31/2023				01/31/2023	Year to Date 01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
4407 - Materials - Paint	300.00	260.44	25.00	(235.44)	(941.76) %	paint for the prop-erty	260.44	25.00	(235.44)	(941.76) %	
4408 - Materials - Janitorial	4,074.00	33.18	340.00	306.82	90.24 %		33.18	340.00	306.82	90.24 %	
4409 - Materials - Landscaping & Irrigation	422.00	0.00	35.00	35.00	100.00 %		0.00	35.00	35.00	100.00 %	
4410 - Materials - Smoke Alarms	429.00	0.00	36.00	36.00	100.00 %		0.00	36.00	36.00	100.00 %	
4411 - Materials - Drywall Repair	310.00	0.00	26.00	26.00	100.00 %		0.00	26.00	26.00	100.00 %	
4413 - Materials - Doors/Locks/Keys	3,522.00	438.05	294.00	(144.05)	(48.99) %	quick set locks or-dered	438.05	294.00	(144.05)	(48.99) %	
4414 - Materials - Light Bulbs/Fixtures	10,856.00	154.44	905.00	750.56	82.93 %		154.44	905.00	750.56	82.93 %	
4415 - Materials - Exterior Lights	2,318.00	0.00	193.00	193.00	100.00 %		0.00	193.00	193.00	100.00 %	
4416 - Materials - Other	3,390.00	539.75	283.00	(256.75)	(90.72) %	maintenance sup-plies	539.75	283.00	(256.75)	(90.72) %	
4417 - Small Tools	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %	
4419 - Equipment	0.00	8.76	0.00	(8.76)	(100.00) %		8.76	0.00	(8.76)	(100.00) %	
Total Maintenance & Repairs	76,012.00	2,967.21	6,337.00	3,369.79	53.17 %		2,967.21	6,337.00	3,369.79	53.17 %	
Contract Costs											
4500 - Contract Costs - Pest Control	9,435.00	430.00	786.00	356.00	45.29 %		430.00	786.00	356.00	45.29 %	
4501 - Contract Costs - Landscaping	42,385.00	2,214.55	3,532.00	1,317.45	37.30 %		2,214.55	3,532.00	1,317.45	37.30 %	
4502 - Contract Costs - Irrigation	2,650.00	2,561.25	221.00	(2,340.25)	(1,058.93) %	irrigation repairs	2,561.25	221.00	(2,340.25)	(1,058.93) %	
4504 - Contract Costs - A/C Repair	40,915.00	3,264.92	3,410.00	145.08	4.25 %		3,264.92	3,410.00	145.08	4.25 %	
4505 - Contract Costs - A/C Replacement	13,200.00	7,927.79	1,100.00	(6,827.79)	(620.70) %		7,927.79	1,100.00	(6,827.79)	(620.70) %	
4506 - Contract Costs - Plumbing	3,000.00	0.00	250.00	250.00	100.00 %		0.00	250.00	250.00	100.00 %	
4507 - Contract Costs - Electrical	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %	
4508 - Contract Costs - Carpet Cleaning	1,955.00	250.00	163.00	(87.00)	(53.37) %		250.00	163.00	(87.00)	(53.37) %	
4509 - Contract Costs - Carpet Replacement	4,065.00	0.00	339.00	339.00	100.00 %		0.00	339.00	339.00	100.00 %	
4513 - Contract Costs - Vinyl Replacement	1,560.00	0.00	130.00	130.00	100.00 %		0.00	130.00	130.00	100.00 %	
4514 - Contract Costs - Pool	2,185.00	1,125.80	182.00	(943.80)	(518.57) %	pool werx cleaning company-4 weeks pool cleaning ser-vice at \$283/wk-short staffed in mainte-nance still.	1,125.80	182.00	(943.80)	(518.57) %	
4516 - Contract Costs - Custodian	460.00	0.00	38.00	38.00	100.00 %		0.00	38.00	38.00	100.00 %	
4518 - Contract Costs - Fire Monitoring	10,400.00	303.10	867.00	563.90	65.04 %		303.10	867.00	563.90	65.04 %	
4519 - Contract Costs - Security Alarm	2,090.00	142.90	174.00	31.10	17.87 %		142.90	174.00	31.10	17.87 %	
4520 - Contract Costs - Fire Extinguishers	510.00	0.00	43.00	43.00	100.00 %		0.00	43.00	43.00	100.00 %	
4522 - Contract Costs - Glass	4,630.00	0.00	386.00	386.00	100.00 %		0.00	386.00	386.00	100.00 %	
4524 - Contract Costs - Other	3,500.00	0.00	292.00	292.00	100.00 %		0.00	292.00	292.00	100.00 %	
4526 - Contract Costs - Gate and Fence Re-pairs	0.00	100.65	0.00	(100.65)	(100.00) %	garage repair	100.65	0.00	(100.65)	(100.00) %	
4528 - Contract Costs - General Contractor	0.00	4,200.00	0.00	(4,200.00)	(100.00) %	Contract labor/ temp maintenance	4,200.00	0.00	(4,200.00)	(100.00) %	
Total Contract Costs	143,940.00	22,520.96	11,996.00	(10,524.96)	(87.73) %		22,520.96	11,996.00	(10,524.96)	(87.73) %	
Taxes & Insurance											
4600 - Property Insurance	70,000.00	6,186.09	5,833.00	(353.09)	(6.05) %		6,186.09	5,833.00	(353.09)	(6.05) %	
4840 - Taxes	6,700.00	0.00	558.00	558.00	100.00 %		0.00	558.00	558.00	100.00 %	
Total Taxes & Insurance	76,700.00	6,186.09	6,391.00	204.91	3.20 %		6,186.09	6,391.00	204.91	3.20 %	
Total Operating Expenses	917,193.45	92,574.51	76,423.55	(16,150.96)	(21.13) %		92,574.51	76,423.55	(16,150.96)	(21.13) %	

Gateway Northwest
Budget Comparison
January 31, 2023
118 - Gateway Northwest
Georgetown, Texas

	118--Gateway Northwest									
	Year Ending					Month Ending				
	12/31/2023	Month Ending 01/31/2023				01/31/2023	Year to Date 01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
Net Operating Income (Loss)	1,387,097.55	83,979.10	115,601.45	(31,622.35)	(27.35) %		83,979.10	115,601.45	(31,622.35)	(27.35) %
Non-Operating Income										
3400 - CAPEX funding from Replacement Re-serves	54,200.00	0.00	4,517.00	(4,517.00)	(100.00) %		0.00	4,517.00	(4,517.00)	(100.00) %
Total Non-Operating Income	54,200.00	0.00	4,517.00	(4,517.00)	(100.00) %		0.00	4,517.00	(4,517.00)	(100.00) %
Non-Operating Expenses										
Capital Expenditures										
4735 - Capital Expenditures	54,200.00	0.00	4,517.00	4,517.00	100.00 %		0.00	4,517.00	4,517.00	100.00 %
Total Capital Expenditures	54,200.00	0.00	4,517.00	4,517.00	100.00 %		0.00	4,517.00	4,517.00	100.00 %
Depreciation & Amortization										
4710 - Depreciation	485,177.32	40,486.10	40,431.00	(55.10)	(0.13) %		40,486.10	40,431.00	(55.10)	(0.13) %
4715 - Amortization	26,163.00	2,180.26	2,180.00	(0.26)	(0.01) %		2,180.26	2,180.00	(0.26)	(0.01) %
Total Depreciation & Amortization	511,340.32	42,666.36	42,611.00	(55.36)	(0.12) %		42,666.36	42,611.00	(55.36)	(0.12) %
Debt Services										
4700 - Mortgage Interest #1	401,341.08	33,694.16	33,445.00	(249.16)	(0.74) %		33,694.16	33,445.00	(249.16)	(0.74) %
4707 - Bond Fees	0.00	9,658.56	0.00	(9,658.56)	(100.00) %	TSAHC compliance fees	9,658.56	0.00	(9,658.56)	(100.00) %
4720 - Mortgage Insurance	49,274.55	0.00	4,106.00	4,106.00	100.00 %		0.00	4,106.00	4,106.00	100.00 %
Total Debt Services	450,615.63	43,352.72	37,551.00	(5,801.72)	(15.45) %		43,352.72	37,551.00	(5,801.72)	(15.45) %
Other Non-Operating Expenses										
4800 - TDHCA Compliance	7,080.00	0.00	590.00	590.00	100.00 %		0.00	590.00	590.00	100.00 %
Total Other Non-Operating Expenses	7,080.00	0.00	590.00	590.00	100.00 %		0.00	590.00	590.00	100.00 %
Total Non-Operating Expenses	1,023,235.95	86,019.08	85,269.00	(750.08)	(0.87) %		86,019.08	85,269.00	(750.08)	(0.87) %
Net Income (Loss)	418,061.60	(2,039.98)	34,849.45	(36,889.43)	(105.85) %		(2,039.98)	34,849.45	(36,889.43)	(105.85) %

Oasis Cove Apartments

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Assets		
Current Assets		
Cash		
1003 - Cash - Restricted OP SSBT 1611	200,236.38	200,236.38
1004 - Cash - Operating SSBT 1611	(185,422.93)	(196,797.04)
1008 - Cash - RepRes SSBT 0767	349.21	0.00
1016 - Cash - Tenant Sec Dep SSBT 1800	5,347.86	5,347.41
Total Cash	<u>20,510.52</u>	<u>8,786.75</u>
Accounts Receivable		
1200 - A/R - Tenant	701.48	961.48
Total Accounts Receivable	<u>701.48</u>	<u>961.48</u>
Deposits & Escrows		
1101 - Replacement Reserves SSBT 1826	0.00	349.21
Total Deposits & Escrows	<u>0.00</u>	<u>349.21</u>
Total Current Assets	21,212.00	10,097.44
Fixed Assets		
1605 - Land Improvements	1,685,499.00	1,685,499.00
1610 - Building	4,716,846.38	4,716,846.38
1630 - Furniture & Fixtures	637,478.00	637,478.00
Total Fixed Assets	<u>7,039,823.38</u>	<u>7,039,823.38</u>
Depreciation & Amortization		
1700 - Accumulated Depreciation	(2,752,626.27)	(2,732,911.12)
Total Depreciation & Amortization	<u>(2,752,626.27)</u>	<u>(2,732,911.12)</u>
Total Fixed Assets	4,287,197.11	4,306,912.26
Other Assets		
1500 - Prepaid Land Leases	110,033.29	110,135.60
1503 - Deferred THFHMC Fees	14,000.07	13,333.40
1510 - Other Depreciable/Amortizable assets	45,692.00	45,692.00
1710 - Accumulated Amortization	(30,715.06)	(30,461.22)
Total Other Assets	<u>139,010.30</u>	<u>138,699.78</u>
Total Assets	<u>4,447,419.41</u>	<u>4,455,709.48</u>

Oasis Cove Apartments

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Liabilities & Equity		
Liabilities		
Current Liabilities		
2000 - A/P – Trade	8,735.52	7,056.25
2001 - A/P – THFHMC	364,171.86	353,129.02
2067 - A/P - Texas Housing Foundation	118,000.00	103,000.00
2551 - A/P - Chase 2080	8,017.86	0.00
2570 - A/P - Chase 3316	35.07	970.06
Total Current Liabilities	498,960.31	464,155.33
Other Current Liabilities		
2100 - Prepaid Rent	31.00	0.00
2200 - Tenant Security Deposits	5,247.00	5,347.00
Total Other Current Liabilities	5,278.00	5,347.00
Long Term Liabilities		
2232 - Deferred THFHMC Fees	14,000.07	13,333.40
2300 - N/P - TDHCA (HOME Loan)	731,160.97	731,160.97
2301 - N/P - TDHCA (TCAP Loan)	509,945.19	509,945.19
Total Long Term Liabilities	1,255,106.23	1,254,439.56
Other Liabilities		
2223 - Accrued Asset Management Fees	33,312.34	33,312.34
2225 - Due to Class B SLP - Petros	425,000.00	425,000.00
2227 - Accrued Interest - Dev Fees	119,898.46	119,898.46
2400 - Developer Fees - THF	117,120.00	117,120.00
2405 - Developer Fees - T. Development, LLC	351,360.00	351,360.00
2406 - Developer Fees - Charla Emery Residential Services, LLC	97,840.00	97,840.00
2407 - Developer Fees - NRP Holdings, LLC	19,480.00	19,480.00
Total Other Liabilities	1,164,010.80	1,164,010.80
Total Liabilities	2,923,355.34	2,887,952.69
Equity		
Retained Earnings	1,567,756.79	2,163,710.81
Current Net Income	(43,692.72)	(595,954.02)
Total Equity	1,524,064.07	1,567,756.79
Total Liabilities & Equity	4,447,419.41	4,455,709.48

Oasis Cove Apartments
Budget Comparison
January 31, 2023
120 - Oasis Cove Apartments
Canadian, Texas

	120--Oasis Cove Apartments							Year To Date			
	Year Ending					Month Ending					
	12/31/2023	Month Ending 01/31/2023				Month Ending	01/31/2023	Year to Date 01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
Income											
Rental Income											
3000 - Scheduled Rent	572,844.00	55,923.00	47,737.00	8,186.00	17.14 %		55,923.00	47,737.00	8,186.00	17.14 %	
Total Rental Income	572,844.00	55,923.00	47,737.00	8,186.00	17.14 %		55,923.00	47,737.00	8,186.00	17.14 %	
Vacancy, Losses & Concessions											
3010 - Loss to Lease	(30,066.00)	(6,495.00)	(2,506.00)	(3,989.00)	(159.17) %	rents increase \$50.00 at renewal and attempting to charge max rents at move in.	(6,495.00)	(2,506.00)	(3,989.00)	(159.17) %	
3015 - Vacancy Loss	(421,781.00)	(40,655.00)	(35,148.00)	(5,507.00)	(15.66) %	45 vacancies	(40,655.00)	(35,148.00)	(5,507.00)	(15.66) %	
3030 - Rental Concessions: Tenant	(5,000.00)	(100.00)	(417.00)	317.00	76.01 %		(100.00)	(417.00)	317.00	76.01 %	
3035 - Rental Concessions: Employee	(7,117.00)	(610.00)	(593.00)	(17.00)	(2.86) %		(610.00)	(593.00)	(17.00)	(2.86) %	
3050 - Bad Debt	(6,500.00)	(49.00)	(542.00)	493.00	90.95 %		(49.00)	(542.00)	493.00	90.95 %	
Total Vacancy, Losses & Concessions	(470,464.00)	(47,909.00)	(39,206.00)	(8,703.00)	(22.19) %		(47,909.00)	(39,206.00)	(8,703.00)	(22.19) %	
Net Rental Income	102,380.00	8,014.00	8,531.00	(517.00)	(6.06) %		8,014.00	8,531.00	(517.00)	(6.06) %	
Tenant Fees											
3200 - Late Fees	1,820.00	0.00	152.00	(152.00)	(100.00) %		0.00	152.00	(152.00)	(100.00) %	
3210 - Maintenance Fees	150.00	50.00	13.00	37.00	284.61 %		50.00	13.00	37.00	284.61 %	
3215 - Court Fees - Tenant	150.00	0.00	13.00	(13.00)	(100.00) %		0.00	13.00	(13.00)	(100.00) %	
3220 - Reletting Fees	1,360.00	0.00	113.00	(113.00)	(100.00) %		0.00	113.00	(113.00)	(100.00) %	
3225 - Move-out Charges	1,063.00	149.00	89.00	60.00	67.41 %		149.00	89.00	60.00	67.41 %	
3235 - Screening Fees	360.00	0.00	30.00	(30.00)	(100.00) %		0.00	30.00	(30.00)	(100.00) %	
Total Tenant Fees	4,903.00	199.00	410.00	(211.00)	(51.46) %		199.00	410.00	(211.00)	(51.46) %	
Other Income											
3315 - Interest income	0.00	0.45	0.00	0.45	100.00 %		0.45	0.00	0.45	100.00 %	
Total Other Income	0.00	0.45	0.00	0.45	100.00 %		0.45	0.00	0.45	100.00 %	
Total Income	107,283.00	8,213.45	8,941.00	(727.55)	(8.13) %		8,213.45	8,941.00	(727.55)	(8.13) %	
Expenses											
Payroll & Related											
4000 - Salaries - Manager	35,199.45	2,790.20	2,933.29	143.09	4.87 %		2,790.20	2,933.29	143.09	4.87 %	
4015 - Salaries - Maintenance	33,783.75	2,811.64	2,815.31	3.67	0.13 %		2,811.64	2,815.31	3.67	0.13 %	
4020 - Health Insurance	13,474.08	1,198.12	1,122.84	(75.28)	(6.70) %		1,198.12	1,122.84	(75.28)	(6.70) %	
4021 - Dental Insurance	903.36	0.00	75.28	75.28	100.00 %		0.00	75.28	75.28	100.00 %	
4022 - Vision Insurance	214.32	17.88	17.86	(0.02)	(0.11) %		17.88	17.86	(0.02)	(0.11) %	
4025 - Retirement - Safe Harbor	2,090.42	0.00	174.20	174.20	100.00 %		0.00	174.20	174.20	100.00 %	
4026 - Retirement - Matching	1,393.61	176.94	116.13	(60.81)	(52.36) %		176.94	116.13	(60.81)	(52.36) %	
4027 - Life Insurance	509.38	4.68	42.45	37.77	88.97 %		4.68	42.45	37.77	88.97 %	
4028 - Disability Insurance	0.00	34.66	0.00	(34.66)	(100.00) %		34.66	0.00	(34.66)	(100.00) %	
4030 - Payroll Taxes	5,400.25	543.43	450.02	(93.41)	(20.75) %		543.43	450.02	(93.41)	(20.75) %	
4032 - Worker's Compensation Insurance	620.47	38.29	51.71	13.42	25.95 %		38.29	51.71	13.42	25.95 %	
4040 - Overtime	697.46	2.35	58.12	55.77	95.95 %		2.35	58.12	55.77	95.95 %	
4045 - Bonuses	3,000.00	294.00	250.00	(44.00)	(17.60) %		294.00	250.00	(44.00)	(17.60) %	
Total Payroll & Related	97,286.55	7,912.19	8,107.21	195.02	2.40 %		7,912.19	8,107.21	195.02	2.40 %	

Oasis Cove Apartments
Budget Comparison
January 31, 2023
120 - Oasis Cove Apartments
Canadian, Texas

	120--Oasis Cove Apartments						Year To Date				
	Year Ending					Month Ending					
	12/31/2023	Month Ending 01/31/2023				Month Ending 01/31/2023	Year to Date 01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
Administrative Expenses											
4100 - Management Fees	8,040.00	423.65	670.00	246.35	36.76 %		423.65	670.00	246.35	36.76 %	
4101 - Compliance Fee - THF	9,600.00	800.00	800.00	0.00	0.00 %		800.00	800.00	0.00	0.00 %	
4102 - Office Equipment & Furniture	150.00	0.00	13.00	13.00	100.00 %		0.00	13.00	13.00	100.00 %	
4103 - Paper	109.00	61.96	9.00	(52.96)	(588.44) %		61.96	9.00	(52.96)	(588.44) %	
4104 - Toner	1,480.00	0.00	123.00	123.00	100.00 %		0.00	123.00	123.00	100.00 %	
4105 - Postage	385.00	0.00	32.00	32.00	100.00 %		0.00	32.00	32.00	100.00 %	
4106 - Office Supplies	1,686.00	67.09	141.00	73.91	52.41 %		67.09	141.00	73.91	52.41 %	
4108 - IT Contract	2,244.00	187.00	187.00	0.00	0.00 %		187.00	187.00	0.00	0.00 %	
4109 - IT Hardware	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %	
4110 - IT Software	4,712.84	366.17	393.00	26.83	6.82 %		366.17	393.00	26.83	6.82 %	
4111 - Telephone & Fax	4,814.00	293.23	401.00	107.77	26.87 %		293.23	401.00	107.77	26.87 %	
4112 - Internet	3,306.00	271.45	276.00	4.55	1.64 %		271.45	276.00	4.55	1.64 %	
4115 - Staff Training	1,500.00	495.00	125.00	(370.00)	(296.00) %	TAA conference for PM	495.00	125.00	(370.00)	(296.00) %	
4116 - Membership Dues	540.00	0.00	45.00	45.00	100.00 %		0.00	45.00	45.00	100.00 %	
4119 - Travel	3,411.00	0.00	284.00	284.00	100.00 %		0.00	284.00	284.00	100.00 %	
4120 - Bank Fees	254.64	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %	
4121 - Eviction	150.00	0.00	13.00	13.00	100.00 %		0.00	13.00	13.00	100.00 %	
4122 - Screening Services	419.00	0.00	35.00	35.00	100.00 %		0.00	35.00	35.00	100.00 %	
4125 - Audit Fees	7,500.00	0.00	625.00	625.00	100.00 %		0.00	625.00	625.00	100.00 %	
4126 - Legal Fees	8,640.00	720.00	720.00	0.00	0.00 %		720.00	720.00	0.00	0.00 %	
4127 - Tax Prep Fees	1,500.00	3,000.00	125.00	(2,875.00)	(2,300.00) %		3,000.00	125.00	(2,875.00)	(2,300.00) %	
4129 - Fuel	400.00	0.00	33.00	33.00	100.00 %		0.00	33.00	33.00	100.00 %	
4134 - Contract Costs - Admin	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
4138 - Answering Service	0.00	250.00	0.00	(250.00)	(100.00) %	Call answering service -was budgeted in telephone GL for the year	250.00	0.00	(250.00)	(100.00) %	1-2023 Call answering service - was budgeted in telephone GL for the year
4250 - Resident Services Fee - THF	8,000.04	1,000.00	667.00	(333.00)	(49.92) %	Monthly fees seem to be \$1000 and may have been incorrectly budgeted	1,000.00	667.00	(333.00)	(49.92) %	1-2023 Monthly fees seem to be \$1000 and may have been incorrectly budgeted
4258 - Resident Services - Supplies	1,000.00	35.07	83.00	47.93	57.74 %		35.07	83.00	47.93	57.74 %	
Total Administrative Expenses	70,591.52	7,970.62	5,884.00	(2,086.62)	(35.46) %		7,970.62	5,884.00	(2,086.62)	(35.46) %	
Marketing Expenses											
4200 - Signage	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
4201 - Printed Material	562.00	0.00	47.00	47.00	100.00 %		0.00	47.00	47.00	100.00 %	
4202 - Internet Advertising	666.00	54.00	56.00	2.00	3.57 %		54.00	56.00	2.00	3.57 %	
4203 - Flags/Poles	418.00	0.00	35.00	35.00	100.00 %		0.00	35.00	35.00	100.00 %	
4204 - Advertising - Other	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
Total Marketing Expenses	2,646.00	54.00	222.00	168.00	75.67 %		54.00	222.00	168.00	75.67 %	
Utilities											
4300 - Utilities - Electric Vacancies	12,000.00	5,144.64	1,000.00	(4,144.64)	(414.46) %	Higher heater usage due to freezing weather -decreased minimally from December 2022 financials	5,144.64	1,000.00	(4,144.64)	(414.46) %	

Oasis Cove Apartments
Budget Comparison
January 31, 2023
120 - Oasis Cove Apartments
Canadian, Texas

	120--Oasis Cove Apartments						120--Oasis Cove Apartments					
	Year Ending					Month Ending	Month Ending					Year To Date
	12/31/2023	Month Ending 01/31/2023				01/31/2023	01/31/2023	Year to Date 01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note	
4301 - Utilities - Electric - Office/Other	7,300.00	1,626.26	600.00	(1,026.26)	(171.04) %	Higher heater usage due to freezing weather -similar cost to December 2022 office billing	1,626.26	600.00	(1,026.26)	(171.04) %		
4311 - Utilities - Water - Other	420.00	33.69	35.00	1.31	3.74 %		33.69	35.00	1.31	3.74 %		
4315 - Utilities - Water	6,000.00	507.38	500.00	(7.38)	(1.47) %		507.38	500.00	(7.38)	(1.47) %		
4325 - Utilities - Sewer	3,000.00	542.12	250.00	(292.12)	(116.84) %		542.12	250.00	(292.12)	(116.84) %		
						Significantly higher than December 2022 sewage costs.-Nothing noticeable as to why this would be on-site.						
4340 - Utilities - Trash	4,200.00	335.44	350.00	14.56	4.16 %		335.44	350.00	14.56	4.16 %		
4341 - Utilities - Other	0.00	37.25	0.00	(37.25)	(100.00) %		37.25	0.00	(37.25)	(100.00) %		
Total Utilities	32,920.00	8,226.78	2,735.00	(5,491.78)	(200.79) %		8,226.78	2,735.00	(5,491.78)	(200.79) %		
Operating & Maintenance Expenses												
4450 - Make-Ready - Hardware	200.00	0.00	17.00	17.00	100.00 %		0.00	17.00	17.00	100.00 %		
4452 - Make-Ready - Appliances	1,054.00	0.00	88.00	88.00	100.00 %		0.00	88.00	88.00	100.00 %		
4453 - Make-Ready - Electrical	420.00	0.00	35.00	35.00	100.00 %		0.00	35.00	35.00	100.00 %		
4454 - Make-Ready - Plumbing	520.00	0.00	43.00	43.00	100.00 %		0.00	43.00	43.00	100.00 %		
4456 - Make-Ready - Carpet	2,470.00	0.00	206.00	206.00	100.00 %		0.00	206.00	206.00	100.00 %		
4457 - Make-Ready - Vinyl	3,100.00	0.00	258.00	258.00	100.00 %		0.00	258.00	258.00	100.00 %		
Total Operating & Maintenance Expenses	7,764.00	0.00	647.00	647.00	100.00 %		0.00	647.00	647.00	100.00 %		
Maintenance & Repairs												
4402 - Materials - Appliances	0.00	74.69	0.00	(74.69)	(100.00) %		74.69	0.00	(74.69)	(100.00) %		
4403 - Materials - Electrical	0.00	23.65	0.00	(23.65)	(100.00) %		23.65	0.00	(23.65)	(100.00) %		
4411 - Materials - Drywall Repair	0.00	11.78	0.00	(11.78)	(100.00) %		11.78	0.00	(11.78)	(100.00) %		
4413 - Materials - Doors/Locks/Keys	0.00	93.84	0.00	(93.84)	(100.00) %		93.84	0.00	(93.84)	(100.00) %		
Total Maintenance & Repairs	0.00	203.96	0.00	(203.96)	(100.00) %		203.96	0.00	(203.96)	(100.00) %		
Contract Costs												
4501 - Contract Costs - Landscaping	19,200.00	0.00	1,600.00	1,600.00	100.00 %		0.00	1,600.00	1,600.00	100.00 %		
4504 - Contract Costs - A/C Repair	0.00	300.00	0.00	(300.00)	(100.00) %	repair 3 different units A/C.	300.00	0.00	(300.00)	(100.00) %		
4518 - Contract Costs - Fire Monitoring	0.00	75.00	0.00	(75.00)	(100.00) %		75.00	0.00	(75.00)	(100.00) %		
4524 - Contract Costs - Other	0.00	4,911.56	0.00	(4,911.56)	(100.00) %	Invoice from March of 2022 from 2021 insurance claim that had gone unpaid.	4,911.56	0.00	(4,911.56)	(100.00) %		
Total Contract Costs	19,200.00	5,286.56	1,600.00	(3,686.56)	(230.41) %		5,286.56	1,600.00	(3,686.56)	(230.41) %		
Taxes & Insurance												
4600 - Property Insurance	26,000.00	2,180.76	2,167.00	(13.76)	(0.63) %		2,180.76	2,167.00	(13.76)	(0.63) %		
Total Taxes & Insurance	26,000.00	2,180.76	2,167.00	(13.76)	(0.63) %		2,180.76	2,167.00	(13.76)	(0.63) %		
Total Operating Expenses	256,408.07	31,834.87	21,362.21	(10,472.66)	(49.02) %		31,834.87	21,362.21	(10,472.66)	(49.02) %		
Net Operating Income (Loss)	(149,125.07)	(23,621.42)	(12,421.21)	(11,200.21)	(90.17) %		(23,621.42)	(12,421.21)	(11,200.21)	(90.17) %		

Oasis Cove Apartments
Budget Comparison
January 31, 2023
120 - Oasis Cove Apartments
Canadian, Texas

	120--Oasis Cove Apartments									
	Year Ending				Month Ending		Month Ending			
	12/31/2023	Month Ending 01/31/2023			Month Ending 01/31/2023	01/31/2023	Year to Date 01/31/2023			Year To Date
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
Non-Operating Expenses										
Depreciation & Amortization										
4710 - Depreciation	236,581.80	19,715.15	19,715.00	(0.15)	0.00 %		19,715.15	19,715.00	(0.15)	0.00 %
4715 - Amortization	4,273.84	356.15	356.00	(0.15)	(0.04) %		356.15	356.00	(0.15)	(0.04) %
Total Depreciation & Amortization	240,855.64	20,071.30	20,071.00	(0.30)	0.00 %		20,071.30	20,071.00	(0.30)	0.00 %
Other Non-Operating Expenses										
4800 - TDHCA Compliance	2,240.00	0.00	187.00	187.00	100.00 %		0.00	187.00	187.00	100.00 %
Total Other Non-Operating Expenses	2,240.00	0.00	187.00	187.00	100.00 %		0.00	187.00	187.00	100.00 %
Total Non-Operating Expenses	243,095.64	20,071.30	20,258.00	186.70	0.92 %		20,071.30	20,258.00	186.70	0.92 %
Net Income (Loss)	(392,220.71)	(43,692.72)	(32,679.21)	(11,013.51)	(33.70) %		(43,692.72)	(32,679.21)	(11,013.51)	(33.70) %

Sagebrush Apartments
Comparative Balance Sheet
January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Assets		
Current Assets		
Cash		
1000 - Cash - Operating SSBT 7090	44,157.97	40,812.71
1015 - Cash - Tenant Sec Dep SSBT 6123	15,582.02	15,580.67
Total Cash	59,739.99	56,393.38
Accounts Receivable		
1200 - A/R - Tenant	780.00	0.00
Total Accounts Receivable	780.00	0.00
Deposits & Escrows		
1100 - Replacement Reserves SSBT 7090	500.00	500.00
1450 - Deposits - City of Brady	4,074.08	4,074.08
Total Deposits & Escrows	4,574.08	4,574.08
Total Current Assets	65,094.07	60,967.46
Fixed Assets		
1605 - Land Improvements	357,690.00	357,690.00
1610 - Building	3,558,478.68	3,558,478.68
1630 - Furniture & Fixtures	327,212.00	327,212.00
1660 - CIP	12,916.42	12,916.42
Total Fixed Assets	4,256,297.10	4,256,297.10
Depreciation & Amortization		
1700 - Accumulated Depreciation	(3,322,413.06)	(3,311,160.06)
Total Depreciation & Amortization	(3,322,413.06)	(3,311,160.06)
Total Fixed Assets	933,884.04	945,137.04
Total Assets	998,978.11	1,006,104.50

Sagebrush Apartments
Comparative Balance Sheet
January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Liabilities & Equity		
Liabilities		
Current Liabilities		
2000 - A/P – Trade	23,355.70	13,422.67
2001 - A/P – THFHMC	193,035.32	192,194.95
2520 - A/P - Chase 0322	334.34	893.15
2564 - A/P - Chase 4069	157.28	0.00
Total Current Liabilities	216,882.64	206,510.77
Other Current Liabilities		
2100 - Prepaid Rent	3,907.65	4,953.65
2200 - Tenant Security Deposits	15,350.00	15,350.00
Total Other Current Liabilities	19,257.65	20,303.65
Long Term Liabilities		
2302 - N/P - TSAHC 2020	1,667,747.46	1,670,266.94
2310 - Loan Costs	(19,049.09)	(19,049.09)
Total Long Term Liabilities	1,648,698.37	1,651,217.85
Total Liabilities	1,884,838.66	1,878,032.27
Equity		
2910 - GP Capital	2,586,874.51	2,586,874.51
Retained Earnings	(3,458,802.28)	(3,316,415.45)
Current Net Income	(13,932.78)	(142,386.83)
Total Equity	(885,860.55)	(871,927.77)
Total Liabilities & Equity	998,978.11	1,006,104.50

<div> <div>Sagebrush Apartments</div> <div>Budget Comparison</div> <div>January 31, 2023</div> <div>103 - Sagebrush Apartments</div> <div>Marble Falls, Texas</div> </div>										
	103--Sagebrush Apartments									
	Year Ending				Month Ending		Month Ending			
	12/31/2023	Month Ending 01/31/2023			01/31/2023		01/31/2023	Year to Date 01/31/2023		
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
Income										
Rental Income										
3000 - Scheduled Rent	492,456.00	47,552.00	41,038.00	6,514.00	15.87 %		47,552.00	41,038.00	6,514.00	15.87 %
Total Rental Income	492,456.00	47,552.00	41,038.00	6,514.00	15.87 %		47,552.00	41,038.00	6,514.00	15.87 %
Vacancy, Losses & Concessions										
3010 - Loss to Lease	(30,000.00)	(6,640.00)	(2,500.00)	(4,140.00)	(165.60) %	we are still increasing rent by \$50 upon renewals we are currently running a special for sign a lease in one month, received next month free.	(6,640.00)	(2,500.00)	(4,140.00)	(165.60) %
3015 - Vacancy Loss	(20,000.00)	(5,118.00)	(1,666.66)	(3,451.34)	(207.08) %		(5,118.00)	(1,666.66)	(3,451.34)	(207.08) %
3030 - Rental Concessions: Tenant	(3,000.00)	0.00	(250.00)	250.00	100.00 %		0.00	(250.00)	250.00	100.00 %
3035 - Rental Concessions: Employee	(10,692.00)	0.00	(891.00)	891.00	100.00 %		0.00	(891.00)	891.00	100.00 %
3050 - Bad Debt	(10,860.00)	0.00	(905.00)	905.00	100.00 %		0.00	(905.00)	905.00	100.00 %
Total Vacancy, Losses & Concessions	(74,552.00)	(11,758.00)	(6,212.66)	(5,545.34)	(89.25) %		(11,758.00)	(6,212.66)	(5,545.34)	(89.25) %
Net Rental Income	417,904.00	35,794.00	34,825.34	968.66	2.78 %		35,794.00	34,825.34	968.66	2.78 %
Tenant Fees										
3200 - Late Fees	3,600.00	370.00	300.00	70.00	23.33 %	We have not had any move-outs in January we have not had any move-outs in January we have not had any move-outs in January we have not had any move outs in January	370.00	300.00	70.00	23.33 %
3205 - NSF Fees	0.00	25.00	0.00	25.00	100.00 %		25.00	0.00	25.00	100.00 %
3210 - Maintenance Fees	2,590.00	0.00	216.00	(216.00)	(100.00) %		0.00	216.00	(216.00)	(100.00) %
3215 - Court Fees - Tenant	485.00	0.00	40.00	(40.00)	(100.00) %		0.00	40.00	(40.00)	(100.00) %
3220 - Reletting Fees	2,500.00	0.00	208.00	(208.00)	(100.00) %		0.00	208.00	(208.00)	(100.00) %
3225 - Move-out Charges	5,154.00	0.00	430.00	(430.00)	(100.00) %		0.00	430.00	(430.00)	(100.00) %
3235 - Screening Fees	732.00	44.20	61.00	(16.80)	(27.54) %		44.20	61.00	(16.80)	(27.54) %
3245 - Cable Income	25,022.00	2,040.00	2,085.00	(45.00)	(2.15) %		2,040.00	2,085.00	(45.00)	(2.15) %
Total Tenant Fees	40,083.00	2,479.20	3,340.00	(860.80)	(25.77) %		2,479.20	3,340.00	(860.80)	(25.77) %
Other Income										
3315 - Interest income	0.00	1.35	0.00	1.35	100.00 %		1.35	0.00	1.35	100.00 %
Total Other Income	0.00	1.35	0.00	1.35	100.00 %		1.35	0.00	1.35	100.00 %
Total Income	457,987.00	38,274.55	38,165.34	109.21	0.28 %		38,274.55	38,165.34	109.21	0.28 %
Expenses										
Payroll & Related										
4000 - Salaries - Manager	35,972.00	3,053.49	2,998.00	(55.49)	(1.85) %		3,053.49	2,998.00	(55.49)	(1.85) %
4015 - Salaries - Maintenance	40,988.00	3,491.00	3,416.00	(75.00)	(2.19) %		3,491.00	3,416.00	(75.00)	(2.19) %
4020 - Health Insurance	13,474.00	1,198.12	1,123.00	(75.12)	(6.68) %		1,198.12	1,123.00	(75.12)	(6.68) %

Sagebrush Apartments
Budget Comparison
January 31, 2023
103 - Sagebrush Apartments
Marble Falls, Texas

	103--Sagebrush Apartments						Year To Date				
	Year Ending					Month Ending					Year To Date
	12/31/2023	Month Ending 01/31/2023				Month Ending 01/31/2023	Year to Date 01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
4021 - Dental Insurance	903.00	0.00	75.00	75.00	100.00 %		0.00	75.00	75.00	100.00 %	
4022 - Vision Insurance	214.00	17.88	18.00	0.12	0.66 %		17.88	18.00	0.12	0.66 %	
4025 - Retirement - Safe Harbor	2,337.00	0.00	195.00	195.00	100.00 %		0.00	195.00	195.00	100.00 %	
4026 - Retirement - Matching	1,558.00	214.25	130.00	(84.25)	(64.80) %		214.25	130.00	(84.25)	(64.80) %	
4027 - Life Insurance	562.00	4.68	47.00	42.32	90.04 %		4.68	47.00	42.32	90.04 %	
4028 - Disability Insurance	0.00	42.68	0.00	(42.68)	(100.00) %		42.68	0.00	(42.68)	(100.00) %	
4030 - Payroll Taxes	6,036.00	670.76	503.00	(167.76)	(33.35) %	The taxes are higher due to our bonuses	670.76	503.00	(167.76)	(33.35) %	
4032 - Worker's Compensation Insurance	692.00	44.73	58.00	13.27	22.87 %		44.73	58.00	13.27	22.87 %	
4040 - Overtime	927.00	246.50	77.00	(169.50)	(220.12) %	we had a Water leak in building # 4 where Michael was call out over the week-end these were our quarterly bonuses	246.50	77.00	(169.50)	(220.12) %	
4045 - Bonuses	3,000.00	351.00	250.00	(101.00)	(40.40) %		351.00	250.00	(101.00)	(40.40) %	
Total Payroll & Related	106,663.00	9,335.09	8,890.00	(445.09)	(5.00) %		9,335.09	8,890.00	(445.09)	(5.00) %	
Administrative Expenses											
4035 - Uniforms	4,925.00	456.75	410.00	(46.75)	(11.40) %		456.75	410.00	(46.75)	(11.40) %	
4100 - Management Fees	20,310.00	2,019.81	1,693.00	(326.81)	(19.30) %	LIHTC Mgmt Fees	2,019.81	1,693.00	(326.81)	(19.30) %	
4101 - Compliance Fee - THF	9,000.00	750.00	750.00	0.00	0.00 %		750.00	750.00	0.00	0.00 %	
4102 - Office Equipment & Furniture	350.00	0.00	29.00	29.00	100.00 %		0.00	29.00	29.00	100.00 %	
4105 - Postage	50.00	0.00	4.00	4.00	100.00 %		0.00	4.00	4.00	100.00 %	
4106 - Office Supplies	1,500.00	52.50	125.00	72.50	58.00 %		52.50	125.00	72.50	58.00 %	
4108 - IT Contract	1,128.00	94.00	94.00	0.00	0.00 %		94.00	94.00	0.00	0.00 %	
4109 - IT Hardware	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %	
4110 - IT Software	4,442.00	346.70	370.00	23.30	6.29 %		346.70	370.00	23.30	6.29 %	
4111 - Telephone & Fax	3,923.00	227.34	327.00	99.66	30.47 %		227.34	327.00	99.66	30.47 %	
4112 - Internet	2,248.00	181.85	187.00	5.15	2.75 %		181.85	187.00	5.15	2.75 %	
4113 - Television	24,427.00	1,528.98	2,036.00	507.02	24.90 %		1,528.98	2,036.00	507.02	24.90 %	
4114 - Misc Admin Expense	0.00	207.37	0.00	(207.37)	(100.00) %	we now have a shredding company that comes once a month	207.37	0.00	(207.37)	(100.00) %	
4115 - Staff Training	1,500.00	495.00	125.00	(370.00)	(296.00) %	TAA One conference for PM.	495.00	125.00	(370.00)	(296.00) %	
4116 - Membership Dues	700.00	0.00	58.00	58.00	100.00 %		0.00	58.00	58.00	100.00 %	
4117 - Vehicle Maintenance & Repairs	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %	
4119 - Travel	1,402.00	6.27	117.00	110.73	94.64 %		6.27	117.00	110.73	94.64 %	
4120 - Bank Fees	303.00	0.00	25.00	25.00	100.00 %		0.00	25.00	25.00	100.00 %	
4121 - Eviction	485.00	0.00	40.00	40.00	100.00 %		0.00	40.00	40.00	100.00 %	
4122 - Screening Services	733.00	18.13	61.00	42.87	70.27 %		18.13	61.00	42.87	70.27 %	
4125 - Audit Fees	7,500.00	0.00	625.00	625.00	100.00 %		0.00	625.00	625.00	100.00 %	
4126 - Legal Fees	8,100.00	675.00	675.00	0.00	0.00 %		675.00	675.00	0.00	0.00 %	
4127 - Tax Prep Fees	1,500.00	3,000.00	125.00	(2,875.00)	(2,300.00) %		3,000.00	125.00	(2,875.00)	(2,300.00) %	
4129 - Fuel	800.00	72.00	67.00	(5.00)	(7.46) %		72.00	67.00	(5.00)	(7.46) %	
4130 - Late Fees	0.00	10.00	0.00	(10.00)	(100.00) %		10.00	0.00	(10.00)	(100.00) %	
4132 - Employee Gifts	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
4134 - Contract Costs - Admin	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
4138 - Answering Service	0.00	250.00	0.00	(250.00)	(100.00) %	answering service-	250.00	0.00	(250.00)	(100.00) %	1-2023 answering

Sagebrush Apartments
Budget Comparison
January 31, 2023
103 - Sagebrush Apartments
Marble Falls, Texas

	103--Sagebrush Apartments									
	Year Ending					Month Ending				
	12/31/2023	Month Ending 01/31/2023				01/31/2023	Year to Date 01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
						was budgeted into telephone for the year				service-was bud- geted into tele- phone for the year
4250 - Resident Services Fee - THF	3,000.00	250.00	250.00	0.00	0.00 %		250.00	250.00	0.00	0.00 %
4258 - Resident Services - Supplies	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %
Total Administrative Expenses	100,826.00	10,641.70	8,402.00	(2,239.70)	(26.65) %		10,641.70	8,402.00	(2,239.70)	(26.65) %
Marketing Expenses										
4200 - Signage	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %
4201 - Printed Material	1,056.00	130.42	88.00	(42.42)	(48.20) %		130.42	88.00	(42.42)	(48.20) %
4202 - Internet Advertising	686.00	54.00	57.00	3.00	5.26 %		54.00	57.00	3.00	5.26 %
4203 - Flags/Poles	325.00	0.00	27.00	27.00	100.00 %		0.00	27.00	27.00	100.00 %
4204 - Advertising - Other	1,000.00	176.00	83.00	(93.00)	(112.04) %		176.00	83.00	(93.00)	(112.04) %
Total Marketing Expenses	4,067.00	360.42	338.00	(22.42)	(6.63) %		360.42	338.00	(22.42)	(6.63) %
Utilities										
4300 - Utilities - Electric Vacancies	600.00	271.64	50.00	(221.64)	(443.28) %	We used the elec- tricity on for the make-ready	271.64	50.00	(221.64)	(443.28) %
4301 - Utilities - Electric - Office/Other	6,300.00	704.41	400.00	(304.41)	(76.10) %	November Electric for Buildings and Office. Office was over \$500.-Higher heat usage.	704.41	400.00	(304.41)	(76.10) %
4311 - Utilities - Water - Other	14,400.00	538.00	700.00	162.00	23.14 %		538.00	700.00	162.00	23.14 %
4315 - Utilities - Water	28,700.00	1,650.40	2,800.00	1,149.60	41.05 %		1,650.40	2,800.00	1,149.60	41.05 %
4325 - Utilities - Sewer	19,500.00	1,156.99	1,900.00	743.01	39.10 %		1,156.99	1,900.00	743.01	39.10 %
4340 - Utilities - Trash	8,400.00	708.55	700.00	(8.55)	(1.22) %		708.55	700.00	(8.55)	(1.22) %
4341 - Utilities - Other	720.00	61.93	60.00	(1.93)	(3.21) %		61.93	60.00	(1.93)	(3.21) %
Total Utilities	78,620.00	5,091.92	6,610.00	1,518.08	22.96 %		5,091.92	6,610.00	1,518.08	22.96 %
Operating & Maintenance Expenses										
4450 - Make-Ready - Hardware	64.00	0.00	5.00	5.00	100.00 %		0.00	5.00	5.00	100.00 %
4456 - Make-Ready - Carpet	3,000.00	0.00	250.00	250.00	100.00 %		0.00	250.00	250.00	100.00 %
4458 - Make-Ready - Painting	310.00	532.47	26.00	(506.47)	(1,947.96) %		532.47	26.00	(506.47)	(1,947.96) %
4459 - Make- Ready - Cleaning	749.00	0.00	62.00	62.00	100.00 %		0.00	62.00	62.00	100.00 %
4460 - Make-Ready - Other	100.00	99.97	8.00	(91.97)	(1,149.62) %		99.97	8.00	(91.97)	(1,149.62) %
4464 - Make Ready - Window Treatments	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %
Total Operating & Maintenance Expenses	5,223.00	632.44	434.00	(198.44)	(45.72) %		632.44	434.00	(198.44)	(45.72) %
Maintenance & Repairs										
4400 - Materials - Hardware	320.00	152.63	27.00	(125.63)	(465.29) %	The increase is due to the shelving that Sims purchased for the shop at Sage- brush	152.63	27.00	(125.63)	(465.29) %
4401 - Materials - A/C	780.00	0.00	65.00	65.00	100.00 %		0.00	65.00	65.00	100.00 %
4402 - Materials - Appliances	3,120.00	0.00	260.00	260.00	100.00 %		0.00	260.00	260.00	100.00 %
4403 - Materials - Electrical	923.00	3.59	77.00	73.41	95.33 %		3.59	77.00	73.41	95.33 %
4404 - Materials - Plumbing	4,493.00	52.13	374.00	321.87	86.06 %		52.13	374.00	321.87	86.06 %
4407 - Materials - Paint	300.00	77.11	25.00	(52.11)	(208.44) %		77.11	25.00	(52.11)	(208.44) %
4408 - Materials - Janitorial	1,302.00	15.29	109.00	93.71	85.97 %		15.29	109.00	93.71	85.97 %
4409 - Materials - Landscaping & Irrigation	753.00	0.00	63.00	63.00	100.00 %		0.00	63.00	63.00	100.00 %

Sagebrush Apartments
Budget Comparison
January 31, 2023
103 - Sagebrush Apartments
Marble Falls, Texas

	103--Sagebrush Apartments						Year To Date				
	Year Ending		Month Ending			Month Ending	Month Ending		Year to Date		Year To Date
	12/31/2023	Month Ending 01/31/2023			01/31/2023	01/31/2023	01/31/2023			01/31/2023	
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
4410 - Materials - Smoke Alarms	80.00	43.98	7.00	(36.98)	(528.28) %		43.98	7.00	(36.98)	(528.28) %	
4413 - Materials - Doors/Locks/Keys	346.00	0.00	29.00	29.00	100.00 %		0.00	29.00	29.00	100.00 %	
4414 - Materials - Light Bulbs/Fixtures	2,185.00	0.00	182.00	182.00	100.00 %		0.00	182.00	182.00	100.00 %	
4416 - Materials - Other	930.00	118.71	78.00	(40.71)	(52.19) %		118.71	78.00	(40.71)	(52.19) %	
4417 - Small Tools	880.00	98.59	73.00	(25.59)	(35.05) %		98.59	73.00	(25.59)	(35.05) %	
4419 - Equipment	192.00	0.00	16.00	16.00	100.00 %		0.00	16.00	16.00	100.00 %	
Total Maintenance & Repairs	16,604.00	562.03	1,385.00	822.97	59.42 %		562.03	1,385.00	822.97	59.42 %	
Contract Costs											
4500 - Contract Costs - Pest Control	2,960.00	190.00	247.00	57.00	23.07 %		190.00	247.00	57.00	23.07 %	
4501 - Contract Costs - Landscaping	13,682.00	1,000.00	1,140.00	140.00	12.28 %		1,000.00	1,140.00	140.00	12.28 %	
4502 - Contract Costs - Irrigation	484.00	0.00	40.00	40.00	100.00 %		0.00	40.00	40.00	100.00 %	
4504 - Contract Costs - A/C Repair	8,495.00	554.50	708.00	153.50	21.68 %		554.50	708.00	153.50	21.68 %	
4506 - Contract Costs - Plumbing	3,740.00	0.00	312.00	312.00	100.00 %		0.00	312.00	312.00	100.00 %	
4507 - Contract Costs - Electrical	320.00	0.00	27.00	27.00	100.00 %		0.00	27.00	27.00	100.00 %	
4508 - Contract Costs - Carpet Cleaning	1,575.00	175.00	131.00	(44.00)	(33.58) %		175.00	131.00	(44.00)	(33.58) %	
4509 - Contract Costs - Carpet Replacement	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %	
4516 - Contract Costs - Custodian	4,326.00	350.00	361.00	11.00	3.04 %		350.00	361.00	11.00	3.04 %	
4520 - Contract Costs - Fire Extinguishers	74.00	0.00	6.00	6.00	100.00 %		0.00	6.00	6.00	100.00 %	
4524 - Contract Costs - Other	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %	
Total Contract Costs	37,656.00	2,269.50	3,138.00	868.50	27.67 %		2,269.50	3,138.00	868.50	27.67 %	
Taxes & Insurance											
4600 - Property Insurance	35,000.00	2,833.77	2,917.00	83.23	2.85 %		2,833.77	2,917.00	83.23	2.85 %	
Total Taxes & Insurance	35,000.00	2,833.77	2,917.00	83.23	2.85 %		2,833.77	2,917.00	83.23	2.85 %	
Total Operating Expenses	384,659.00	31,726.87	32,114.00	387.13	1.20 %		31,726.87	32,114.00	387.13	1.20 %	
Net Operating Income (Loss)	73,328.00	6,547.68	6,051.34	496.34	8.20 %		6,547.68	6,051.34	496.34	8.20 %	
Non-Operating Expenses											
Capital Expenditures											
4735 - Capital Expenditures	0.00	4,000.00	0.00	(4,000.00)	(100.00) %	Tree trimming	4,000.00	0.00	(4,000.00)	(100.00) %	
Total Capital Expenditures	0.00	4,000.00	0.00	(4,000.00)	(100.00) %		4,000.00	0.00	(4,000.00)	(100.00) %	
Depreciation & Amortization											
4710 - Depreciation	135,036.00	11,253.00	11,253.00	0.00	0.00 %		11,253.00	11,253.00	0.00	0.00 %	
Total Depreciation & Amortization	135,036.00	11,253.00	11,253.00	0.00	0.00 %		11,253.00	11,253.00	0.00	0.00 %	
Debt Services											
4701 - Interest - TSAHC	62,204.40	5,227.46	5,227.46	0.00	0.00 %		5,227.46	5,227.46	0.00	0.00 %	
Total Debt Services	62,204.40	5,227.46	5,227.46	0.00	0.00 %		5,227.46	5,227.46	0.00	0.00 %	
Other Non-Operating Expenses											
4800 - TDHCA Compliance	1,500.00	0.00	125.00	125.00	100.00 %		0.00	125.00	125.00	100.00 %	
Total Other Non-Operating Expenses	1,500.00	0.00	125.00	125.00	100.00 %		0.00	125.00	125.00	100.00 %	
Total Non-Operating Expenses	198,740.40	20,480.46	16,605.46	(3,875.00)	(23.33) %		20,480.46	16,605.46	(3,875.00)	(23.33) %	
Net Income (Loss)	(125,412.40)	(13,932.78)	(10,554.12)	(3,378.66)	(32.01) %		(13,932.78)	(10,554.12)	(3,378.66)	(32.01) %	

Trails of Brady Apartments

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Assets		
Current Assets		
Cash		
1000 - Cash - OPERATING	22,104.39	19,860.54
1015 - Cash - Tenant Security Deposits	36,893.60	35,957.41
Total Cash	58,997.99	55,817.95
Accounts Receivable		
1200 - A/R - Tenant	5,264.85	4,880.00
1201 - A/R - Misc	14,570.23	14,570.23
1210 - A/R - Tenant Subsidy Assistance	1,009.00	1,009.00
Total Accounts Receivable	20,844.08	20,459.23
Deposits & Escrows		
1102 - Lender Held Replacement Reserves	100,328.33	97,384.81
1103 - Guaranty Reserve	12,740.71	12,740.71
1105 - Insurance Escrow	65,668.07	60,668.07
1110 - Operating Reserves	65.34	65.34
1112 - Operating Reserves - Alliant Capital	214,627.83	214,627.83
1450 - Deposits	538.60	538.60
Total Deposits & Escrows	393,968.88	386,025.36
Other Current Assets		
1410 - Prepaid Insurance	(24,260.06)	(20,934.04)
Total Other Current Assets	(24,260.06)	(20,934.04)
Total Current Assets	449,550.89	441,368.50
Fixed Assets		
1605 - Land Improvements	878,343.00	878,343.00
1610 - Building	8,110,007.75	8,110,007.75
1630 - Furniture & Fixtures	500,954.00	500,954.00
1660 - CIP	36,799.90	36,799.90
Total Fixed Assets	9,526,104.65	9,526,104.65
Depreciation & Amortization		
1700 - Accumulated Depreciation	(1,589,240.73)	(1,563,290.58)
Total Depreciation & Amortization	(1,589,240.73)	(1,563,290.58)
Total Fixed Assets	7,936,863.92	7,962,814.07
Other Assets		
1500 - Prepaid Land Leases	154,344.09	154,482.98
1503 - Deferred THFHC Fees	4,635.02	4,635.02
1510 - Other Depreciable/Amortizable assets	50,447.84	50,868.98
Total Other Assets	209,426.95	209,986.98
Total Assets	8,595,841.76	8,614,169.55

Trails of Brady Apartments

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Liabilities & Equity		
Liabilities		
Current Liabilities		
2000 - A/P – Trade	5,151.92	760.20
2001 - A/P – THFHMC	53,763.03	50,291.90
2051 - A/P - Misc	5,504.00	1,180.00
2099 - A/P - Pending ICB	0.01	0.01
2509 - A/P - Chase 8088	1,410.79	829.75
2564 - A/P - Chase 4069	170.30	0.00
2573 - A/P - Chase 1947	0.00	31.12
Total Current Liabilities	66,000.05	53,092.98
Other Current Liabilities		
2100 - Prepaid Rent	4,271.40	5,906.60
2200 - Tenant Security Deposits	23,898.00	22,998.00
2226 - Accrued Interest	8,504.98	8,504.98
Total Other Current Liabilities	36,674.38	37,409.58
Long Term Liabilities		
2232 - Deferred THFHMC Fees	2,101.30	2,101.30
2301 - Mortgage #2	2,287,604.65	2,289,664.54
2302 - Mortgage #3	49,039.58	49,171.40
2310 - Loan Costs	(244,315.41)	(244,861.98)
Total Long Term Liabilities	2,094,430.12	2,096,075.26
Other Liabilities		
2223 - Accrued Asset Management Fees	13,343.14	13,343.14
2405 - Developer Fees - DGHDA Brady Development, LLC	1,031,959.00	1,031,959.00
Total Other Liabilities	1,045,302.14	1,045,302.14
Total Liabilities	3,242,406.69	3,231,879.96
Equity		
2910 - GP Capital	1,290,901.00	1,290,901.00
2911 - ILP Capital	6,023,238.00	6,023,238.00
Retained Earnings	(1,931,849.41)	(1,744,177.03)
Current Net Income	(28,854.52)	(187,672.38)
Total Equity	5,353,435.07	5,382,289.59
Total Liabilities & Equity	8,595,841.76	8,614,169.55

Trails of Brady Apartments Budget Comparison January 31, 2023 121 - Trails of Brady Brady, Texas											
	121--Trails of Brady Apartments										
	Year Ending					Month Ending					Year To Date
	12/31/2023	Month Ending 01/31/2023			Month Ending 01/31/2023	01/31/2023	Year to Date 01/31/2023			01/31/2023	
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
Income											
Rental Income											
3000 - Scheduled Rent	589,740.00	55,498.00	49,145.00	6,353.00	12.92 %		55,498.00	49,145.00	6,353.00	12.92 %	
Total Rental Income	589,740.00	55,498.00	49,145.00	6,353.00	12.92 %		55,498.00	49,145.00	6,353.00	12.92 %	
Vacancy, Losses & Concessions											
3010 - Loss to Lease	(64,464.00)	(9,816.00)	(5,372.00)	(4,444.00)	(82.72) %	Increasing rent \$50 at renewal and charging max rents at all new move ins 6 vacant units at January 2023 month end Move in by the 15th receive the next month for free Unit moved out early/accelerated rent and unpaid rent at move out for multiple months	(9,816.00)	(5,372.00)	(4,444.00)	(82.72) %	
3015 - Vacancy Loss	(23,189.00)	(6,142.00)	(1,932.00)	(4,210.00)	(217.90) %		(6,142.00)	(1,932.00)	(4,210.00)	(217.90) %	
3030 - Rental Concessions: Tenant	(1,500.00)	(714.00)	(125.00)	(589.00)	(471.20) %		(714.00)	(125.00)	(589.00)	(471.20) %	
3050 - Bad Debt	(21,870.00)	(4,000.25)	(1,823.00)	(2,177.25)	(119.43) %		(4,000.25)	(1,823.00)	(2,177.25)	(119.43) %	
Total Vacancy, Losses & Concessions	(111,023.00)	(20,672.25)	(9,252.00)	(11,420.25)	(123.43) %		(20,672.25)	(9,252.00)	(11,420.25)	(123.43) %	
Net Rental Income	478,717.00	34,825.75	39,893.00	(5,067.25)	(12.70) %		34,825.75	39,893.00	(5,067.25)	(12.70) %	
Tenant Fees											
3200 - Late Fees	4,200.00	1,180.00	350.00	830.00	237.14 %		1,180.00	350.00	830.00	237.14 %	
3205 - NSF Fees	100.00	0.00	8.00	(8.00)	(100.00) %		0.00	8.00	(8.00)	(100.00) %	
3210 - Maintenance Fees	300.00	0.00	25.00	(25.00)	(100.00) %		0.00	25.00	(25.00)	(100.00) %	
3215 - Court Fees - Tenant	260.00	0.00	22.00	(22.00)	(100.00) %		0.00	22.00	(22.00)	(100.00) %	
3220 - Reletting Fees	4,070.00	1,273.30	339.00	934.30	275.60 %		1,273.30	339.00	934.30	275.60 %	
3225 - Move-out Charges	6,800.00	0.00	567.00	(567.00)	(100.00) %		0.00	567.00	(567.00)	(100.00) %	
3235 - Screening Fees	760.00	0.00	63.00	(63.00)	(100.00) %		0.00	63.00	(63.00)	(100.00) %	
Total Tenant Fees	16,490.00	2,453.30	1,374.00	1,079.30	78.55 %		2,453.30	1,374.00	1,079.30	78.55 %	
Other Income											
3300 - Laundry income	692.00	0.00	58.00	(58.00)	(100.00) %		0.00	58.00	(58.00)	(100.00) %	
3315 - Interest income	32.00	3.19	3.00	0.19	6.33 %		3.19	3.00	0.19	6.33 %	
Total Other Income	724.00	3.19	61.00	(57.81)	(94.77) %		3.19	61.00	(57.81)	(94.77) %	
Total Income	495,931.00	37,282.24	41,328.00	(4,045.76)	(9.78) %		37,282.24	41,328.00	(4,045.76)	(9.78) %	
Expenses											
Payroll & Related											
4000 - Salaries - Manager	39,558.00	3,364.50	3,297.00	(67.50)	(2.04) %		3,364.50	3,297.00	(67.50)	(2.04) %	
4015 - Salaries - Maintenance	40,986.00	3,475.24	3,416.00	(59.24)	(1.73) %		3,475.24	3,416.00	(59.24)	(1.73) %	
4020 - Health Insurance	13,474.00	1,198.12	1,123.00	(75.12)	(6.68) %		1,198.12	1,123.00	(75.12)	(6.68) %	
4021 - Dental Insurance	903.00	0.00	75.00	75.00	100.00 %		0.00	75.00	75.00	100.00 %	
4022 - Vision Insurance	214.00	17.88	18.00	0.12	0.66 %		17.88	18.00	0.12	0.66 %	
4025 - Retirement - Safe Harbor	2,433.00	0.00	203.00	203.00	100.00 %		0.00	203.00	203.00	100.00 %	
4026 - Retirement - Matching	1,622.00	284.93	135.00	(149.93)	(111.05) %		284.93	135.00	(149.93)	(111.05) %	
4027 - Life Insurance	585.00	4.68	49.00	44.32	90.44 %		4.68	49.00	44.32	90.44 %	

Trails of Brady Apartments
Budget Comparison
January 31, 2023
121 - Trails of Brady
Brady, Texas

121--Trails of Brady Apartments

	Year Ending					Month Ending					Year To Date			
	12/31/2023	Month Ending 01/31/2023			Month Ending 01/31/2023	01/31/2023	Year to Date 01/31/2023			01/31/2023				
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note			
4028 - Disability Insurance	0.00	42.27	0.00	(42.27)	(100.00) %		42.27	0.00	(42.27)	(100.00) %				
4030 - Payroll Taxes	6,285.00	590.29	524.00	(66.29)	(12.65) %		590.29	524.00	(66.29)	(12.65) %				
4032 - Worker's Compensation Insurance	724.00	46.75	60.00	13.25	22.08 %		46.75	60.00	13.25	22.08 %				
4040 - Overtime	558.00	38.22	47.00	8.78	18.68 %		38.22	47.00	8.78	18.68 %				
4045 - Bonuses	3,000.00	268.50	250.00	(18.50)	(7.40) %		268.50	250.00	(18.50)	(7.40) %				
Total Payroll & Related	110,342.00	9,331.38	9,197.00	(134.38)	(1.46) %		9,331.38	9,197.00	(134.38)	(1.46) %				
Administrative Expenses														
4035 - Uniforms	3,646.00	270.03	304.00	33.97	11.17 %		270.03	304.00	33.97	11.17 %				
4100 - Management Fees	0.00	2,335.77	0.00	(2,335.77)	(100.00) %	LIHTC Mgmt Fees/ appears there is a budgeting oversight here.	2,335.77	0.00	(2,335.77)	(100.00) %				
4102 - Office Equipment & Furniture	350.00	0.00	29.00	29.00	100.00 %		0.00	29.00	29.00	100.00 %				
4103 - Paper	194.00	44.24	16.00	(28.24)	(176.50) %		44.24	16.00	(28.24)	(176.50) %				
4104 - Toner	423.00	0.00	35.00	35.00	100.00 %		0.00	35.00	35.00	100.00 %				
4105 - Postage	136.00	8.37	11.00	2.63	23.90 %		8.37	11.00	2.63	23.90 %				
4106 - Office Supplies	1,086.00	183.98	91.00	(92.98)	(102.17) %		183.98	91.00	(92.98)	(102.17) %				
4108 - IT Contract	2,244.00	187.00	187.00	0.00	0.00 %		187.00	187.00	0.00	0.00 %				
4109 - IT Hardware	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %				
4110 - IT Software	5,255.00	970.08	438.00	(532.08)	(121.47) %	TAA click & lease annual renewal	970.08	438.00	(532.08)	(121.47) %				
4111 - Telephone & Fax	4,734.00	243.94	395.00	151.06	38.24 %		243.94	395.00	151.06	38.24 %				
4112 - Internet	1,433.00	149.54	119.00	(30.54)	(25.66) %		149.54	119.00	(30.54)	(25.66) %				
4115 - Staff Training	1,500.00	495.00	125.00	(370.00)	(296.00) %	TAA one confer- ence for PM	495.00	125.00	(370.00)	(296.00) %				
4116 - Membership Dues	755.00	0.00	63.00	63.00	100.00 %		0.00	63.00	63.00	100.00 %				
4117 - Vehicle Maintenance & Repairs	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %				
4119 - Travel	1,402.00	19.29	117.00	97.71	83.51 %		19.29	117.00	97.71	83.51 %				
4120 - Bank Fees	240.00	0.00	20.00	20.00	100.00 %		0.00	20.00	20.00	100.00 %				
4121 - Eviction	260.00	0.00	22.00	22.00	100.00 %		0.00	22.00	22.00	100.00 %				
4122 - Screening Services	1,308.00	108.78	109.00	0.22	0.20 %		108.78	109.00	0.22	0.20 %				
4125 - Audit Fees	7,500.00	0.00	625.00	625.00	100.00 %		0.00	625.00	625.00	100.00 %				
4127 - Tax Prep Fees	1,500.00	3,000.00	125.00	(2,875.00)	(2,300.00) %		3,000.00	125.00	(2,875.00)	(2,300.00) %				
4129 - Fuel	300.00	0.00	25.00	25.00	100.00 %		0.00	25.00	25.00	100.00 %				
4132 - Employee Gifts	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %				
4134 - Contract Costs - Admin	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %				
4138 - Answering Service	0.00	300.00	0.00	(300.00)	(100.00) %	Answering service property was bud- geted in telephone for this cost for the year	300.00	0.00	(300.00)	(100.00) %	1-2023 Answering service property was budgeted in telephone for this cost for the year			
4258 - Resident Services - Supplies	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %				
Total Administrative Expenses	36,266.00	8,316.02	3,024.00	(5,292.02)	(175.00) %		8,316.02	3,024.00	(5,292.02)	(175.00) %				
Marketing Expenses														
4200 - Signage	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %				
4201 - Printed Material	1,056.00	0.00	88.00	88.00	100.00 %		0.00	88.00	88.00	100.00 %				
4202 - Internet Advertising	686.00	54.00	57.00	3.00	5.26 %		54.00	57.00	3.00	5.26 %				
4203 - Flags/Poles	504.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %				
4204 - Advertising - Other	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %				
Total Marketing Expenses	3,746.00	54.00	312.00	258.00	82.69 %		54.00	312.00	258.00	82.69 %				

Trails of Brady Apartments
Budget Comparison
January 31, 2023
121 - Trails of Brady
Brady, Texas

	121--Trails of Brady Apartments										Year To Date 01/31/2023 Budget variance note	
	Year Ending	Month Ending 01/31/2023				Month Ending	Year to Date 01/31/2023					
	12/31/2023					01/31/2023						
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%		
Utilities												
4300 - Utilities - Electric Vacancies	1,620.00	740.60	135.00	(605.60)	(448.59) %	\$300 in deposits were paid to turn on vacant units to be turned. Will be re-funded once turned off. 6 units vacant electric.	740.60	135.00	(605.60)	(448.59) %		
4301 - Utilities - Electric - Office/Other	11,850.00	942.15	1,250.00	307.85	24.62 %		942.15	1,250.00	307.85	24.62 %		
4311 - Utilities - Water - Other	15,800.00	195.05	550.00	354.95	64.53 %		195.05	550.00	354.95	64.53 %		
4315 - Utilities - Water	13,400.00	994.20	1,050.00	55.80	5.31 %		994.20	1,050.00	55.80	5.31 %		
4325 - Utilities - Sewer	9,600.00	710.60	800.00	89.40	11.17 %		710.60	800.00	89.40	11.17 %		
4340 - Utilities - Trash	8,400.00	708.55	700.00	(8.55)	(1.22) %		708.55	700.00	(8.55)	(1.22) %		
4341 - Utilities - Other	720.00	57.42	60.00	2.58	4.30 %		57.42	60.00	2.58	4.30 %		
Total Utilities	61,390.00	4,348.57	4,545.00	196.43	4.32 %		4,348.57	4,545.00	196.43	4.32 %		
Operating & Maintenance Expenses												
4450 - Make-Ready - Hardware	200.00	0.00	17.00	17.00	100.00 %	Make ready carpets cleaned in 3 units	0.00	17.00	17.00	100.00 %		
4452 - Make-Ready - Appliances	1,984.00	33.55	165.00	131.45	79.66 %		33.55	165.00	131.45	79.66 %		
4453 - Make-Ready - Electrical	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %		
4454 - Make-Ready - Plumbing	200.00	0.00	17.00	17.00	100.00 %		0.00	17.00	17.00	100.00 %		
4456 - Make-Ready - Carpet	3,200.00	450.00	267.00	(183.00)	(68.53) %		450.00	267.00	(183.00)	(68.53) %		
4458 - Make-Ready - Painting	600.00	0.00	50.00	50.00	100.00 %		0.00	50.00	50.00	100.00 %		
4459 - Make- Ready - Cleaning	371.00	25.96	31.00	5.04	16.25 %		25.96	31.00	5.04	16.25 %		
4460 - Make-Ready - Other	600.00	0.00	50.00	50.00	100.00 %		0.00	50.00	50.00	100.00 %		
4461 - Make-Ready - Drywall Repair	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %		
4464 - Make Ready - Window Treatments	1,545.00	180.32	129.00	(51.32)	(39.78) %		180.32	129.00	(51.32)	(39.78) %		
4465 - Make Ready - Doors/Locks/Keys	1,030.00	0.00	86.00	86.00	100.00 %		0.00	86.00	86.00	100.00 %		
Total Operating & Maintenance Expenses	10,330.00	689.83	862.00	172.17	19.97 %		689.83	862.00	172.17	19.97 %		
Maintenance & Repairs												
4400 - Materials - Hardware	600.00	151.01	50.00	(101.01)	(202.02) %	Shelf for storage building	151.01	50.00	(101.01)	(202.02) %		
4401 - Materials - A/C	780.00	0.00	65.00	65.00	100.00 %		0.00	65.00	65.00	100.00 %		
4402 - Materials - Appliances	3,200.00	341.10	267.00	(74.10)	(27.75) %		341.10	267.00	(74.10)	(27.75) %		
4403 - Materials - Electrical	825.00	49.98	69.00	19.02	27.56 %		49.98	69.00	19.02	27.56 %		
4404 - Materials - Plumbing	824.00	131.22	69.00	(62.22)	(90.17) %		131.22	69.00	(62.22)	(90.17) %		
4407 - Materials - Paint	200.00	59.14	17.00	(42.14)	(247.88) %		59.14	17.00	(42.14)	(247.88) %		
4408 - Materials - Janitorial	1,030.00	95.86	86.00	(9.86)	(11.46) %		95.86	86.00	(9.86)	(11.46) %		
4409 - Materials - Landscaping & Irrigation	370.00	0.00	31.00	31.00	100.00 %		0.00	31.00	31.00	100.00 %		
4410 - Materials - Smoke Alarms	275.00	188.34	23.00	(165.34)	(718.86) %	Extra smoke alarms were purchased for replacements when needed	188.34	23.00	(165.34)	(718.86) %		
4412 - Materials - Screens	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %		
4413 - Materials - Doors/Locks/Keys	600.00	8.37	50.00	41.63	83.26 %		8.37	50.00	41.63	83.26 %		
4414 - Materials - Light Bulbs/Fixtures	1,325.00	1,230.15	110.00	(1,120.15)	(1,018.31) %	Ordered exterior security lights and 2 wall sconce lights	1,230.15	110.00	(1,120.15)	(1,018.31) %		
4415 - Materials - Exterior Lights	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %		
4416 - Materials - Other	1,500.00	0.00	125.00	125.00	100.00 %		0.00	125.00	125.00	100.00 %		

Trails of Brady Apartments
Budget Comparison
January 31, 2023
121 - Trails of Brady
Brady, Texas

	121--Trails of Brady Apartments						Year To Date				
	Year Ending						Month Ending				
	12/31/2023	Month Ending 01/31/2023			Month Ending 01/31/2023		01/31/2023	Year to Date 01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
4417 - Small Tools	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %	
Total Maintenance & Repairs	11,979.00	2,255.17	999.00	(1,256.17)	(125.74) %		2,255.17	999.00	(1,256.17)	(125.74) %	
Contract Costs											
4500 - Contract Costs - Pest Control	3,560.00	633.00	297.00	(336.00)	(113.13) %	Extra roach treat- ment for 3 units	633.00	297.00	(336.00)	(113.13) %	
4501 - Contract Costs - Landscaping	10,382.00	840.00	865.00	25.00	2.89 %		840.00	865.00	25.00	2.89 %	
4503 - Contract Costs - Seasonal Flowers	200.00	23.77	17.00	(6.77)	(39.82) %		23.77	17.00	(6.77)	(39.82) %	
4504 - Contract Costs - A/C Repair	4,420.00	458.00	368.00	(90.00)	(24.45) %		458.00	368.00	(90.00)	(24.45) %	
4505 - Contract Costs - A/C Replacement	3,200.00	0.00	267.00	267.00	100.00 %		0.00	267.00	267.00	100.00 %	
4506 - Contract Costs - Plumbing	200.00	0.00	17.00	17.00	100.00 %		0.00	17.00	17.00	100.00 %	
4507 - Contract Costs - Electrical	750.00	78.00	63.00	(15.00)	(23.80) %		78.00	63.00	(15.00)	(23.80) %	
4508 - Contract Costs - Carpet Cleaning	1,500.00	0.00	125.00	125.00	100.00 %		0.00	125.00	125.00	100.00 %	
4516 - Contract Costs - Custodian	4,326.00	350.00	361.00	11.00	3.04 %		350.00	361.00	11.00	3.04 %	
4518 - Contract Costs - Fire Monitoring	3,565.00	34.99	297.00	262.01	88.21 %		34.99	297.00	262.01	88.21 %	
4520 - Contract Costs - Fire Extinguishers	835.00	0.00	70.00	70.00	100.00 %		0.00	70.00	70.00	100.00 %	
4521 - Contract Costs - Drywall Repair	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %	
4522 - Contract Costs - Glass	371.00	0.00	31.00	31.00	100.00 %		0.00	31.00	31.00	100.00 %	
4524 - Contract Costs - Other	1,000.00	45.00	83.00	38.00	45.78 %		45.00	83.00	38.00	45.78 %	
Total Contract Costs	34,409.00	2,462.76	2,869.00	406.24	14.15 %		2,462.76	2,869.00	406.24	14.15 %	
Taxes & Insurance											
4600 - Property Insurance	41,800.00	3,326.02	3,483.00	156.98	4.50 %		3,326.02	3,483.00	156.98	4.50 %	
Total Taxes & Insurance	41,800.00	3,326.02	3,483.00	156.98	4.50 %		3,326.02	3,483.00	156.98	4.50 %	
Total Operating Expenses	310,262.00	30,783.75	25,291.00	(5,492.75)	(21.71) %		30,783.75	25,291.00	(5,492.75)	(21.71) %	
Net Operating Income (Loss)	185,669.00	6,498.49	16,037.00	(9,538.51)	(59.47) %		6,498.49	16,037.00	(9,538.51)	(59.47) %	
Non-Operating Income											
3400 - CAPEX funding from Replacement Re- serves	80,500.00	0.00	6,708.00	(6,708.00)	(100.00) %	No CAPEX expenses	0.00	6,708.00	(6,708.00)	(100.00) %	
Total Non-Operating Income	80,500.00	0.00	6,708.00	(6,708.00)	(100.00) %		0.00	6,708.00	(6,708.00)	(100.00) %	
Non-Operating Expenses											
Capital Expenditures											
4735 - Capital Expenditures	80,500.00	0.00	6,708.00	6,708.00	100.00 %		0.00	6,708.00	6,708.00	100.00 %	
Total Capital Expenditures	80,500.00	0.00	6,708.00	6,708.00	100.00 %		0.00	6,708.00	6,708.00	100.00 %	
Depreciation & Amortization											
4710 - Depreciation	312,000.00	25,950.15	26,000.00	49.85	0.19 %		25,950.15	26,000.00	49.85	0.19 %	
4715 - Amortization	6,000.00	421.14	500.00	78.86	15.77 %		421.14	500.00	78.86	15.77 %	
Total Depreciation & Amortization	318,000.00	26,371.29	26,500.00	128.71	0.48 %		26,371.29	26,500.00	128.71	0.48 %	
Debt Services											
4700 - Mortgage Interest #1	100,036.00	8,204.63	8,336.00	131.37	1.57 %		8,204.63	8,336.00	131.37	1.57 %	
4703 - Mortgage Interest - City of Brady	1,077.00	91.63	90.00	(1.63)	(1.81) %		91.63	90.00	(1.63)	(1.81) %	
4725 - Loan Costs	6,564.00	546.57	547.00	0.43	0.07 %		546.57	547.00	0.43	0.07 %	
Total Debt Services	107,677.00	8,842.83	8,973.00	130.17	1.45 %		8,842.83	8,973.00	130.17	1.45 %	
Other Non-Operating Expenses											
4800 - TDHCA Compliance	2,560.00	0.00	213.00	213.00	100.00 %		0.00	213.00	213.00	100.00 %	

Trails of Brady Apartments
Budget Comparison
January 31, 2023
121 - Trails of Brady
Brady, Texas

	121--Trails of Brady Apartments									
	Year Ending						Month Ending			
	12/31/2023		Month Ending 01/31/2023				01/31/2023		Year to Date 01/31/2023	
	Budget	Actual	Budget	Variance	Month Ending 01/31/2023	%	Budget variance note	Actual	Budget	01/31/2023
4805 - Asset Management Fees	5,800.00	0.00	483.00	483.00	100.00	%		0.00	483.00	483.00 100.00 %
4830 - Land Lease	2,200.00	138.89	183.00	44.11	24.10	%		138.89	183.00	44.11 24.10 %
Total Other Non-Operating Expenses	10,560.00	138.89	879.00	740.11	84.19	%		138.89	879.00	740.11 84.19 %
Total Non-Operating Expenses	516,737.00	35,353.01	43,060.00	7,706.99	17.89	%		35,353.01	43,060.00	7,706.99 17.89 %
Net Income (Loss)	(250,568.00)	(28,854.52)	(20,315.00)	(8,539.52)	(42.03)	%		(28,854.52)	(20,315.00)	(8,539.52) (42.03) %

Highland Oaks Apartments Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Assets		
Current Assets		
Cash		
1000 - Cash - OPERATING	72,804.84	70,030.69
1015 - Cash - Tenant Security Deposits	41,686.53	41,686.53
Total Cash	114,491.37	111,717.22
Deposits & Escrows		
1102 - Lender Held Replacement Reserves	281,000.42	279,417.09
1105 - Insurance Escrow	45,889.90	44,429.90
1120 - Mortgage Insurance Reserves	17,601.60	16,721.60
Total Deposits & Escrows	344,491.92	340,568.59
Other Current Assets		
1410 - Prepaid Insurance	(3,766.17)	(214.32)
Total Other Current Assets	(3,766.17)	(214.32)
Total Current Assets	455,217.12	452,071.49
Fixed Assets		
1600 - Land	680,000.00	680,000.00
1610 - Building	7,826,811.48	7,826,811.48
1620 - Building Improvements	102,706.71	102,706.71
Total Fixed Assets	8,609,518.19	8,609,518.19
Depreciation & Amortization		
1700 - Accumulated Depreciation	(486,928.26)	(475,405.24)
Total Depreciation & Amortization	(486,928.26)	(475,405.24)
Total Fixed Assets	8,122,589.93	8,134,112.95
Total Assets	8,577,807.05	8,586,184.44

Highland Oaks Apartments Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Liabilities & Equity		
Liabilities		
Current Liabilities		
2000 - A/P – Trade	18,561.71	9,505.08
2001 - A/P – THFHMC	12,015.07	11,572.47
2505 - A/P - Chase 8557	86.56	86.56
2510 - A/P - Chase 9535	0.00	892.04
2553 - A/P - Chase 3535	460.38	618.97
2573 - A/P - Chase 1947	0.00	62.24
Total Current Liabilities	31,123.72	22,737.36
Other Current Liabilities		
2100 - Prepaid Rent	1,568.00	1,728.00
2200 - Tenant Security Deposits	33,500.00	33,500.00
2226 - Accrued Interest	11,731.16	11,731.16
Total Other Current Liabilities	46,799.16	46,959.16
Long Term Liabilities		
2300 - Mortgage #1	4,146,680.06	4,152,680.56
2310 - Loan Costs	(128,715.37)	(129,216.68)
Total Long Term Liabilities	4,017,964.69	4,023,463.88
Total Liabilities	4,095,887.57	4,093,160.40
Equity		
Retained Earnings	4,493,024.04	4,558,506.13
Current Net Income	(11,104.56)	(65,482.09)
Total Equity	4,481,919.48	4,493,024.04
Total Liabilities & Equity	8,577,807.05	8,586,184.44

Highland Oaks Apartments
Budget Comparison
January 31, 2023
160 - Highland Oaks Apartments
Marble Falls, Texas

	160--Highland Oaks Apartments									
	Year Ending					Month Ending				
	12/31/2023	Month Ending 01/31/2023				01/31/2023	Year to Date 01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
Income										
Rental Income										
3000 - Scheduled Rent	808,968.00	67,414.00	67,414.00	0.00	0.00 %		67,414.00	67,414.00	0.00	0.00 %
Total Rental Income	808,968.00	67,414.00	67,414.00	0.00	0.00 %		67,414.00	67,414.00	0.00	0.00 %
Vacancy, Losses & Concessions										
3010 - Loss to Lease	(87,221.00)	(7,072.00)	(7,268.00)	196.00	2.69 %		(7,072.00)	(7,268.00)	196.00	2.69 %
3015 - Vacancy Loss	(8,007.00)	0.00	(667.00)	667.00	100.00 %		0.00	(667.00)	667.00	100.00 %
3035 - Rental Concessions: Employee	(11,652.00)	(971.00)	(971.00)	0.00	0.00 %		(971.00)	(971.00)	0.00	0.00 %
3050 - Bad Debt	(1,862.00)	0.00	(155.00)	155.00	100.00 %		0.00	(155.00)	155.00	100.00 %
Total Vacancy, Losses & Concessions	(108,742.00)	(8,043.00)	(9,061.00)	1,018.00	11.23 %		(8,043.00)	(9,061.00)	1,018.00	11.23 %
Net Rental Income	700,226.00	59,371.00	58,353.00	1,018.00	1.74 %		59,371.00	58,353.00	1,018.00	1.74 %
Tenant Fees										
3200 - Late Fees	380.00	45.00	32.00	13.00	40.62 %		45.00	32.00	13.00	40.62 %
3205 - NSF Fees	30.00	0.00	3.00	(3.00)	(100.00) %		0.00	3.00	(3.00)	(100.00) %
3210 - Maintenance Fees	665.00	20.00	55.00	(35.00)	(63.63) %		20.00	55.00	(35.00)	(63.63) %
3215 - Court Fees - Tenant	225.00	0.00	19.00	(19.00)	(100.00) %		0.00	19.00	(19.00)	(100.00) %
3220 - Reletting Fees	1,651.00	0.00	138.00	(138.00)	(100.00) %		0.00	138.00	(138.00)	(100.00) %
3225 - Move-out Charges	1,314.00	0.00	110.00	(110.00)	(100.00) %		0.00	110.00	(110.00)	(100.00) %
3235 - Screening Fees	350.00	0.00	29.00	(29.00)	(100.00) %		0.00	29.00	(29.00)	(100.00) %
Total Tenant Fees	4,615.00	65.00	386.00	(321.00)	(83.16) %		65.00	386.00	(321.00)	(83.16) %
Other Income										
3300 - Laundry income	355.00	0.00	30.00	(30.00)	(100.00) %		0.00	30.00	(30.00)	(100.00) %
Total Other Income	355.00	0.00	30.00	(30.00)	(100.00) %		0.00	30.00	(30.00)	(100.00) %
Total Income	705,196.00	59,436.00	58,769.00	667.00	1.13 %		59,436.00	58,769.00	667.00	1.13 %
Expenses										
Payroll & Related										
4000 - Salaries - Manager	35,852.00	3,048.71	2,988.00	(60.71)	(2.03) %		3,048.71	2,988.00	(60.71)	(2.03) %
4015 - Salaries - Maintenance	44,863.00	3,876.33	3,739.00	(137.33)	(3.67) %		3,876.33	3,739.00	(137.33)	(3.67) %
4020 - Health Insurance	14,080.00	1,255.02	1,173.00	(82.02)	(6.99) %		1,255.02	1,173.00	(82.02)	(6.99) %
4021 - Dental Insurance	944.00	0.00	79.00	79.00	100.00 %		0.00	79.00	79.00	100.00 %
4022 - Vision Insurance	224.00	18.73	19.00	0.27	1.42 %		18.73	19.00	0.27	1.42 %
4025 - Retirement - Safe Harbor	2,399.00	0.00	200.00	200.00	100.00 %		0.00	200.00	200.00	100.00 %
4026 - Retirement - Matching	1,600.00	373.57	133.00	(240.57)	(180.87) %		373.57	133.00	(240.57)	(180.87) %
4027 - Life Insurance	589.00	4.91	49.00	44.09	89.97 %		4.91	49.00	44.09	89.97 %
4028 - Disability Insurance	0.00	45.93	0.00	(45.93)	(100.00) %		45.93	0.00	(45.93)	(100.00) %
4030 - Payroll Taxes	6,198.00	704.93	517.00	(187.93)	(36.35) %		704.93	517.00	(187.93)	(36.35) %
4032 - Worker's Compensation Insurance	726.00	47.34	61.00	13.66	22.39 %		47.34	61.00	13.66	22.39 %
4040 - Overtime	2,660.00	30.46	222.00	191.54	86.27 %		30.46	222.00	191.54	86.27 %
4045 - Bonuses	3,000.00	516.00	250.00	(266.00)	(106.40) %		516.00	250.00	(266.00)	(106.40) %
Total Payroll & Related	113,135.00	9,921.93	9,430.00	(491.93)	(5.21) %		9,921.93	9,430.00	(491.93)	(5.21) %
Administrative Expenses										
4035 - Uniforms	2,705.00	473.62	225.00	(248.62)	(110.49) %	Charlie needed new uniforms	473.62	225.00	(248.62)	(110.49) %
4100 - Management Fees	36,050.00	4,629.48	3,004.00	(1,625.48)	(54.11) %		4,629.48	3,004.00	(1,625.48)	(54.11) %

Highland Oaks Apartments
Budget Comparison
January 31, 2023
160 - Highland Oaks Apartments
Marble Falls, Texas

160--Highland Oaks Apartments

	Year Ending					Month Ending					Year To Date
	12/31/2023	Month Ending 01/31/2023				01/31/2023	Year to Date 01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
4101 - Compliance Fee - THF	11,400.00	950.00	950.00	0.00	0.00 %		950.00	950.00	0.00	0.00 %	
4102 - Office Equipment & Furniture	350.00	0.00	29.00	29.00	100.00 %		0.00	29.00	29.00	100.00 %	
4105 - Postage	115.00	0.00	10.00	10.00	100.00 %		0.00	10.00	10.00	100.00 %	
4106 - Office Supplies	1,500.00	204.98	125.00	(79.98)	(63.98) %		204.98	125.00	(79.98)	(63.98) %	
4108 - IT Contract	2,244.00	187.00	187.00	0.00	0.00 %		187.00	187.00	0.00	0.00 %	
4109 - IT Hardware	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %	
4110 - IT Software	5,526.00	433.51	461.00	27.49	5.96 %		433.51	461.00	27.49	5.96 %	
4111 - Telephone & Fax	5,053.00	341.85	421.00	79.15	18.80 %		341.85	421.00	79.15	18.80 %	
4112 - Internet	1,236.00	99.95	103.00	3.05	2.96 %		99.95	103.00	3.05	2.96 %	
4115 - Staff Training	1,500.00	495.00	125.00	(370.00)	(296.00) %		495.00	125.00	(370.00)	(296.00) %	
4116 - Membership Dues	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %	
4117 - Vehicle Maintenance & Repairs	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
4119 - Travel	1,452.00	0.00	121.00	121.00	100.00 %		0.00	121.00	121.00	100.00 %	
4120 - Bank Fees	262.00	0.00	22.00	22.00	100.00 %		0.00	22.00	22.00	100.00 %	
4121 - Eviction	450.00	0.00	38.00	38.00	100.00 %		0.00	38.00	38.00	100.00 %	
4122 - Screening Services	837.00	18.13	70.00	51.87	74.10 %		18.13	70.00	51.87	74.10 %	
4125 - Audit Fees	7,500.00	0.00	625.00	625.00	100.00 %		0.00	625.00	625.00	100.00 %	
4126 - Legal Fees	10,260.00	855.00	855.00	0.00	0.00 %		855.00	855.00	0.00	0.00 %	
4127 - Tax Prep Fees	1,500.00	3,000.00	125.00	(2,875.00)	(2,300.00) %		3,000.00	125.00	(2,875.00)	(2,300.00) %	
4129 - Fuel	720.00	65.42	60.00	(5.42)	(9.03) %		65.42	60.00	(5.42)	(9.03) %	
4138 - Answering Service	0.00	340.00	0.00	(340.00)	(100.00) %	Answering service was budgeted for the year in tele-phone gl	340.00	0.00	(340.00)	(100.00) %	1-2023 Answering service was bud-geted for the year in telephone gl
4250 - Resident Services Fee - THF	3,800.00	316.67	317.00	0.33	0.10 %		316.67	317.00	0.33	0.10 %	
4258 - Resident Services - Supplies	1,000.00	77.82	83.00	5.18	6.24 %		77.82	83.00	5.18	6.24 %	
Total Administrative Expenses	96,460.00	12,488.43	8,040.00	(4,448.43)	(55.32) %		12,488.43	8,040.00	(4,448.43)	(55.32) %	
Marketing Expenses											
4200 - Signage	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
4201 - Printed Material	919.00	117.60	77.00	(40.60)	(52.72) %		117.60	77.00	(40.60)	(52.72) %	
4202 - Internet Advertising	666.00	54.00	56.00	2.00	3.57 %		54.00	56.00	2.00	3.57 %	
4203 - Flags/Poles	375.00	0.00	31.00	31.00	100.00 %		0.00	31.00	31.00	100.00 %	
4204 - Advertising - Other	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
Total Marketing Expenses	2,960.00	171.60	248.00	76.40	30.80 %		171.60	248.00	76.40	30.80 %	
Utilities											
4300 - Utilities - Electric Vacancies	600.00	143.88	50.00	(93.88)	(187.76) %	Occupied electric charged back to resident who did not have electricity in their name at move in.	143.88	50.00	(93.88)	(187.76) %	
4301 - Utilities - Electric - Office/Other	13,600.00	1,088.21	1,000.00	(88.21)	(8.82) %		1,088.21	1,000.00	(88.21)	(8.82) %	
4311 - Utilities - Water - Other	14,400.00	166.96	1,200.00	1,033.04	86.08 %		166.96	1,200.00	1,033.04	86.08 %	
4315 - Utilities - Water	19,100.00	2,101.18	1,800.00	(301.18)	(16.73) %		2,101.18	1,800.00	(301.18)	(16.73) %	
4325 - Utilities - Sewer	20,000.00	2,305.83	1,700.00	(605.83)	(35.63) %		2,305.83	1,700.00	(605.83)	(35.63) %	
4340 - Utilities - Trash	9,900.00	991.72	825.00	(166.72)	(20.20) %		991.72	825.00	(166.72)	(20.20) %	
Total Utilities	77,600.00	6,797.78	6,575.00	(222.78)	(3.38) %		6,797.78	6,575.00	(222.78)	(3.38) %	
Operating & Maintenance Expenses											
4450 - Make-Ready - Hardware	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %	

Highland Oaks Apartments
Budget Comparison
January 31, 2023
160 - Highland Oaks Apartments
Marble Falls, Texas

160--Highland Oaks Apartments

	Year Ending					Month Ending					Year To Date
	12/31/2023	Month Ending 01/31/2023				01/31/2023	Year to Date 01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
4451 - Make-Ready - A/C	50.00	0.00	4.00	4.00	100.00 %		0.00	4.00	4.00	100.00 %	
4452 - Make-Ready - Appliances	50.00	0.00	4.00	4.00	100.00 %		0.00	4.00	4.00	100.00 %	
4453 - Make-Ready - Electrical	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %	
4454 - Make-Ready - Plumbing	200.00	0.00	17.00	17.00	100.00 %		0.00	17.00	17.00	100.00 %	
4457 - Make-Ready - Vinyl	6,600.00	1,869.04	550.00	(1,319.04)	(239.82) %	Unit original carpet removal	1,869.04	550.00	(1,319.04)	(239.82) %	
4458 - Make-Ready - Painting	230.00	0.00	19.00	19.00	100.00 %		0.00	19.00	19.00	100.00 %	
4459 - Make- Ready - Cleaning	700.00	0.00	58.00	58.00	100.00 %		0.00	58.00	58.00	100.00 %	
4460 - Make-Ready - Other	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %	
4461 - Make-Ready - Drywall Repair	50.00	0.00	4.00	4.00	100.00 %		0.00	4.00	4.00	100.00 %	
4462 - Make Ready - Contract Unit Prep	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
4464 - Make Ready - Window Treatments	2,322.00	912.65	194.00	(718.65)	(370.43) %	3 Faux wood blinds totaling \$242.00-sent email to PM to find out why this would be coded to make ready as there are no make ready units that contain this style blind.	912.65	194.00	(718.65)	(370.43) %	
4465 - Make Ready - Doors/Locks/Keys	400.00	0.00	33.00	33.00	100.00 %		0.00	33.00	33.00	100.00 %	
Total Operating & Maintenance Expenses	11,402.00	2,781.69	949.00	(1,832.69)	(193.11) %		2,781.69	949.00	(1,832.69)	(193.11) %	
Maintenance & Repairs											
4400 - Materials - Hardware	440.00	0.00	37.00	37.00	100.00 %		0.00	37.00	37.00	100.00 %	
4401 - Materials - A/C	2,040.00	0.00	170.00	170.00	100.00 %	Unit new AC Purchase - Replacement Reserve Draw on this needs to be done.	0.00	170.00	170.00	100.00 %	
4402 - Materials - Appliances	4,430.00	211.67	369.00	157.33	42.63 %		211.67	369.00	157.33	42.63 %	
4403 - Materials - Electrical	230.00	0.00	19.00	19.00	100.00 %		0.00	19.00	19.00	100.00 %	
4404 - Materials - Plumbing	1,420.00	170.36	118.00	(52.36)	(44.37) %		170.36	118.00	(52.36)	(44.37) %	
4405 - Materials - Pool	1,916.00	320.33	160.00	(160.33)	(100.20) %	Stocked up on "Shock" which was unavailable last summer	320.33	160.00	(160.33)	(100.20) %	
4406 - Materials - Flooring	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %	
4407 - Materials - Paint	390.00	298.27	33.00	(265.27)	(803.84) %	Paint purchased for driveway lines	298.27	33.00	(265.27)	(803.84) %	
4408 - Materials - Janitorial	440.00	0.00	37.00	37.00	100.00 %		0.00	37.00	37.00	100.00 %	
4409 - Materials - Landscaping & Irrigation	370.00	118.22	31.00	(87.22)	(281.35) %		118.22	31.00	(87.22)	(281.35) %	
4410 - Materials - Smoke Alarms	520.00	0.00	43.00	43.00	100.00 %		0.00	43.00	43.00	100.00 %	
4411 - Materials - Drywall Repair	40.00	0.00	3.00	3.00	100.00 %		0.00	3.00	3.00	100.00 %	
4412 - Materials - Screens	240.00	0.00	20.00	20.00	100.00 %		0.00	20.00	20.00	100.00 %	
4413 - Materials - Doors/Locks/Keys	130.00	43.79	11.00	(32.79)	(298.09) %		43.79	11.00	(32.79)	(298.09) %	
4414 - Materials - Light Bulbs/Fixtures	1,400.00	104.00	117.00	13.00	11.11 %		104.00	117.00	13.00	11.11 %	
4415 - Materials - Exterior Lights	340.00	0.00	28.00	28.00	100.00 %		0.00	28.00	28.00	100.00 %	
4416 - Materials - Other	655.00	41.05	55.00	13.95	25.36 %		41.05	55.00	13.95	25.36 %	
4417 - Small Tools	210.00	114.99	18.00	(96.99)	(538.83) %		114.99	18.00	(96.99)	(538.83) %	
Total Maintenance & Repairs	15,461.00	1,422.68	1,290.00	(132.68)	(10.28) %		1,422.68	1,290.00	(132.68)	(10.28) %	

Highland Oaks Apartments
Budget Comparison
January 31, 2023
160 - Highland Oaks Apartments
Marble Falls, Texas

	160--Highland Oaks Apartments						160--Highland Oaks Apartments					
	Year Ending		Month Ending				Month Ending		Year to Date			
	12/31/2023	Month Ending 01/31/2023			Month Ending 01/31/2023		01/31/2023	Year to Date 01/31/2023			01/31/2023	
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note	
Contract Costs												
4500 - Contract Costs - Pest Control	3,055.00	297.00	255.00	(42.00)	(16.47) %		297.00	255.00	(42.00)	(16.47) %		
4501 - Contract Costs - Landscaping	32,410.00	2,130.00	2,701.00	571.00	21.14 %		2,130.00	2,701.00	571.00	21.14 %		
4502 - Contract Costs - Irrigation	890.00	0.00	74.00	74.00	100.00 %		0.00	74.00	74.00	100.00 %		
4504 - Contract Costs - A/C Repair	3,652.00	0.00	304.00	304.00	100.00 %		0.00	304.00	304.00	100.00 %		
4505 - Contract Costs - A/C Replacement	22,248.00	4,232.25	1,854.00	(2,378.25)	(128.27) %		4,232.25	1,854.00	(2,378.25)	(128.27) %		
4507 - Contract Costs - Electrical	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %		
4508 - Contract Costs - Carpet Cleaning	1,220.00	0.00	102.00	102.00	100.00 %		0.00	102.00	102.00	100.00 %		
4513 - Contract Costs - Vinyl Replacement	2,100.00	0.00	175.00	175.00	100.00 %		0.00	175.00	175.00	100.00 %		
4516 - Contract Costs - Custodian	6,516.00	432.00	543.00	111.00	20.44 %		432.00	543.00	111.00	20.44 %		
4522 - Contract Costs - Glass	0.00	380.00	0.00	(380.00)	(100.00) %	2 windows replaced @ \$190 each - need to buy 10 at a time to get the windows for \$150 each	380.00	0.00	(380.00)	(100.00) %		
4523 - Contract Costs - Equipment Rental	200.00	0.00	17.00	17.00	100.00 %		0.00	17.00	17.00	100.00 %		
4524 - Contract Costs - Other	1,030.00	1,164.89	86.00	(1,078.89)	(1,254.52) %	Air duct cleaning - 3 units a month	1,164.89	86.00	(1,078.89)	(1,254.52) %		
Total Contract Costs	73,821.00	8,636.14	6,153.00	(2,483.14)	(40.35) %		8,636.14	6,153.00	(2,483.14)	(40.35) %		
Taxes & Insurance												
4600 - Property Insurance	43,000.00	3,551.85	3,583.00	31.15	0.86 %		3,551.85	3,583.00	31.15	0.86 %		
Total Taxes & Insurance	43,000.00	3,551.85	3,583.00	31.15	0.86 %		3,551.85	3,583.00	31.15	0.86 %		
Total Operating Expenses	433,839.00	45,772.10	36,268.00	(9,504.10)	(26.20) %		45,772.10	36,268.00	(9,504.10)	(26.20) %		
Net Operating Income (Loss)	271,357.00	13,663.90	22,501.00	(8,837.10)	(39.27) %		13,663.90	22,501.00	(8,837.10)	(39.27) %		
Non-Operating Expenses												
Capital Expenditures												
4736 - Insurance Claims	0.00	1,393.47	0.00	(1,393.47)	(100.00) %	Shed broken into - equipment stolen	1,393.47	0.00	(1,393.47)	(100.00) %		
Total Capital Expenditures	0.00	1,393.47	0.00	(1,393.47)	(100.00) %		1,393.47	0.00	(1,393.47)	(100.00) %		
Depreciation & Amortization												
4710 - Depreciation	199,022.00	11,523.02	16,585.00	5,061.98	30.52 %		11,523.02	16,585.00	5,061.98	30.52 %		
4715 - Amortization	5,000.00	501.31	417.00	(84.31)	(20.21) %		501.31	417.00	(84.31)	(20.21) %		
Total Depreciation & Amortization	204,022.00	12,024.33	17,002.00	4,977.67	29.27 %		12,024.33	17,002.00	4,977.67	29.27 %		
Debt Services												
4700 - Mortgage Interest #1	139,500.00	11,350.66	11,625.00	274.34	2.35 %		11,350.66	11,625.00	274.34	2.35 %		
4720 - Mortgage Insurance	10,500.00	0.00	875.00	875.00	100.00 %		0.00	875.00	875.00	100.00 %		
Total Debt Services	150,000.00	11,350.66	12,500.00	1,149.34	9.19 %		11,350.66	12,500.00	1,149.34	9.19 %		
Other Non-Operating Expenses												
4800 - TDHCA Compliance	1,900.00	0.00	158.00	158.00	100.00 %		0.00	158.00	158.00	100.00 %		
Total Other Non-Operating Expenses	1,900.00	0.00	158.00	158.00	100.00 %		0.00	158.00	158.00	100.00 %		
Total Non-Operating Expenses	355,922.00	24,768.46	29,660.00	4,891.54	16.49 %		24,768.46	29,660.00	4,891.54	16.49 %		
Net Income (Loss)	(84,565.00)	(11,104.56)	(7,159.00)	(3,945.56)	(55.11) %		(11,104.56)	(7,159.00)	(3,945.56)	(55.11) %		

Vistas Apartments

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Assets		
Current Assets		
Cash		
1000 - Cash - OPERATING	105,886.77	101,347.93
1015 - Cash - Tenant Security Deposits	47,710.20	47,861.39
Total Cash	<u>153,596.97</u>	<u>149,209.32</u>
Accounts Receivable		
1200 - A/R - Tenant	2,280.00	4,158.05
1201 - A/R - Misc	21.86	21.86
1210 - A/R - Tenant Subsidy Assistance	(2,144.00)	(2,144.00)
1234 - A/R - Vista	17.34	17.34
Total Accounts Receivable	<u>175.20</u>	<u>2,053.25</u>
Deposits & Escrows		
1102 - Lender Held Replacement Reserves	199,125.89	196,542.56
1105 - Insurance Escrow	64,298.98	62,147.98
1111 - Principal Reserves	18.45	18.45
1115 - Cash out Holdback Escrow - Dwight	7.37	7.37
1120 - Mortgage Insurance Reserves	32,538.90	30,625.90
1135 - Construction Reserves	1.51	1.51
Total Deposits & Escrows	<u>295,991.10</u>	<u>289,343.77</u>
Other Current Assets		
1410 - Prepaid Insurance	(12,662.04)	(7,702.67)
Total Other Current Assets	<u>(12,662.04)</u>	<u>(7,702.67)</u>
Total Current Assets	437,101.23	432,903.67
Fixed Assets		
1600 - Land	1,820,000.00	1,820,000.00
1610 - Building	12,480,000.00	12,480,000.00
1660 - CIP	345,817.77	345,817.77
Total Fixed Assets	<u>14,645,817.77</u>	<u>14,645,817.77</u>
Depreciation & Amortization		
1700 - Accumulated Depreciation	(748,113.10)	(726,980.08)
Total Depreciation & Amortization	<u>(748,113.10)</u>	<u>(726,980.08)</u>
Total Fixed Assets	13,897,704.67	13,918,837.69
Other Assets		
1710 - Accumulated Amortization	(11,169.25)	(10,865.67)
Total Other Assets	<u>(11,169.25)</u>	<u>(10,865.67)</u>
Total Assets	<u>14,323,636.65</u>	<u>14,340,875.69</u>

Vistas Apartments

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Liabilities & Equity		
Liabilities		
Current Liabilities		
2000 - A/P – Trade	29,349.27	23,518.21
2001 - A/P – THFHMC	(1,457.03)	(2,850.14)
2051 - A/P - Misc	196.00	196.00
2099 - A/P - Pending ICB	(39.25)	(39.25)
2531 - A/P - Chase 9683	2,513.27	2,053.83
2542 - A/P - Elan 9255	14.98	14.98
2553 - A/P - Chase 3535	26.47	0.00
2569 - A/P - Elan 6620	0.00	221.43
Total Current Liabilities	<u>30,603.71</u>	<u>23,115.06</u>
Other Current Liabilities		
2100 - Prepaid Rent	7,275.01	7,343.91
2200 - Tenant Security Deposits	40,736.00	41,385.00
2201 - Security Deposits in Transit	550.00	0.00
Total Other Current Liabilities	<u>48,561.01</u>	<u>48,728.91</u>
Long Term Liabilities		
2300 - Mortgage #1	9,035,189.33	9,049,250.08
2310 - Loan Costs	(240,794.33)	(242,423.41)
Total Long Term Liabilities	<u>8,794,395.00</u>	<u>8,806,826.67</u>
Other Liabilities		
2228 - Accrued Interest - Partner	22,114.00	22,114.00
Total Other Liabilities	<u>22,114.00</u>	<u>22,114.00</u>
Total Liabilities	8,895,673.72	8,900,784.64
Equity		
Retained Earnings	5,440,091.05	5,395,314.70
Current Net Income	(12,128.12)	44,776.35
Total Equity	<u>5,427,962.93</u>	<u>5,440,091.05</u>
Total Liabilities & Equity	<u>14,323,636.65</u>	<u>14,340,875.69</u>

Vistas Apartments Budget Comparison January 31, 2023 161 - Vistas Apartments Marble Falls, Texas											
	161--Vistas Apartments					Month Ending 01/31/2023 Budget variance note	Month Ending 01/31/2023				Year To Date 01/31/2023 Budget variance note
	Year Ending 12/31/2023	Month Ending 01/31/2023			Year to Date 01/31/2023						
	Budget	Actual	Budget	Variance	%		Actual	Budget	Variance	%	
Income											
Rental Income											
3000 - Scheduled Rent	1,402,728.00	116,679.00	116,894.00	(215.00)	(0.18) %		116,679.00	116,894.00	(215.00)	(0.18) %	
Total Rental Income	1,402,728.00	116,679.00	116,894.00	(215.00)	(0.18) %		116,679.00	116,894.00	(215.00)	(0.18) %	
Vacancy, Losses & Concessions											
3010 - Loss to Lease	(55,988.00)	(4,416.00)	(4,666.00)	250.00	5.35 %		(4,416.00)	(4,666.00)	250.00	5.35 %	
3015 - Vacancy Loss	(56,011.00)	(4,036.00)	(4,668.00)	632.00	13.53 %		(4,036.00)	(4,668.00)	632.00	13.53 %	
3030 - Rental Concessions: Tenant	(1,980.00)	0.00	(165.00)	165.00	100.00 %		0.00	(165.00)	165.00	100.00 %	
3035 - Rental Concessions: Employee	(5,388.00)	(388.00)	(449.00)	61.00	13.58 %		(388.00)	(449.00)	61.00	13.58 %	
3050 - Bad Debt	(26,690.00)	(881.75)	(2,224.00)	1,342.25	60.35 %		(881.75)	(2,224.00)	1,342.25	60.35 %	
Total Vacancy, Losses & Concessions	(146,057.00)	(9,721.75)	(12,172.00)	2,450.25	20.13 %		(9,721.75)	(12,172.00)	2,450.25	20.13 %	
Net Rental Income	1,256,671.00	106,957.25	104,722.00	2,235.25	2.13 %		106,957.25	104,722.00	2,235.25	2.13 %	
Tenant Fees											
3200 - Late Fees	7,200.00	630.00	600.00	30.00	5.00 %		630.00	600.00	30.00	5.00 %	
3205 - NSF Fees	100.00	25.00	8.00	17.00	212.50 %		25.00	8.00	17.00	212.50 %	
3206 - Pet Fees	333.00	0.00	28.00	(28.00)	(100.00) %		0.00	28.00	(28.00)	(100.00) %	
3210 - Maintenance Fees	750.00	0.95	63.00	(62.05)	(98.49) %		0.95	63.00	(62.05)	(98.49) %	
3215 - Court Fees - Tenant	720.00	0.00	60.00	(60.00)	(100.00) %		0.00	60.00	(60.00)	(100.00) %	
3220 - Reletting Fees	5,980.00	(617.10)	498.00	(1,115.10)	(223.91) %	1506 move out was undone and reletting fee credited back from December charge. Resident still in unit.	(617.10)	498.00	(1,115.10)	(223.91) %	
3225 - Move-out Charges	6,910.00	0.00	576.00	(576.00)	(100.00) %		0.00	576.00	(576.00)	(100.00) %	
3235 - Screening Fees	1,465.00	40.00	122.00	(82.00)	(67.21) %	2 applicants for 1 household screened	40.00	122.00	(82.00)	(67.21) %	
Total Tenant Fees	23,458.00	78.85	1,955.00	(1,876.15)	(95.96) %		78.85	1,955.00	(1,876.15)	(95.96) %	
Other Income											
3300 - Laundry income	305.00	0.00	25.00	(25.00)	(100.00) %		0.00	25.00	(25.00)	(100.00) %	
3315 - Interest income	40.00	4.05	3.00	1.05	35.00 %		4.05	3.00	1.05	35.00 %	
Total Other Income	345.00	4.05	28.00	(23.95)	(85.53) %		4.05	28.00	(23.95)	(85.53) %	
Total Income	1,280,474.00	107,040.15	106,705.00	335.15	0.31 %		107,040.15	106,705.00	335.15	0.31 %	
Expenses											
Payroll & Related											
4000 - Salaries - Manager	39,254.00	3,288.25	3,271.00	(17.25)	(0.52) %		3,288.25	3,271.00	(17.25)	(0.52) %	
4005 - Salaries - Assistant Manager	22,610.00	1,018.88	1,884.00	865.12	45.91 %		1,018.88	1,884.00	865.12	45.91 %	
4015 - Salaries - Maintenance	88,988.00	7,742.73	7,416.00	(326.73)	(4.40) %		7,742.73	7,416.00	(326.73)	(4.40) %	
4020 - Health Insurance	21,222.00	1,890.08	1,769.00	(121.08)	(6.84) %		1,890.08	1,769.00	(121.08)	(6.84) %	
4021 - Dental Insurance	1,423.00	0.00	119.00	119.00	100.00 %		0.00	119.00	119.00	100.00 %	
4022 - Vision Insurance	338.00	28.22	28.00	(0.22)	(0.78) %		28.22	28.00	(0.22)	(0.78) %	
4025 - Retirement - Safe Harbor	4,455.00	0.00	371.00	371.00	100.00 %		0.00	371.00	371.00	100.00 %	
4026 - Retirement - Matching	2,970.00	428.71	248.00	(180.71)	(72.86) %		428.71	248.00	(180.71)	(72.86) %	
4027 - Life Insurance	931.00	7.33	78.00	70.67	90.60 %		7.33	78.00	70.67	90.60 %	

Vistas Apartments
Budget Comparison
January 31, 2023
161 - Vistas Apartments
Marble Falls, Texas

	161--Vistas Apartments											
	Year Ending					Month Ending					Year To Date	
	12/31/2023	Month Ending 01/31/2023				Month Ending 01/31/2023	01/31/2023	Year to Date 01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note	
4028 - Disability Insurance	0.00	71.11	0.00	(71.11)	(100.00) %		71.11	0.00	(71.11)	(100.00) %		
4030 - Payroll Taxes	11,510.00	1,059.82	959.00	(100.82)	(10.51) %		1,059.82	959.00	(100.82)	(10.51) %		
4032 - Worker's Compensation Insurance	1,357.00	82.37	113.00	30.63	27.10 %		82.37	113.00	30.63	27.10 %		
4040 - Overtime	2,958.00	56.25	247.00	190.75	77.22 %		56.25	247.00	190.75	77.22 %		
4045 - Bonuses	5,000.00	585.60	417.00	(168.60)	(40.43) %	Bonuses paid out quarterly and budget calculates monthly	585.60	417.00	(168.60)	(40.43) %		
Total Payroll & Related	203,016.00	16,259.35	16,920.00	660.65	3.90 %		16,259.35	16,920.00	660.65	3.90 %		
Administrative Expenses												
4035 - Uniforms	4,254.00	387.76	355.00	(32.76)	(9.22) %	5 weeks maintenance uniform service	387.76	355.00	(32.76)	(9.22) %		
4100 - Management Fees	65,470.00	6,532.45	5,456.00	(1,076.45)	(19.72) %	LIHTC Mgmt Fees	6,532.45	5,456.00	(1,076.45)	(19.72) %		
4102 - Office Equipment & Furniture	350.00	0.00	29.00	29.00	100.00 %		0.00	29.00	29.00	100.00 %		
4103 - Paper	166.00	0.00	14.00	14.00	100.00 %		0.00	14.00	14.00	100.00 %		
4104 - Toner	387.00	0.00	32.00	32.00	100.00 %		0.00	32.00	32.00	100.00 %		
4105 - Postage	22.00	64.98	2.00	(62.98)	(3,149.00) %	Postage	64.98	2.00	(62.98)	(3,149.00) %		
4106 - Office Supplies	750.00	617.04	63.00	(554.04)	(879.42) %	Quill Invoice from September 2022 Toner/Office supplies (September invoice)	617.04	63.00	(554.04)	(879.42) %		
4108 - IT Contract	3,372.00	281.00	281.00	0.00	0.00 %		281.00	281.00	0.00	0.00 %		
4109 - IT Hardware	750.00	0.00	63.00	63.00	100.00 %		0.00	63.00	63.00	100.00 %		
4110 - IT Software	8,780.00	692.25	732.00	39.75	5.43 %		692.25	732.00	39.75	5.43 %		
4111 - Telephone & Fax	2,539.00	205.64	212.00	6.36	3.00 %		205.64	212.00	6.36	3.00 %		
4112 - Internet	1,236.00	99.95	103.00	3.05	2.96 %		99.95	103.00	3.05	2.96 %		
4114 - Misc Admin Expense	0.00	35.70	0.00	(35.70)	(100.00) %		35.70	0.00	(35.70)	(100.00) %		
4115 - Staff Training	1,500.00	495.00	125.00	(370.00)	(296.00) %	TAA one conference for PM	495.00	125.00	(370.00)	(296.00) %		
4116 - Membership Dues	300.00	16.23	25.00	8.77	35.08 %		16.23	25.00	8.77	35.08 %		
4117 - Vehicle Maintenance & Repairs	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %		
4119 - Travel	1,398.00	96.94	117.00	20.06	17.14 %		96.94	117.00	20.06	17.14 %		
4120 - Bank Fees	275.00	0.00	23.00	23.00	100.00 %		0.00	23.00	23.00	100.00 %		
4121 - Eviction	720.00	0.00	60.00	60.00	100.00 %		0.00	60.00	60.00	100.00 %		
4122 - Screening Services	1,465.00	72.52	122.00	49.48	40.55 %		72.52	122.00	49.48	40.55 %		
4125 - Audit Fees	7,500.00	0.00	625.00	625.00	100.00 %		0.00	625.00	625.00	100.00 %		
4127 - Tax Prep Fees	1,500.00	3,000.00	125.00	(2,875.00)	(2,300.00) %		3,000.00	125.00	(2,875.00)	(2,300.00) %		
4129 - Fuel	720.00	77.96	60.00	(17.96)	(29.93) %		77.96	60.00	(17.96)	(29.93) %		
4132 - Employee Gifts	500.00	139.57	42.00	(97.57)	(232.30) %		139.57	42.00	(97.57)	(232.30) %		
4136 - Contract Labor	0.00	31.50	0.00	(31.50)	(100.00) %		31.50	0.00	(31.50)	(100.00) %		
4138 - Answering Service	0.00	370.00	0.00	(370.00)	(100.00) %	January & February invoices for answering service-budget is in telephone for this gl for the year	370.00	0.00	(370.00)	(100.00) %	1-2023 January & February invoices for answering service-budget is in telephone for this gl for the year	
4258 - Resident Services - Supplies	1,000.00	76.62	83.00	6.38	7.68 %		76.62	83.00	6.38	7.68 %		
4259 - Resident Displacement	0.00	858.39	0.00	(858.39)	(100.00) %	#1502 displaced due to December 2022 freeze-there	858.39	0.00	(858.39)	(100.00) %		

Vistas Apartments
Budget Comparison
January 31, 2023
161 - Vistas Apartments
Marble Falls, Texas

	161--Vistas Apartments										Year To Date 01/31/2023 Budget variance note	
	Year Ending	Month Ending 01/31/2023				Month Ending 01/31/2023	Month Ending 01/31/2023	Year to Date 01/31/2023				
	12/31/2023 Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%		
						was an insurance claim filed this should be moved to.						
Total Administrative Expenses	105,454.00	14,151.50	8,791.00	(5,360.50)	(60.97) %		14,151.50	8,791.00	(5,360.50)	(60.97) %		
Marketing Expenses												
4200 - Signage	500.00	518.41	42.00	(476.41)	(1,134.30) %	Marketing Signs/ Pet Waste Signs	518.41	42.00	(476.41)	(1,134.30) %		
4201 - Printed Material	889.00	0.00	74.00	74.00	100.00 %		0.00	74.00	74.00	100.00 %		
4202 - Internet Advertising	666.00	54.00	56.00	2.00	3.57 %		54.00	56.00	2.00	3.57 %		
4203 - Flags/Poles	375.00	0.00	31.00	31.00	100.00 %		0.00	31.00	31.00	100.00 %		
4204 - Advertising - Other	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %		
Total Marketing Expenses	2,930.00	572.41	245.00	(327.41)	(133.63) %		572.41	245.00	(327.41)	(133.63) %		
Utilities												
4300 - Utilities - Electric Vacancies	3,000.00	136.71	250.00	113.29	45.31 %		136.71	250.00	113.29	45.31 %		
4301 - Utilities - Electric - Office/Other	13,600.00	1,042.12	1,200.00	157.88	13.15 %		1,042.12	1,200.00	157.88	13.15 %		
4311 - Utilities - Water - Other	12,000.00	77.94	1,000.00	922.06	92.20 %		77.94	1,000.00	922.06	92.20 %		
4315 - Utilities - Water	55,300.00	5,490.55	5,000.00	(490.55)	(9.81) %		5,490.55	5,000.00	(490.55)	(9.81) %		
4325 - Utilities - Sewer	52,200.00	5,588.22	4,500.00	(1,088.22)	(24.18) %		5,588.22	4,500.00	(1,088.22)	(24.18) %		
4340 - Utilities - Trash	22,572.00	1,738.55	1,881.00	142.45	7.57 %		1,738.55	1,881.00	142.45	7.57 %		
Total Utilities	158,672.00	14,074.09	13,831.00	(243.09)	(1.75) %		14,074.09	13,831.00	(243.09)	(1.75) %		
Operating & Maintenance Expenses												
4450 - Make-Ready - Hardware	300.00	0.00	25.00	25.00	100.00 %		0.00	25.00	25.00	100.00 %		
4451 - Make-Ready - A/C	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %		
4452 - Make-Ready - Appliances	1,945.00	0.00	162.00	162.00	100.00 %		0.00	162.00	162.00	100.00 %		
4453 - Make-Ready - Electrical	360.00	0.00	30.00	30.00	100.00 %		0.00	30.00	30.00	100.00 %		
4454 - Make-Ready - Plumbing	310.00	0.00	26.00	26.00	100.00 %		0.00	26.00	26.00	100.00 %		
4456 - Make-Ready - Carpet	8,500.00	1,254.12	708.00	(546.12)	(77.13) %	2 carpet replace- ments and 1 carpet clean	1,254.12	708.00	(546.12)	(77.13) %		
4457 - Make-Ready - Vinyl	5,275.00	0.00	440.00	440.00	100.00 %		0.00	440.00	440.00	100.00 %		
4458 - Make-Ready - Painting	720.00	0.00	60.00	60.00	100.00 %		0.00	60.00	60.00	100.00 %		
4459 - Make- Ready - Cleaning	615.00	19.44	51.00	31.56	61.88 %		19.44	51.00	31.56	61.88 %		
4460 - Make-Ready - Other	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %		
4461 - Make-Ready - Drywall Repair	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %		
4462 - Make Ready - Contract Unit Prep	640.00	0.00	53.00	53.00	100.00 %		0.00	53.00	53.00	100.00 %		
4463 - Make Ready - Contract Paint	370.00	0.00	31.00	31.00	100.00 %		0.00	31.00	31.00	100.00 %		
4464 - Make Ready - Window Treatments	1,895.00	768.36	158.00	(610.36)	(386.30) %	Blinds for Inspec- tions buildings 1-5-will be charged back to residents	768.36	158.00	(610.36)	(386.30) %		
4465 - Make Ready - Doors/Locks/Keys	750.00	59.84	63.00	3.16	5.01 %		59.84	63.00	3.16	5.01 %		
Total Operating & Maintenance Expenses	22,380.00	2,101.76	1,865.00	(236.76)	(12.69) %		2,101.76	1,865.00	(236.76)	(12.69) %		
Maintenance & Repairs												
4400 - Materials - Hardware	515.00	0.00	43.00	43.00	100.00 %		0.00	43.00	43.00	100.00 %		
4401 - Materials - A/C	5,325.00	632.33	444.00	(188.33)	(42.41) %	Replaced Freon that was stolen when the mainte- nance shop was	632.33	444.00	(188.33)	(42.41) %		

Vistas Apartments
Budget Comparison
January 31, 2023
161 - Vistas Apartments
Marble Falls, Texas

161--Vistas Apartments

	Year Ending					Month Ending					Year To Date
	12/31/2023	Month Ending 01/31/2023				01/31/2023	Year to Date 01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
4402 - Materials - Appliances	8,030.00	330.81	669.00	338.19	50.55 %	broken into-there was an insurance claim filed this should be moved to. Replaced hot water heater in #1201 due to December 2022 freeze	330.81	669.00	338.19	50.55 %	
4403 - Materials - Electrical	1,400.00	0.00	117.00	117.00	100.00 %		0.00	117.00	117.00	100.00 %	
4404 - Materials - Plumbing	5,435.00	1,324.54	453.00	(871.54)	(192.39) %	Purchases for in-spections of build-ings 1-5	1,324.54	453.00	(871.54)	(192.39) %	
4405 - Materials - Pool	3,050.00	0.00	254.00	254.00	100.00 %		0.00	254.00	254.00	100.00 %	
4406 - Materials - Flooring	0.00	48.00	0.00	(48.00)	(100.00) %		48.00	0.00	(48.00)	(100.00) %	
4407 - Materials - Paint	1,657.00	94.15	138.00	43.85	31.77 %		94.15	138.00	43.85	31.77 %	
4408 - Materials - Janitorial	2,281.00	630.60	190.00	(440.60)	(231.89) %	Purchases for In-spections of build-ings 1-5 and up-coming make-readies	630.60	190.00	(440.60)	(231.89) %	
4409 - Materials - Landscaping & Irrigation	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %	
4410 - Materials - Smoke Alarms	546.00	52.82	46.00	(6.82)	(14.82) %		52.82	46.00	(6.82)	(14.82) %	
4411 - Materials - Drywall Repair	100.00	7.59	8.00	0.41	5.12 %		7.59	8.00	0.41	5.12 %	
4412 - Materials - Screens	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %	
4413 - Materials - Doors/Locks/Keys	622.00	125.63	52.00	(73.63)	(141.59) %		125.63	52.00	(73.63)	(141.59) %	
4414 - Materials - Light Bulbs/Fixtures	1,571.00	147.64	131.00	(16.64)	(12.70) %		147.64	131.00	(16.64)	(12.70) %	
4416 - Materials - Other	1,950.00	26.47	163.00	136.53	83.76 %		26.47	163.00	136.53	83.76 %	
4417 - Small Tools	350.00	124.20	29.00	(95.20)	(328.27) %		124.20	29.00	(95.20)	(328.27) %	
4418 - Fire Extinguishers	150.00	0.00	13.00	13.00	100.00 %		0.00	13.00	13.00	100.00 %	
4419 - Equipment	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %	
Total Maintenance & Repairs	33,282.00	3,544.78	2,774.00	(770.78)	(27.78) %		3,544.78	2,774.00	(770.78)	(27.78) %	
Contract Costs											
4500 - Contract Costs - Pest Control	5,253.00	791.00	438.00	(353.00)	(80.59) %	Clean out of build-ing 7, monthly ser-vice and 2 special treatments for fleas and german roaches.	791.00	438.00	(353.00)	(80.59) %	
4501 - Contract Costs - Landscaping	32,692.00	2,420.00	2,724.00	304.00	11.16 %		2,420.00	2,724.00	304.00	11.16 %	
4502 - Contract Costs - Irrigation	920.00	0.00	77.00	77.00	100.00 %		0.00	77.00	77.00	100.00 %	
4504 - Contract Costs - A/C Repair	1,400.00	0.00	117.00	117.00	100.00 %		0.00	117.00	117.00	100.00 %	
4505 - Contract Costs - A/C Replacement	12,360.00	0.00	1,030.00	1,030.00	100.00 %		0.00	1,030.00	1,030.00	100.00 %	
4506 - Contract Costs - Plumbing	465.00	1,537.50	39.00	(1,498.50)	(3,842.30) %	Contract plumber for leaks and clogged lines on both sides of the building and a leak from 2nd floor to 1st floor service call.	1,537.50	39.00	(1,498.50)	(3,842.30) %	
4507 - Contract Costs - Electrical	700.00	0.00	58.00	58.00	100.00 %		0.00	58.00	58.00	100.00 %	

Vistas Apartments
Budget Comparison
January 31, 2023
161 - Vistas Apartments
Marble Falls, Texas

	161--Vistas Apartments											
	Year Ending					Month Ending						Year To Date
	12/31/2023		Month Ending 01/31/2023			Month Ending 01/31/2023		01/31/2023		Year to Date 01/31/2023		01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note	
4508 - Contract Costs - Carpet Cleaning	595.00	471.00	50.00	(421.00)	(842.00) %	Freeze/leak damage in #407, #605, #1101, #1502, #1604 and 3 cleans in #207, #1405, #1506.	471.00	50.00	(421.00)	(842.00) %		
4509 - Contract Costs - Carpet Replacement	2,000.00	0.00	167.00	167.00	100.00 %		0.00	167.00	167.00	100.00 %		
4513 - Contract Costs - Vinyl Replacement	2,000.00	0.00	167.00	167.00	100.00 %		0.00	167.00	167.00	100.00 %		
4514 - Contract Costs - Pool	7,200.00	264.00	600.00	336.00	56.00 %		264.00	600.00	336.00	56.00 %		
4516 - Contract Costs - Custodian	5,500.00	500.00	458.00	(42.00)	(9.17) %		500.00	458.00	(42.00)	(9.17) %		
4524 - Contract Costs - Other	1,000.00	380.35	83.00	(297.35)	(358.25) %	#904 air duct cleaning and new coin boxes in laundry room due to vandalism	380.35	83.00	(297.35)	(358.25) %		
Total Contract Costs	72,085.00	6,363.85	6,008.00	(355.85)	(5.92) %		6,363.85	6,008.00	(355.85)	(5.92) %		
Taxes & Insurance												
4600 - Property Insurance	60,000.00	4,959.37	5,000.00	40.63	0.81 %		4,959.37	5,000.00	40.63	0.81 %		
Total Taxes & Insurance	60,000.00	4,959.37	5,000.00	40.63	0.81 %		4,959.37	5,000.00	40.63	0.81 %		
Total Operating Expenses	657,819.00	62,027.11	55,434.00	(6,593.11)	(11.89) %		62,027.11	55,434.00	(6,593.11)	(11.89) %		
Net Operating Income (Loss)	622,655.00	45,013.04	51,271.00	(6,257.96)	(12.20) %		45,013.04	51,271.00	(6,257.96)	(12.20) %		
Non-Operating Income												
3400 - CAPEX funding from Replacement Reserves	169,800.00	0.00	14,150.00	(14,150.00)	(100.00) %	No CAPEX expenses	0.00	14,150.00	(14,150.00)	(100.00) %		
Total Non-Operating Income	169,800.00	0.00	14,150.00	(14,150.00)	(100.00) %		0.00	14,150.00	(14,150.00)	(100.00) %		
Non-Operating Expenses												
Capital Expenditures												
4735 - Capital Expenditures	169,800.00	3,250.00	14,150.00	10,900.00	77.03 %		3,250.00	14,150.00	10,900.00	77.03 %		
4736 - Insurance Claims	0.00	9,484.33	0.00	(9,484.33)	(100.00) %		9,484.33	0.00	(9,484.33)	(100.00) %		
Total Capital Expenditures	169,800.00	12,734.33	14,150.00	1,415.67	10.00 %		12,734.33	14,150.00	1,415.67	10.00 %		
Depreciation & Amortization												
4710 - Depreciation	308,243.00	21,133.02	25,687.00	4,553.98	17.72 %		21,133.02	25,687.00	4,553.98	17.72 %		
4715 - Amortization	15,000.00	1,932.66	1,250.00	(682.66)	(54.61) %		1,932.66	1,250.00	(682.66)	(54.61) %		
Total Depreciation & Amortization	323,243.00	23,065.68	26,937.00	3,871.32	14.37 %		23,065.68	26,937.00	3,871.32	14.37 %		
Debt Services												
4700 - Mortgage Interest #1	263,000.00	21,341.15	21,917.00	575.85	2.62 %		21,341.15	21,917.00	575.85	2.62 %		
4720 - Mortgage Insurance	23,000.00	0.00	1,917.00	1,917.00	100.00 %		0.00	1,917.00	1,917.00	100.00 %		
Total Debt Services	286,000.00	21,341.15	23,834.00	2,492.85	10.45 %		21,341.15	23,834.00	2,492.85	10.45 %		
Total Non-Operating Expenses	779,043.00	57,141.16	64,921.00	7,779.84	11.98 %		57,141.16	64,921.00	7,779.84	11.98 %		
Net Income (Loss)	13,412.00	(12,128.12)	500.00	(12,628.12)	(2,525.62) %		(12,128.12)	500.00	(12,628.12)	(2,525.62) %		

Westwind of Lamesa

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Assets		
Current Assets		
Cash		
1000 - Cash - OPERATING	42,489.96	56,087.65
1007 - Cash - WLM DEV M1 BANK 0021	40,926.00	40,926.00
1015 - Cash - Tenant Security Deposits	39,320.93	39,772.93
Total Cash	<u>122,736.89</u>	<u>136,786.58</u>
Accounts Receivable		
1200 - A/R - Tenant	2,371.00	2,296.00
1210 - A/R - Tenant Subsidy Assistance	(333.00)	(333.00)
Total Accounts Receivable	<u>2,038.00</u>	<u>1,963.00</u>
Deposits & Escrows		
1102 - Lender Held Replacement Res - CRBT 3390	28,583.39	26,866.72
1110 - Operating Reserves - Affordable Housing Partners Inc	321,336.00	321,336.00
Total Deposits & Escrows	<u>349,919.39</u>	<u>348,202.72</u>
Other Current Assets		
1410 - Prepaid Insurance	45,712.84	52,243.24
Total Other Current Assets	<u>45,712.84</u>	<u>52,243.24</u>
Total Current Assets	520,407.12	539,195.54
Fixed Assets		
1605 - Land Improvements	629,771.00	629,771.00
1610 - Building	9,340,046.00	9,340,046.00
1630 - Furniture & Fixtures	308,960.00	308,960.00
Total Fixed Assets	<u>10,278,777.00</u>	<u>10,278,777.00</u>
Depreciation & Amortization		
1700 - Accumulated Depreciation	(932,658.71)	(907,668.40)
Total Depreciation & Amortization	<u>(932,658.71)</u>	<u>(907,668.40)</u>
Total Fixed Assets	9,346,118.29	9,371,108.60
Other Assets		
1500 - Prepaid Land Leases	363,174.00	363,483.08
1710 - Accumulated Amortization	(11,884.00)	(11,884.00)
Total Other Assets	<u>351,290.00</u>	<u>351,599.08</u>
Total Assets	<u>10,217,815.41</u>	<u>10,261,903.22</u>

Westwind of Lamesa

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Liabilities & Equity		
Liabilities		
Current Liabilities		
2000 - A/P – Trade	5,405.05	10,034.74
2001 - A/P – THFHMC	7,791.19	7,244.18
2510 - A/P - Chase 9535	0.00	939.84
2539 - A/P - Elan 6079	94.92	94.92
2564 - A/P - Chase 4069	475.64	0.00
2573 - A/P - Chase 1947	0.00	708.53
2574 - A/P - Chase 1921	447.55	770.17
Total Current Liabilities	<u>14,214.35</u>	<u>19,792.38</u>
Other Current Liabilities		
2052 - A/P - Construction	1,809.00	1,809.00
2100 - Prepaid Rent	3,364.08	18,491.66
2200 - Tenant Security Deposits	22,800.00	22,200.00
2204 - Accrued Expense	18,717.00	18,717.00
2226 - Accrued Interest - AMF	(375.00)	(375.00)
Total Other Current Liabilities	<u>46,315.08</u>	<u>60,842.66</u>
Long Term Liabilities		
2301 - N/P - CRBT 6953	4,695,744.41	4,699,268.96
2310 - Loan Costs	(70,780.17)	(70,780.17)
Total Long Term Liabilities	<u>4,624,964.24</u>	<u>4,628,488.79</u>
Other Liabilities		
2223 - Accrued Asset Mgmt Fee - AHP Housing Fund 211, LLC	20,528.75	20,528.75
2225 - Due to Salem Clark	27,092.00	27,092.00
2311 - Tax Credit Fees	(24,890.05)	(25,065.33)
2400 - Developer Fees - THF Development Company, LLC	115,531.12	115,531.12
2405 - Developer Fees - Salem Clark	462,124.47	462,124.47
Total Other Liabilities	<u>600,386.29</u>	<u>600,211.01</u>
Total Liabilities	5,285,879.96	5,309,334.84
Equity		
2910 - GP Capital - THF Lamesa FAM LLC	50.00	50.00
2911 - LP Capital - AHP Housing Fund 211 LLC	6,022,781.00	6,022,781.00
2913 - SLP Capital - SCF Lamesa SLP LLC	50.00	50.00
Retained Earnings	(1,070,312.62)	(778,445.77)
Current Net Income	(20,632.93)	(291,866.85)
Total Equity	<u>4,931,935.45</u>	<u>4,952,568.38</u>
Total Liabilities & Equity	<u>10,217,815.41</u>	<u>10,261,903.22</u>

<div> <div>Westwind of Lamesa</div> <div>Budget Comparison</div> <div>January 31, 2023</div> <div>159 - Westwind of Lamesa</div> <div>Lamesa, Texas</div> </div>										
	159--Westwind of Lamesa						Year To Date			
	Year Ending				Month Ending		Month Ending			
	12/31/2023	Month Ending 01/31/2023			01/31/2023		01/31/2023	Year to Date 01/31/2023		
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
Income										
Rental Income										
3000 - Scheduled Rent	788,952.00	65,246.00	65,746.00	(500.00)	(0.76) %		65,246.00	65,746.00	(500.00)	(0.76) %
Total Rental Income	788,952.00	65,246.00	65,746.00	(500.00)	(0.76) %		65,246.00	65,746.00	(500.00)	(0.76) %
Vacancy, Losses & Concessions										
3010 - Loss to Lease	(13,126.00)	(2,838.00)	(1,094.00)	(1,744.00)	(159.41) %	Increasing re-newals \$50 and charging max rents at move in 10 vacant units at month end Move in one month next month free(set aside units only)	(2,838.00)	(1,094.00)	(1,744.00)	(159.41) %
3015 - Vacancy Loss	(37,087.00)	(7,064.00)	(3,091.00)	(3,973.00)	(128.53) %		(7,064.00)	(3,091.00)	(3,973.00)	(128.53) %
3030 - Rental Concessions: Tenant	(3,000.00)	(1,084.00)	(250.00)	(834.00)	(333.60) %		(1,084.00)	(250.00)	(834.00)	(333.60) %
3035 - Rental Concessions: Employee	0.00	(80.00)	0.00	(80.00)	(100.00) %		(80.00)	0.00	(80.00)	(100.00) %
3050 - Bad Debt	(10,000.00)	(2,193.00)	(833.00)	(1,360.00)	(163.26) %	-skip out on lease.-moved out without paying December or January rent	(2,193.00)	(833.00)	(1,360.00)	(163.26) %
Total Vacancy, Losses & Concessions	(63,213.00)	(13,259.00)	(5,268.00)	(7,991.00)	(151.68) %		(13,259.00)	(5,268.00)	(7,991.00)	(151.68) %
Net Rental Income	725,739.00	51,987.00	60,478.00	(8,491.00)	(14.03) %		51,987.00	60,478.00	(8,491.00)	(14.03) %
Tenant Fees										
3200 - Late Fees	4,800.00	1,025.00	400.00	625.00	156.25 %		1,025.00	400.00	625.00	156.25 %
3205 - NSF Fees	80.00	0.00	7.00	(7.00)	(100.00) %		0.00	7.00	(7.00)	(100.00) %
3210 - Maintenance Fees	2,256.00	0.00	188.00	(188.00)	(100.00) %		0.00	188.00	(188.00)	(100.00) %
3215 - Court Fees - Tenant	375.00	0.00	31.00	(31.00)	(100.00) %		0.00	31.00	(31.00)	(100.00) %
3220 - Reletting Fees	3,066.00	0.00	256.00	(256.00)	(100.00) %		0.00	256.00	(256.00)	(100.00) %
3225 - Move-out Charges	11,000.00	0.00	917.00	(917.00)	(100.00) %		0.00	917.00	(917.00)	(100.00) %
3235 - Screening Fees	1,726.00	43.00	144.00	(101.00)	(70.13) %	2 applicants	43.00	144.00	(101.00)	(70.13) %
Total Tenant Fees	23,303.00	1,068.00	1,943.00	(875.00)	(45.03) %		1,068.00	1,943.00	(875.00)	(45.03) %
Total Income	749,042.00	53,055.00	62,421.00	(9,366.00)	(15.00) %		53,055.00	62,421.00	(9,366.00)	(15.00) %
Expenses										
Payroll & Related										
4000 - Salaries - Manager	38,903.00	3,138.55	3,242.00	103.45	3.19 %		3,138.55	3,242.00	103.45	3.19 %
4015 - Salaries - Maintenance	42,179.00	3,495.00	3,515.00	20.00	0.56 %		3,495.00	3,515.00	20.00	0.56 %
4020 - Health Insurance	13,474.00	1,198.12	1,123.00	(75.12)	(6.68) %		1,198.12	1,123.00	(75.12)	(6.68) %
4021 - Dental Insurance	903.00	0.00	75.00	75.00	100.00 %		0.00	75.00	75.00	100.00 %
4022 - Vision Insurance	214.00	17.88	18.00	0.12	0.66 %		17.88	18.00	0.12	0.66 %
4025 - Retirement - Safe Harbor	2,464.00	0.00	205.00	205.00	100.00 %		0.00	205.00	205.00	100.00 %
4026 - Retirement - Matching	1,642.00	208.94	137.00	(71.94)	(52.51) %		208.94	137.00	(71.94)	(52.51) %
4027 - Life Insurance	559.00	4.68	47.00	42.32	90.04 %		4.68	47.00	42.32	90.04 %
4028 - Disability Insurance	0.00	48.90	0.00	(48.90)	(100.00) %		48.90	0.00	(48.90)	(100.00) %
4030 - Payroll Taxes	6,364.00	583.90	530.00	(53.90)	(10.16) %		583.90	530.00	(53.90)	(10.16) %
4032 - Worker's Compensation Insurance	729.00	45.34	61.00	15.66	25.67 %		45.34	61.00	15.66	25.67 %
4040 - Overtime	1,040.00	97.73	87.00	(10.73)	(12.33) %		97.73	87.00	(10.73)	(12.33) %

Westwind of Lamesa
Budget Comparison
January 31, 2023
159 - Westwind of Lamesa
Lamesa, Texas

	159--Westwind of Lamesa										Year To Date 01/31/2023 Budget variance note
	Year Ending	Month Ending 01/31/2023				Month Ending 01/31/2023	Year to Date 01/31/2023				
	12/31/2023					01/31/2023					
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	
4045 - Bonuses	3,000.00	233.25	250.00	16.75	6.70 %		233.25	250.00	16.75	6.70 %	
Total Payroll & Related	111,471.00	9,072.29	9,290.00	217.71	2.34 %		9,072.29	9,290.00	217.71	2.34 %	
Administrative Expenses											
4035 - Uniforms	3,030.00	279.05	253.00	(26.05)	(10.29) %		279.05	253.00	(26.05)	(10.29) %	
4100 - Management Fees	33,080.00	2,547.91	2,757.00	209.09	7.58 %		2,547.91	2,757.00	209.09	7.58 %	
4102 - Office Equipment & Furniture	350.00	0.00	29.00	29.00	100.00 %		0.00	29.00	29.00	100.00 %	
4105 - Postage	99.00	14.00	8.00	(6.00)	(75.00) %		14.00	8.00	(6.00)	(75.00) %	
4106 - Office Supplies	2,822.00	38.62	235.00	196.38	83.56 %		38.62	235.00	196.38	83.56 %	
4108 - IT Contract	2,244.00	187.00	187.00	0.00	0.00 %		187.00	187.00	0.00	0.00 %	
4109 - IT Hardware	750.00	0.00	63.00	63.00	100.00 %		0.00	63.00	63.00	100.00 %	
4110 - IT Software	5,797.00	455.08	483.00	27.92	5.78 %		455.08	483.00	27.92	5.78 %	
4111 - Telephone & Fax	8,072.00	477.51	673.00	195.49	29.04 %		477.51	673.00	195.49	29.04 %	
4112 - Internet	6,100.00	493.50	508.00	14.50	2.85 %		493.50	508.00	14.50	2.85 %	
4115 - Staff Training	1,500.00	608.00	125.00	(483.00)	(386.40) %	TAA One confer- ence for PM	608.00	125.00	(483.00)	(386.40) %	
4116 - Membership Dues	400.00	483.40	33.00	(450.40)	(1,364.84) %		483.40	33.00	(450.40)	(1,364.84) %	
4119 - Travel	3,366.00	0.00	281.00	281.00	100.00 %		0.00	281.00	281.00	100.00 %	
4120 - Bank Fees	275.00	0.00	23.00	23.00	100.00 %		0.00	23.00	23.00	100.00 %	
4121 - Eviction	375.00	308.00	31.00	(277.00)	(893.54) %	eviction check for residents for non- payment	308.00	31.00	(277.00)	(893.54) %	
4122 - Screening Services	1,731.00	72.52	144.00	71.48	49.63 %		72.52	144.00	71.48	49.63 %	
4125 - Audit Fees	7,500.00	0.00	625.00	625.00	100.00 %		0.00	625.00	625.00	100.00 %	
4127 - Tax Prep Fees	1,500.00	0.00	125.00	125.00	100.00 %		0.00	125.00	125.00	100.00 %	
4134 - Contract Costs - Admin	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
4138 - Answering Service	0.00	350.00	0.00	(350.00)	(100.00) %	answering service- was budgeted in telephone gl ytd	350.00	0.00	(350.00)	(100.00) %	1-2023 answering service-was bud- geted in telephone gl ytd
4258 - Resident Services - Supplies	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
Total Administrative Expenses	79,991.00	6,314.59	6,667.00	352.41	5.28 %		6,314.59	6,667.00	352.41	5.28 %	
Marketing Expenses											
4200 - Signage	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
4201 - Printed Material	766.00	0.00	64.00	64.00	100.00 %		0.00	64.00	64.00	100.00 %	
4202 - Internet Advertising	666.00	54.00	56.00	2.00	3.57 %		54.00	56.00	2.00	3.57 %	
4203 - Flags/Poles	375.00	119.44	31.00	(88.44)	(285.29) %		119.44	31.00	(88.44)	(285.29) %	
4204 - Advertising - Other	500.00	359.47	42.00	(317.47)	(755.88) %	future residents parking signs and leasing advertise- ment yard signs	359.47	42.00	(317.47)	(755.88) %	
Total Marketing Expenses	2,807.00	532.91	235.00	(297.91)	(126.77) %		532.91	235.00	(297.91)	(126.77) %	
Utilities											
4300 - Utilities - Electric Vacancies	3,600.00	223.05	300.00	76.95	25.65 %		223.05	300.00	76.95	25.65 %	
4301 - Utilities - Electric - Office/Other	7,400.00	939.63	800.00	(139.63)	(17.45) %	Office electric \$755.07. Remain- ing Building lights. Had colder weather so using more heat.	939.63	800.00	(139.63)	(17.45) %	
4311 - Utilities - Water - Other	5,600.00	99.70	200.00	100.30	50.15 %		99.70	200.00	100.30	50.15 %	
4315 - Utilities - Water	11,850.00	832.50	900.00	67.50	7.50 %		832.50	900.00	67.50	7.50 %	

Westwind of Lamesa

Budget Comparison

January 31, 2023

159 - Westwind of Lamesa

Lamesa, Texas

	159--Westwind of Lamesa						159--Westwind of Lamesa					
	Year Ending					Month Ending					Year To Date	
	12/31/2023	Month Ending 01/31/2023				Month Ending 01/31/2023	Year to Date 01/31/2023				01/31/2023	
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note	
4325 - Utilities - Sewer	4,050.00	253.22	300.00	46.78	15.59 %		253.22	300.00	46.78	15.59 %		
4340 - Utilities - Trash	5,400.00	538.25	450.00	(88.25)	(19.61) %		538.25	450.00	(88.25)	(19.61) %		
4341 - Utilities - Other	480.00	36.00	40.00	4.00	10.00 %		36.00	40.00	4.00	10.00 %		
Total Utilities	38,380.00	2,922.35	2,990.00	67.65	2.26 %		2,922.35	2,990.00	67.65	2.26 %		
Operating & Maintenance Expenses												
4450 - Make-Ready - Hardware	250.00	87.33	21.00	(66.33)	(315.85) %		87.33	21.00	(66.33)	(315.85) %		
4452 - Make-Ready - Appliances	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %		
4453 - Make-Ready - Electrical	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %		
4454 - Make-Ready - Plumbing	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %		
4456 - Make-Ready - Carpet	3,100.00	0.00	258.00	258.00	100.00 %		0.00	258.00	258.00	100.00 %		
4458 - Make-Ready - Painting	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %		
4459 - Make- Ready - Cleaning	500.00	8.65	42.00	33.35	79.40 %		8.65	42.00	33.35	79.40 %		
4461 - Make-Ready - Drywall Repair	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %		
4464 - Make Ready - Window Treatments	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %		
4465 - Make Ready - Doors/Locks/Keys	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %		
Total Operating & Maintenance Expenses	6,450.00	95.98	539.00	443.02	82.19 %		95.98	539.00	443.02	82.19 %		
Maintenance & Repairs												
4400 - Materials - Hardware	500.00	5.36	42.00	36.64	87.23 %		5.36	42.00	36.64	87.23 %		
4401 - Materials - A/C	500.00	185.70	42.00	(143.70)	(342.14) %	heating strips-troubleshoot	185.70	42.00	(143.70)	(342.14) %		
4402 - Materials - Appliances	2,480.00	43.28	207.00	163.72	79.09 %		43.28	207.00	163.72	79.09 %		
4404 - Materials - Plumbing	500.00	87.64	42.00	(45.64)	(108.66) %		87.64	42.00	(45.64)	(108.66) %		
4405 - Materials - Pool	1,500.00	43.27	125.00	81.73	65.38 %		43.27	125.00	81.73	65.38 %		
4407 - Materials - Paint	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %		
4409 - Materials - Landscaping & Irrigation	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %		
4411 - Materials - Drywall Repair	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %		
4413 - Materials - Doors/Locks/Keys	500.00	24.10	42.00	17.90	42.61 %		24.10	42.00	17.90	42.61 %		
4414 - Materials - Light Bulbs/Fixtures	515.00	19.45	43.00	23.55	54.76 %		19.45	43.00	23.55	54.76 %		
4415 - Materials - Exterior Lights	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %		
4416 - Materials - Other	655.00	431.99	55.00	(376.99)	(685.43) %	cabinet doors for current residents and replacement burners for make ready units	431.99	55.00	(376.99)	(685.43) %		
4417 - Small Tools	515.00	8.21	43.00	34.79	80.90 %		8.21	43.00	34.79	80.90 %		
4419 - Equipment	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %		
Total Maintenance & Repairs	8,865.00	849.00	741.00	(108.00)	(14.57) %		849.00	741.00	(108.00)	(14.57) %		
Contract Costs												
4500 - Contract Costs - Pest Control	3,000.00	400.00	250.00	(150.00)	(60.00) %		400.00	250.00	(150.00)	(60.00) %		
4501 - Contract Costs - Landscaping	29,130.00	1,440.00	2,428.00	988.00	40.69 %		1,440.00	2,428.00	988.00	40.69 %		
4504 - Contract Costs - A/C Repair	3,650.00	190.42	304.00	113.58	37.36 %		190.42	304.00	113.58	37.36 %		
4506 - Contract Costs - Plumbing	1,066.00	0.00	89.00	89.00	100.00 %		0.00	89.00	89.00	100.00 %		
4507 - Contract Costs - Electrical	765.00	0.00	64.00	64.00	100.00 %		0.00	64.00	64.00	100.00 %		
4508 - Contract Costs - Carpet Cleaning	0.00	199.00	0.00	(199.00)	(100.00) %	unit-carpet cleaned	199.00	0.00	(199.00)	(100.00) %		
4514 - Contract Costs - Pool	18,000.00	0.00	1,500.00	1,500.00	100.00 %		0.00	1,500.00	1,500.00	100.00 %		
4516 - Contract Costs - Custodian	5,360.00	400.00	447.00	47.00	10.51 %		400.00	447.00	47.00	10.51 %		
4518 - Contract Costs - Fire Monitoring	4,450.00	0.00	371.00	371.00	100.00 %		0.00	371.00	371.00	100.00 %		
4524 - Contract Costs - Other	200.00	45.00	17.00	(28.00)	(164.70) %		45.00	17.00	(28.00)	(164.70) %		
Total Contract Costs	65,621.00	2,674.42	5,470.00	2,795.58	51.10 %		2,674.42	5,470.00	2,795.58	51.10 %		

Westwind of Lamesa
Budget Comparison
January 31, 2023
159 - Westwind of Lamesa
Lamesa, Texas

	159--Westwind of Lamesa									
	Year Ending					Month Ending				
	12/31/2023	Month Ending 01/31/2023				01/31/2023	Year to Date 01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
Taxes & Insurance										
4600 - Property Insurance	92,100.00	6,530.40	7,675.00	1,144.60	14.91 %		6,530.40	7,675.00	1,144.60	14.91 %
Total Taxes & Insurance	92,100.00	6,530.40	7,675.00	1,144.60	14.91 %		6,530.40	7,675.00	1,144.60	14.91 %
Total Operating Expenses	405,685.00	28,991.94	33,607.00	4,615.06	13.73 %		28,991.94	33,607.00	4,615.06	13.73 %
Net Operating Income (Loss)	343,357.00	24,063.06	28,814.00	(4,750.94)	(16.48) %		24,063.06	28,814.00	(4,750.94)	(16.48) %
Non-Operating Income										
3400 - CAPEX funding from Replacement Re-serves	22,250.00	0.00	1,854.00	(1,854.00)	(100.00) %	not used	0.00	1,854.00	(1,854.00)	(100.00) %
Total Non-Operating Income	22,250.00	0.00	1,854.00	(1,854.00)	(100.00) %		0.00	1,854.00	(1,854.00)	(100.00) %
Non-Operating Expenses										
Capital Expenditures										
4735 - Capital Expenditures	22,250.00	0.00	1,854.00	1,854.00	100.00 %		0.00	1,854.00	1,854.00	100.00 %
Total Capital Expenditures	22,250.00	0.00	1,854.00	1,854.00	100.00 %		0.00	1,854.00	1,854.00	100.00 %
Depreciation & Amortization										
4710 - Depreciation	299,880.00	24,990.31	24,990.00	(0.31)	0.00 %		24,990.31	24,990.00	(0.31)	0.00 %
4715 - Amortization	7,200.00	484.36	600.00	115.64	19.27 %		484.36	600.00	115.64	19.27 %
Total Depreciation & Amortization	307,080.00	25,474.67	25,590.00	115.33	0.45 %		25,474.67	25,590.00	115.33	0.45 %
Debt Services										
4701 - Interest - CRBT	228,000.00	19,221.32	19,000.00	(221.32)	(1.16) %		19,221.32	19,000.00	(221.32)	(1.16) %
Total Debt Services	228,000.00	19,221.32	19,000.00	(221.32)	(1.16) %		19,221.32	19,000.00	(221.32)	(1.16) %
Other Non-Operating Expenses										
4800 - TDHCA Compliance	3,000.00	0.00	250.00	250.00	100.00 %		0.00	250.00	250.00	100.00 %
4820 - Partnership Management Fees	43.00	0.00	4.00	4.00	100.00 %		0.00	4.00	4.00	100.00 %
Total Other Non-Operating Expenses	3,043.00	0.00	254.00	254.00	100.00 %		0.00	254.00	254.00	100.00 %
Total Non-Operating Expenses	560,373.00	44,695.99	46,698.00	2,002.01	4.28 %		44,695.99	46,698.00	2,002.01	4.28 %
Net Income (Loss)	(194,766.00)	(20,632.93)	(16,030.00)	(4,602.93)	(28.71) %		(20,632.93)	(16,030.00)	(4,602.93)	(28.71) %

Hill Country Villas

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Assets		
Current Assets		
Cash		
1000 - Cash - OPERATING	111,457.66	89,462.39
1007 - Construction	56,185.16	97,081.36
1015 - Cash - Tenant Security Deposits	17,012.58	16,677.12
Total Cash	<u>184,655.40</u>	<u>203,220.87</u>
Accounts Receivable		
1200 - A/R - Tenant	39.00	0.00
1201 - A/R - Misc	0.00	16,473.42
1210 - A/R - Tenant Subsidy Assistance	3,611.00	3,741.00
Total Accounts Receivable	<u>3,650.00</u>	<u>20,214.42</u>
Deposits & Escrows		
1102 - Lender Held Replacement Reserves	17,099.23	15,675.48
1105 - Insurance Escrow	14,988.48	12,497.20
1115 - Special Reserves	37,025.60	221,249.53
1120 - Mortgage Insurance Reserves	12,968.90	12,042.55
1136 - Lender Held Repair Reserves	51,000.00	51,000.00
1450 - Deposits	2,375.00	2,375.00
Total Deposits & Escrows	<u>135,457.21</u>	<u>314,839.76</u>
Other Current Assets		
1410 - Prepaid Insurance	16,581.29	18,653.96
1411 - Prepaid MIP	1,354.44	1,354.44
Total Other Current Assets	<u>17,935.73</u>	<u>20,008.40</u>
Total Current Assets	341,698.34	558,283.45
Fixed Assets		
1610 - Building	1,774,630.76	1,774,630.76
1620 - Building Improvements	1,973,368.83	1,973,368.83
Total Fixed Assets	<u>3,747,999.59</u>	<u>3,747,999.59</u>
Depreciation & Amortization		
1700 - Accumulated Depreciation	(48,062.93)	(44,365.78)
Total Depreciation & Amortization	<u>(48,062.93)</u>	<u>(44,365.78)</u>
Total Fixed Assets	3,699,936.66	3,703,633.81
Other Assets		
1710 - Accumulated Amortization	(1,022.13)	0.00
Total Other Assets	<u>(1,022.13)</u>	<u>0.00</u>
Total Assets	<u>4,040,612.87</u>	<u>4,261,917.26</u>

Hill Country Villas

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Liabilities & Equity		
Liabilities		
Current Liabilities		
2000 - A/P – Trade	5,151.90	145,669.63
2001 - A/P – THFHMC	8,033.79	7,438.23
2563 - A/P - Chase 1513	403.94	592.27
2566 - A/P - Chase 4101	2,107.86	2,053.75
Total Current Liabilities	<u>15,697.49</u>	<u>155,753.88</u>
Other Current Liabilities		
2100 - Prepaid Rent	1,567.00	2,800.00
2200 - Tenant Security Deposits	15,110.00	14,524.00
Total Other Current Liabilities	<u>16,677.00</u>	<u>17,324.00</u>
Long Term Liabilities		
2300 - Mortgage #1	3,881,746.47	3,887,909.53
2310 - Loan Costs	(429,294.82)	(429,294.82)
Total Long Term Liabilities	<u>3,452,451.65</u>	<u>3,458,614.71</u>
Other Liabilities		
2202 - Utility Reimbursement Clearing Account	0.00	66.00
Total Other Liabilities	<u>0.00</u>	<u>66.00</u>
Total Liabilities	3,484,826.14	3,631,758.59
Equity		
2910 - GP Capital	(8,760.56)	0.00
2911 - ILP Capital - Hill Country Villas Investor LLC	434,552.15	513,397.19
Retained Earnings	116,761.48	(2,763.57)
Current Net Income	13,233.66	119,525.05
Total Equity	<u>555,786.73</u>	<u>630,158.67</u>
Total Liabilities & Equity	<u>4,040,612.87</u>	<u>4,261,917.26</u>

Hill Country Villas Budget Comparison January 31, 2023 166 - Hill Country Villas Marble Falls, Texas										
	166--Hill Country Villas									
	Year Ending					Month Ending	Year To Date			
	12/31/2023	Month Ending 01/31/2023			Month Ending 01/31/2023	01/31/2023	Year to Date 01/31/2023			01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
Income										
Rental Income										
3000 - Scheduled Rent	237,671.00	12,550.00	19,806.00	(7,256.00)	(36.63) %	Most of difference is made up in tenant subsidy assistance	12,550.00	19,806.00	(7,256.00)	(36.63) %
3005 - Tenant Assistance Payments	400,476.00	40,313.00	33,373.00	6,940.00	20.79 %		40,313.00	33,373.00	6,940.00	20.79 %
Total Rental Income	638,147.00	52,863.00	53,179.00	(316.00)	(0.59) %		52,863.00	53,179.00	(316.00)	(0.59) %
Vacancy, Losses & Concessions										
3010 - Loss to Lease	0.00	(28.00)	0.00	(28.00)	(100.00) %	Only 2 vacant units as of 1/31/2023	(28.00)	0.00	(28.00)	(100.00) %
3015 - Vacancy Loss	(19,000.00)	(2,584.00)	(1,583.34)	(1,000.66)	(63.19) %		(2,584.00)	(1,583.34)	(1,000.66)	(63.19) %
Total Vacancy, Losses & Concessions	(19,000.00)	(2,612.00)	(1,583.34)	(1,028.66)	(64.96) %		(2,612.00)	(1,583.34)	(1,028.66)	(64.96) %
Net Rental Income	619,147.00	50,251.00	51,595.66	(1,344.66)	(2.60) %		50,251.00	51,595.66	(1,344.66)	(2.60) %
Other Income										
3300 - Laundry income	2,000.00	207.13	167.00	40.13	24.02 %		207.13	167.00	40.13	24.02 %
3315 - Interest income	13.00	1.46	1.00	0.46	46.00 %		1.46	1.00	0.46	46.00 %
3325 - Other Income	0.00	66.00	0.00	66.00	100.00 %		66.00	0.00	66.00	100.00 %
Total Other Income	2,013.00	274.59	168.00	106.59	63.44 %		274.59	168.00	106.59	63.44 %
Total Income	621,160.00	50,525.59	51,763.66	(1,238.07)	(2.39) %		50,525.59	51,763.66	(1,238.07)	(2.39) %
Expenses										
Payroll & Related										
4000 - Salaries - Manager	45,993.95	3,915.97	3,832.83	(83.14)	(2.16) %		3,915.97	3,832.83	(83.14)	(2.16) %
4015 - Salaries - Maintenance	39,265.88	3,460.29	3,272.16	(188.13)	(5.74) %		3,460.29	3,272.16	(188.13)	(5.74) %
4020 - Health Insurance	13,878.30	1,237.06	1,156.53	(80.53)	(6.96) %		1,237.06	1,156.53	(80.53)	(6.96) %
4021 - Dental Insurance	930.46	0.00	77.54	77.54	100.00 %		0.00	77.54	77.54	100.00 %
4022 - Vision Insurance	220.75	18.46	18.40	(0.06)	(0.32) %		18.46	18.40	(0.06)	(0.32) %
4025 - Retirement - Safe Harbor	2,511.82	0.00	209.32	209.32	100.00 %		0.00	209.32	209.32	100.00 %
4026 - Retirement - Matching	1,674.55	323.22	139.55	(183.67)	(131.61) %		323.22	139.55	(183.67)	(131.61) %
4027 - Life Insurance	618.00	4.83	51.50	46.67	90.62 %		4.83	51.50	46.67	90.62 %
4028 - Disability Insurance	0.00	46.92	0.00	(46.92)	(100.00) %		46.92	0.00	(46.92)	(100.00) %
4030 - Payroll Taxes	6,488.86	650.62	540.74	(109.88)	(20.32) %		650.62	540.74	(109.88)	(20.32) %
4032 - Worker's Compensation Insurance	766.87	50.42	63.91	13.49	21.10 %		50.42	63.91	13.49	21.10 %
4040 - Overtime	803.23	32.37	66.94	34.57	51.64 %		32.37	66.94	34.57	51.64 %
4045 - Bonuses	3,000.00	383.00	250.00	(133.00)	(53.20) %	Bonuses are paid quarterly and only budgeted monthly.	383.00	250.00	(133.00)	(53.20) %
Total Payroll & Related	116,152.67	10,123.16	9,679.42	(443.74)	(4.58) %		10,123.16	9,679.42	(443.74)	(4.58) %
Administrative Expenses										
4100 - Management Fees	31,212.00	2,601.00	2,601.00	0.00	0.00 %		2,601.00	2,601.00	0.00	0.00 %
4102 - Office Equipment & Furniture	492.00	0.00	41.00	41.00	100.00 %		0.00	41.00	41.00	100.00 %
4103 - Paper	136.00	45.45	11.00	(34.45)	(313.18) %		45.45	11.00	(34.45)	(313.18) %
4104 - Toner	0.00	139.65	0.00	(139.65)	(100.00) %	No budget set for toner	139.65	0.00	(139.65)	(100.00) %
4105 - Postage	238.00	0.00	20.00	20.00	100.00 %		0.00	20.00	20.00	100.00 %

Hill Country Villas
Budget Comparison
January 31, 2023
166 - Hill Country Villas
Marble Falls, Texas

	166--Hill Country Villas										
	Year Ending					Month Ending	Month Ending	Year to Date			Year To Date
	12/31/2023	Month Ending 01/31/2023				01/31/2023	01/31/2023	01/31/2023			01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
4106 - Office Supplies	1,200.00	1.09	100.00	98.91	98.91 %		1.09	100.00	98.91	98.91 %	
4108 - IT Contract	2,244.00	187.00	187.00	0.00	0.00 %		187.00	187.00	0.00	0.00 %	
4110 - IT Software	3,831.72	225.90	319.00	93.10	29.18 %		225.90	319.00	93.10	29.18 %	
4111 - Telephone & Fax	2,475.00	78.97	206.00	127.03	61.66 %		78.97	206.00	127.03	61.66 %	
4112 - Internet	989.00	80.00	82.00	2.00	2.43 %		80.00	82.00	2.00	2.43 %	
4115 - Staff Training	0.00	495.00	0.00	(495.00)	(100.00) %	TAA conference for mgr	495.00	0.00	(495.00)	(100.00) %	
4116 - Membership Dues	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %	
4119 - Travel	1,398.00	0.00	117.00	117.00	100.00 %		0.00	117.00	117.00	100.00 %	
4120 - Bank Fees	254.64	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %	
4122 - Screening Services	367.00	19.63	31.00	11.37	36.67 %		19.63	31.00	11.37	36.67 %	
4125 - Audit Fees	7,500.00	0.00	625.00	625.00	100.00 %		0.00	625.00	625.00	100.00 %	
4127 - Tax Prep Fees	1,500.00	0.00	125.00	125.00	100.00 %		0.00	125.00	125.00	100.00 %	
4134 - Contract Costs - Admin	750.00	0.00	63.00	63.00	100.00 %		0.00	63.00	63.00	100.00 %	
4138 - Answering Service	0.00	250.00	0.00	(250.00)	(100.00) %	Call Answering Service -was placed in the budget for the year in telephone gl	250.00	0.00	(250.00)	(100.00) %	1-2023 Call Answering Service - was placed in the budget for the year in telephone gl
4258 - Resident Services - Supplies	600.00	0.00	50.00	50.00	100.00 %		0.00	50.00	50.00	100.00 %	
Total Administrative Expenses	55,287.36	4,123.69	4,607.00	483.31	10.49 %		4,123.69	4,607.00	483.31	10.49 %	
Marketing Expenses											
4200 - Signage	282.00	0.00	24.00	24.00	100.00 %		0.00	24.00	24.00	100.00 %	
4202 - Internet Advertising	0.00	476.84	0.00	(476.84)	(100.00) %	Web page set up	476.84	0.00	(476.84)	(100.00) %	
4204 - Advertising - Other	1,060.00	0.00	88.00	88.00	100.00 %		0.00	88.00	88.00	100.00 %	
Total Marketing Expenses	1,342.00	476.84	112.00	(364.84)	(325.75) %		476.84	112.00	(364.84)	(325.75) %	
Utilities											
4300 - Utilities - Electric Vacancies	1,800.00	63.04	150.00	86.96	57.97 %		63.04	150.00	86.96	57.97 %	
4301 - Utilities - Electric - Office/Other	7,200.00	0.00	600.00	600.00	100.00 %		0.00	600.00	600.00	100.00 %	
4311 - Utilities - Water - Other	600.00	2,120.60	50.00	(2,070.60)	(4,141.20) %	Irrigation system is being tested and repaired,	2,120.60	50.00	(2,070.60)	(4,141.20) %	
4315 - Utilities - Water	12,000.00	667.50	1,000.00	332.50	33.25 %		667.50	1,000.00	332.50	33.25 %	
4325 - Utilities - Sewer	12,600.00	978.07	1,050.00	71.93	6.85 %		978.07	1,050.00	71.93	6.85 %	
4330 - Utilities - Gas Vacancies	0.00	82.07	0.00	(82.07)	(100.00) %		82.07	0.00	(82.07)	(100.00) %	
4340 - Utilities - Trash	12,612.00	1,045.31	1,051.00	5.69	0.54 %		1,045.31	1,051.00	5.69	0.54 %	
4341 - Utilities - Tenant Wi-Fi	14,820.00	148.15	1,235.00	1,086.85	88.00 %		148.15	1,235.00	1,086.85	88.00 %	
Total Utilities	61,632.00	5,104.74	5,136.00	31.26	0.60 %		5,104.74	5,136.00	31.26	0.60 %	
Operating & Maintenance Expenses											
4458 - Make-Ready - Painting	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
Total Operating & Maintenance Expenses	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
Maintenance & Repairs											
4400 - Materials - Hardware	200.00	30.53	17.00	(13.53)	(79.58) %		30.53	17.00	(13.53)	(79.58) %	
4401 - Materials - A/C	600.00	0.00	50.00	50.00	100.00 %		0.00	50.00	50.00	100.00 %	
4404 - Materials - Plumbing	1,282.00	0.00	107.00	107.00	100.00 %		0.00	107.00	107.00	100.00 %	
4407 - Materials - Paint	200.00	0.00	17.00	17.00	100.00 %		0.00	17.00	17.00	100.00 %	
4408 - Materials - Janitorial	790.00	44.88	66.00	21.12	32.00 %		44.88	66.00	21.12	32.00 %	
4411 - Materials - Drywall Repair	0.00	4.30	0.00	(4.30)	(100.00) %		4.30	0.00	(4.30)	(100.00) %	

Hill Country Villas
Budget Comparison
January 31, 2023
166 - Hill Country Villas
Marble Falls, Texas

	166--Hill Country Villas											
	Year Ending					Month Ending	Month Ending					Year To Date
	12/31/2023	Month Ending 01/31/2023				01/31/2023	01/31/2023	Year to Date 01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note	
4413 - Materials - Doors/Locks/Keys	400.00	156.93	33.00	(123.93)	(375.54) %	Locks damaged by construction.	156.93	33.00	(123.93)	(375.54) %		
4416 - Materials - Other	2,000.00	18.01	167.00	148.99	89.21 %		18.01	167.00	148.99	89.21 %		
4417 - Small Tools	0.00	33.48	0.00	(33.48)	(100.00) %		33.48	0.00	(33.48)	(100.00) %		
4419 - Equipment	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %		
Total Maintenance & Repairs	5,972.00	288.13	499.00	210.87	42.25 %		288.13	499.00	210.87	42.25 %		
Contract Costs												
4500 - Contract Costs - Pest Control	3,060.00	155.00	255.00	100.00	39.21 %	Emergency plumb- ing repairs	155.00	255.00	100.00	39.21 %		
4501 - Contract Costs - Landscaping	28,600.00	2,100.00	2,383.00	283.00	11.87 %		2,100.00	2,383.00	283.00	11.87 %		
4504 - Contract Costs - A/C Repair	6,400.00	0.00	534.00	534.00	100.00 %		0.00	534.00	534.00	100.00 %		
4506 - Contract Costs - Plumbing	500.00	385.00	42.00	(343.00)	(816.66) %		385.00	42.00	(343.00)	(816.66) %		
4524 - Contract Costs - Other	600.00	0.00	50.00	50.00	100.00 %		0.00	50.00	50.00	100.00 %		
Total Contract Costs	39,160.00	2,640.00	3,264.00	624.00	19.11 %		2,640.00	3,264.00	624.00	19.11 %		
Taxes & Insurance												
4600 - Property Insurance	25,000.00	2,072.67	2,083.00	10.33	0.49 %		2,072.67	2,083.00	10.33	0.49 %		
Total Taxes & Insurance	25,000.00	2,072.67	2,083.00	10.33	0.49 %		2,072.67	2,083.00	10.33	0.49 %		
Total Operating Expenses	305,046.03	24,829.23	25,422.42	593.19	2.33 %		24,829.23	25,422.42	593.19	2.33 %		
Net Operating Income (Loss)	316,113.97	25,696.36	26,341.24	(644.88)	(2.44) %		25,696.36	26,341.24	(644.88)	(2.44) %		
Non-Operating Expenses												
Depreciation & Amortization												
4710 - Depreciation	44,365.77	3,697.15	3,697.00	(0.15)	0.00 %		3,697.15	3,697.00	(0.15)	0.00 %		
4715 - Amortization	12,265.57	1,022.13	1,022.00	(0.13)	(0.01) %		1,022.13	1,022.00	(0.13)	(0.01) %		
Total Depreciation & Amortization	56,631.34	4,719.28	4,719.00	(0.28)	0.00 %		4,719.28	4,719.00	(0.28)	0.00 %		
Debt Services												
4700 - Mortgage Interest #1	92,105.49	7,743.42	7,675.00	(68.42)	(0.89) %		7,743.42	7,675.00	(68.42)	(0.89) %		
4720 - Mortgage Insurance	10,676.85	0.00	890.00	890.00	100.00 %		0.00	890.00	890.00	100.00 %		
Total Debt Services	102,782.34	7,743.42	8,565.00	821.58	9.59 %		7,743.42	8,565.00	821.58	9.59 %		
Total Non-Operating Expenses	159,413.68	12,462.70	13,284.00	821.30	6.18 %		12,462.70	13,284.00	821.30	6.18 %		
Net Income (Loss)	156,700.29	13,233.66	13,057.24	176.42	1.35 %		13,233.66	13,057.24	176.42	1.35 %		

THF Townepark Fredericksburg Holdings
Comparative Balance Sheet
January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Assets		
Current Assets		
Cash		
1000 - Cash - OPERATING	108,291.16	113,392.14
1015 - Cash - Tenant Security Deposits	35,403.68	35,400.67
Total Cash	143,694.84	148,792.81
Accounts Receivable		
1200 - A/R - Tenant	(140.50)	(140.50)
1210 - A/R - Tenant Subsidy Assistance	(200.00)	(200.00)
Total Accounts Receivable	(340.50)	(340.50)
Deposits & Escrows		
1105 - Insurance Escrow	4,473.00	2,982.00
1136 - Lender Held Repair Reserves - Dwight Capital	32,025.00	32,025.00
1137 - Lender Held Post-Closing Deposit - Dwight	92,764.71	92,764.71
Total Deposits & Escrows	129,262.71	127,771.71
Other Current Assets		
1410 - Prepaid Insurance	24,393.81	27,467.26
Total Other Current Assets	24,393.81	27,467.26
Total Current Assets	297,010.86	303,691.28
Fixed Assets		
1610 - Building	4,668,572.42	4,668,572.42
Total Fixed Assets	4,668,572.42	4,668,572.42
Depreciation & Amortization		
1700 - Accumulated Depreciation	(126,440.48)	(116,714.29)
Total Depreciation & Amortization	(126,440.48)	(116,714.29)
Total Fixed Assets	4,542,131.94	4,551,858.13
Other Assets		
1710 - Accumulated Amortization	(84,494.28)	(77,994.72)
Total Other Assets	(84,494.28)	(77,994.72)
Total Assets	4,754,648.52	4,777,554.69

THF Townepark Fredericksburg Holdings

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Liabilities & Equity		
Liabilities		
Current Liabilities		
2000 - A/P – Trade	6,472.57	5,444.90
2001 - A/P – THFHMC	10,401.42	8,541.13
2542 - A/P - Elan 9255	102.50	102.50
2566 - A/P - Chase 4101	646.75	491.55
2569 - A/P - Elan 6620	133.79	434.63
2573 - A/P - Chase 1947	0.00	62.24
2577 - A/P - Chase 1406	336.45	481.71
Total Current Liabilities	18,093.48	15,558.66
Other Current Liabilities		
2100 - Prepaid Rent	13,186.90	13,378.90
2200 - Tenant Security Deposits	33,548.00	33,548.00
2201 - Security Deposits in Transit	(221.08)	(221.08)
Total Other Current Liabilities	46,513.82	46,705.82
Long Term Liabilities		
2300 - N/P - Dwight Bridge 1095	4,500,000.00	4,500,000.00
2310 - Loan Costs	(121,084.72)	(121,084.72)
Total Long Term Liabilities	4,378,915.28	4,378,915.28
Total Liabilities	4,443,522.58	4,441,179.76
Equity		
2911 - ILP Capital	25,301.00	25,301.00
Retained Earnings	311,073.93	484,586.07
Current Net Income	(25,248.99)	(173,512.14)
Total Equity	311,125.94	336,374.93
Total Liabilities & Equity	4,754,648.52	4,777,554.69

THF Townepark Fredericksburg Holdings
Budget Comparison

January 31, 2023

167 - Townepark Fred I & II
Fredericksburg, Texas

	167--THF Townepark Fredericksburg Holdings									
	Year Ending					Month Ending				
	12/31/2023	Month Ending 01/31/2023				01/31/2023	Year to Date 01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
Income										
Rental Income										
3000 - Scheduled Rent	883,365.00	77,711.00	73,614.00	4,097.00	5.56 %		77,711.00	73,614.00	4,097.00	5.56 %
Total Rental Income	883,365.00	77,711.00	73,614.00	4,097.00	5.56 %		77,711.00	73,614.00	4,097.00	5.56 %
Vacancy, Losses & Concessions										
3010 - Loss to Lease	(14,155.32)	(5,820.00)	(1,180.00)	(4,640.00)	(393.22) %	increasing rents to \$70 or max at re-newal/recert 7 vacant units.	(5,820.00)	(1,180.00)	(4,640.00)	(393.22) %
3015 - Vacancy Loss	(50,000.00)	(6,619.00)	(4,166.67)	(2,452.33)	(58.85) %		(6,619.00)	(4,166.67)	(2,452.33)	(58.85) %
3030 - Rental Concessions: Tenant	(4,410.00)	0.00	(368.00)	368.00	100.00 %		0.00	(368.00)	368.00	100.00 %
3050 - Bad Debt	(5,609.00)	0.00	(467.00)	467.00	100.00 %		0.00	(467.00)	467.00	100.00 %
Total Vacancy, Losses & Concessions	(74,174.32)	(12,439.00)	(6,181.67)	(6,257.33)	(101.22) %		(12,439.00)	(6,181.67)	(6,257.33)	(101.22) %
Net Rental Income	809,190.68	65,272.00	67,432.33	(2,160.33)	(3.20) %		65,272.00	67,432.33	(2,160.33)	(3.20) %
Tenant Fees										
3200 - Late Fees	790.00	45.00	66.00	(21.00)	(31.81) %		45.00	66.00	(21.00)	(31.81) %
3210 - Maintenance Fees	550.00	0.00	46.00	(46.00)	(100.00) %		0.00	46.00	(46.00)	(100.00) %
3215 - Court Fees - Tenant	250.00	0.00	21.00	(21.00)	(100.00) %		0.00	21.00	(21.00)	(100.00) %
3220 - Reletting Fees	2,570.00	0.00	214.00	(214.00)	(100.00) %		0.00	214.00	(214.00)	(100.00) %
3225 - Move-out Charges	2,670.00	0.00	223.00	(223.00)	(100.00) %		0.00	223.00	(223.00)	(100.00) %
3235 - Screening Fees	500.00	22.10	42.00	(19.90)	(47.38) %		22.10	42.00	(19.90)	(47.38) %
Total Tenant Fees	7,330.00	67.10	612.00	(544.90)	(89.03) %		67.10	612.00	(544.90)	(89.03) %
Other Income										
3315 - Interest income	23.00	3.01	2.00	1.01	50.50 %		3.01	2.00	1.01	50.50 %
Total Other Income	23.00	3.01	2.00	1.01	50.50 %		3.01	2.00	1.01	50.50 %
Total Income	816,543.68	65,342.11	68,046.33	(2,704.22)	(3.97) %		65,342.11	68,046.33	(2,704.22)	(3.97) %
Expenses										
Payroll & Related										
4000 - Salaries - Manager	42,178.50	3,601.78	3,514.88	(86.90)	(2.47) %		3,601.78	3,514.88	(86.90)	(2.47) %
4015 - Salaries - Maintenance	42,509.29	2,085.24	3,542.44	1,457.20	41.13 %		2,085.24	3,542.44	1,457.20	41.13 %
4020 - Health Insurance	14,215.15	68.90	1,184.60	1,115.70	94.18 %		68.90	1,184.60	1,115.70	94.18 %
4021 - Dental Insurance	953.04	0.00	79.42	79.42	100.00 %		0.00	79.42	79.42	100.00 %
4022 - Vision Insurance	226.11	1.03	18.84	17.81	94.53 %		1.03	18.84	17.81	94.53 %
4025 - Retirement - Safe Harbor	2,513.33	0.00	209.44	209.44	100.00 %		0.00	209.44	209.44	100.00 %
4026 - Retirement - Matching	1,675.55	20.47	139.63	119.16	85.33 %		20.47	139.63	119.16	85.33 %
4027 - Life Insurance	615.65	0.27	51.30	51.03	99.47 %		0.27	51.30	51.03	99.47 %
4028 - Disability Insurance	0.00	2.44	0.00	(2.44)	(100.00) %		2.44	0.00	(2.44)	(100.00) %
4030 - Payroll Taxes	6,492.77	477.21	541.06	63.85	11.80 %		477.21	541.06	63.85	11.80 %
4032 - Worker's Compensation Insurance	761.73	38.87	63.48	24.61	38.76 %		38.87	63.48	24.61	38.76 %
4040 - Overtime	3,144.43	28.25	262.04	233.79	89.21 %		28.25	262.04	233.79	89.21 %
4045 - Bonuses	3,000.00	0.00	250.00	250.00	100.00 %		0.00	250.00	250.00	100.00 %
Total Payroll & Related	118,285.55	6,324.46	9,857.13	3,532.67	35.83 %		6,324.46	9,857.13	3,532.67	35.83 %
Administrative Expenses										
4035 - Uniforms	4,442.00	254.01	370.00	115.99	31.34 %		254.01	370.00	115.99	31.34 %
4100 - Management Fees	37,890.00	3,549.45	3,158.00	(391.45)	(12.39) %		3,549.45	3,158.00	(391.45)	(12.39) %

THF Townepark Fredericksburg Holdings
Budget Comparison
January 31, 2023
167 - Townepark Fred I & II
Fredericksburg, Texas

167--THF Townepark Fredericksburg Holdings												
	Year Ending					Month Ending						Year To Date
	12/31/2023	Month Ending 01/31/2023				Month Ending 01/31/2023	01/31/2023	Year to Date 01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note	
4101 - Compliance Fee - THF	13,800.00	1,150.00	1,150.00	0.00	0.00 %		1,150.00	1,150.00	0.00	0.00 %		
4102 - Office Equipment & Furniture	300.00	405.76	25.00	(380.76)	(1,523.04) %	Fitness center equipment/re-pair/replacement	405.76	25.00	(380.76)	(1,523.04) %		
4105 - Postage	80.00	0.00	7.00	7.00	100.00 %		0.00	7.00	7.00	100.00 %		
4106 - Office Supplies	1,000.00	135.20	83.34	(51.86)	(62.22) %		135.20	83.34	(51.86)	(62.22) %		
4108 - IT Contract	1,128.00	94.00	94.00	0.00	0.00 %		94.00	94.00	0.00	0.00 %		
4109 - IT Hardware	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %		
4110 - IT Software	6,530.65	554.24	544.00	(10.24)	(1.88) %		554.24	544.00	(10.24)	(1.88) %		
4111 - Telephone & Fax	3,910.00	80.00	326.00	246.00	75.46 %		80.00	326.00	246.00	75.46 %		
4112 - Internet	1,212.00	98.00	101.00	3.00	2.97 %		98.00	101.00	3.00	2.97 %		
4115 - Staff Training	1,500.00	495.00	125.00	(370.00)	(296.00) %		495.00	125.00	(370.00)	(296.00) %		
4116 - Membership Dues	230.00	0.00	19.00	19.00	100.00 %		0.00	19.00	19.00	100.00 %		
4119 - Travel	1,485.00	55.96	124.00	68.04	54.87 %		55.96	124.00	68.04	54.87 %		
4120 - Bank Fees	254.64	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %		
4121 - Eviction	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %		
4122 - Screening Services	785.00	177.37	65.00	(112.37)	(172.87) %		177.37	65.00	(112.37)	(172.87) %		
4125 - Audit Fees	7,500.00	0.00	625.00	625.00	100.00 %		0.00	625.00	625.00	100.00 %		
4126 - Legal Fees	0.00	1,035.00	0.00	(1,035.00)	(100.00) %		1,035.00	0.00	(1,035.00)	(100.00) %		
4127 - Tax Prep Fees	1,500.00	0.00	125.00	125.00	100.00 %		0.00	125.00	125.00	100.00 %		
4129 - Fuel	100.00	12.73	8.00	(4.73)	(59.12) %		12.73	8.00	(4.73)	(59.12) %		
4134 - Contract Costs - Admin	600.00	0.00	50.00	50.00	100.00 %		0.00	50.00	50.00	100.00 %		
4138 - Answering Service	0.00	350.00	0.00	(350.00)	(100.00) %	Call Answering service	350.00	0.00	(350.00)	(100.00) %	1-2023 This budget was put in telephone for the year.	
4250 - Resident Services Fee - THF	4,599.96	383.33	383.00	(0.33)	(0.08) %		383.33	383.00	(0.33)	(0.08) %		
4258 - Resident Services - Supplies	2,000.00	130.46	167.00	36.54	21.88 %		130.46	167.00	36.54	21.88 %		
4259 - Resident Displacement	0.00	595.51	0.00	(595.51)	(100.00) %		595.51	0.00	(595.51)	(100.00) %		
Total Administrative Expenses	91,597.25	9,556.02	7,633.34	(1,922.68)	(25.18) %		9,556.02	7,633.34	(1,922.68)	(25.18) %		
Marketing Expenses												
4200 - Signage	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %		
4201 - Printed Material	727.00	92.30	61.00	(31.30)	(51.31) %		92.30	61.00	(31.30)	(51.31) %		
4202 - Internet Advertising	751.00	54.00	63.00	9.00	14.28 %		54.00	63.00	9.00	14.28 %		
4203 - Flags/Poles	375.00	0.00	31.00	31.00	100.00 %		0.00	31.00	31.00	100.00 %		
4204 - Advertising - Other	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %		
Total Marketing Expenses	3,353.00	146.30	280.00	133.70	47.75 %		146.30	280.00	133.70	47.75 %		
Utilities												
4300 - Utilities - Electric Vacancies	3,000.00	982.25	250.00	(732.25)	(292.90) %	Make ready/ freeze warning electric being used.	982.25	250.00	(732.25)	(292.90) %		
4301 - Utilities - Electric - Office/Other	5,900.00	1,121.37	650.00	(471.37)	(72.51) %	Contains December 2022 electric as well as January 2023	1,121.37	650.00	(471.37)	(72.51) %		
4311 - Utilities - Water - Other	0.00	888.58	0.00	(888.58)	(100.00) %		888.58	0.00	(888.58)	(100.00) %		
4315 - Utilities - Water	15,300.00	1,193.15	1,200.00	6.85	0.57 %		1,193.15	1,200.00	6.85	0.57 %		
4325 - Utilities - Sewer	18,000.00	2,539.02	1,500.00	(1,039.02)	(69.26) %		2,539.02	1,500.00	(1,039.02)	(69.26) %		
4340 - Utilities - Trash	10,800.00	1,710.00	900.00	(810.00)	(90.00) %		1,710.00	900.00	(810.00)	(90.00) %		
4341 - Utilities - Other	4,800.00	800.00	400.00	(400.00)	(100.00) %	Contains drainage fees for both De-	800.00	400.00	(400.00)	(100.00) %		

THF Townepark Fredericksburg Holdings
Budget Comparison
January 31, 2023
167 - Townepark Fred I & II
Fredericksburg, Texas

	167--THF Townepark Fredericksburg Holdings										Year To Date 01/31/2023 Budget variance note
	Year Ending	Month Ending 01/31/2023				Month Ending 01/31/2023	Year to Date 01/31/2023				
	12/31/2023										
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	
						December 2022 and January 2023					
Total Utilities	57,800.00	9,234.37	4,900.00	(4,334.37)	(88.45) %		9,234.37	4,900.00	(4,334.37)	(88.45) %	
Operating & Maintenance Expenses											
4450 - Make-Ready - Hardware	190.00	0.00	16.00	16.00	100.00 %		0.00	16.00	16.00	100.00 %	
4452 - Make-Ready - Appliances	680.00	0.00	57.00	57.00	100.00 %		0.00	57.00	57.00	100.00 %	
4453 - Make-Ready - Electrical	80.00	0.00	7.00	7.00	100.00 %		0.00	7.00	7.00	100.00 %	
4454 - Make-Ready - Plumbing	820.00	0.00	68.00	68.00	100.00 %		0.00	68.00	68.00	100.00 %	
4455 - Make-Ready - Tile	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %	
4456 - Make-Ready - Carpet	0.00	676.13	0.00	(676.13)	(100.00) %		676.13	0.00	(676.13)	(100.00) %	
4458 - Make-Ready - Painting	1,768.00	0.00	147.00	147.00	100.00 %		0.00	147.00	147.00	100.00 %	
4459 - Make- Ready - Cleaning	440.00	0.00	37.00	37.00	100.00 %		0.00	37.00	37.00	100.00 %	
4460 - Make-Ready - Other	470.00	0.00	39.00	39.00	100.00 %		0.00	39.00	39.00	100.00 %	
4464 - Make Ready - Window Treatments	890.00	0.00	74.00	74.00	100.00 %		0.00	74.00	74.00	100.00 %	
4465 - Make Ready - Doors/Locks/Keys	420.00	0.00	35.00	35.00	100.00 %		0.00	35.00	35.00	100.00 %	
Total Operating & Maintenance Expenses	5,858.00	676.13	488.00	(188.13)	(38.55) %		676.13	488.00	(188.13)	(38.55) %	
Maintenance & Repairs											
4400 - Materials - Hardware	790.00	0.00	66.00	66.00	100.00 %		0.00	66.00	66.00	100.00 %	
4401 - Materials - A/C	1,640.00	2,639.07	137.00	(2,502.07)	(1,826.32) %	A/C unit replace- ment/ Labor/Parts	2,639.07	137.00	(2,502.07)	(1,826.32) %	
4402 - Materials - Appliances	4,525.00	0.00	377.00	377.00	100.00 %		0.00	377.00	377.00	100.00 %	
4403 - Materials - Electrical	320.00	0.00	27.00	27.00	100.00 %		0.00	27.00	27.00	100.00 %	
4404 - Materials - Plumbing	5,495.00	172.00	458.00	286.00	62.44 %		172.00	458.00	286.00	62.44 %	
4405 - Materials - Pool	1,390.00	0.00	116.00	116.00	100.00 %		0.00	116.00	116.00	100.00 %	
4406 - Materials - Flooring	300.00	0.00	25.00	25.00	100.00 %		0.00	25.00	25.00	100.00 %	
4407 - Materials - Paint	420.00	0.00	35.00	35.00	100.00 %		0.00	35.00	35.00	100.00 %	
4408 - Materials - Janitorial	684.00	0.00	57.00	57.00	100.00 %		0.00	57.00	57.00	100.00 %	
4409 - Materials - Landscaping & Irrigation	260.00	0.00	22.00	22.00	100.00 %		0.00	22.00	22.00	100.00 %	
4410 - Materials - Smoke Alarms	860.00	0.00	72.00	72.00	100.00 %		0.00	72.00	72.00	100.00 %	
4411 - Materials - Drywall Repair	80.00	0.00	7.00	7.00	100.00 %		0.00	7.00	7.00	100.00 %	
4412 - Materials - Screens	340.00	0.00	28.00	28.00	100.00 %		0.00	28.00	28.00	100.00 %	
4413 - Materials - Doors/Locks/Keys	750.00	0.00	63.00	63.00	100.00 %		0.00	63.00	63.00	100.00 %	
4414 - Materials - Light Bulbs/Fixtures	1,030.00	0.00	86.00	86.00	100.00 %		0.00	86.00	86.00	100.00 %	
4415 - Materials - Exterior Lights	140.00	0.00	12.00	12.00	100.00 %		0.00	12.00	12.00	100.00 %	
4416 - Materials - Other	2,240.00	151.53	187.00	35.47	18.96 %		151.53	187.00	35.47	18.96 %	
4417 - Small Tools	600.00	0.00	50.00	50.00	100.00 %		0.00	50.00	50.00	100.00 %	
4419 - Equipment	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %	
Total Maintenance & Repairs	22,864.00	2,962.60	1,908.00	(1,054.60)	(55.27) %		2,962.60	1,908.00	(1,054.60)	(55.27) %	
Contract Costs											
4500 - Contract Costs - Pest Control	4,491.00	965.00	374.00	(591.00)	(158.02) %	Quarterly Pest con- trol	965.00	374.00	(591.00)	(158.02) %	
4501 - Contract Costs - Landscaping	24,325.00	1,969.27	2,027.00	57.73	2.84 %		1,969.27	2,027.00	57.73	2.84 %	
4502 - Contract Costs - Irrigation	3,900.00	0.00	325.00	325.00	100.00 %		0.00	325.00	325.00	100.00 %	
4504 - Contract Costs - A/C Repair	18,180.00	518.75	1,515.00	996.25	65.75 %		518.75	1,515.00	996.25	65.75 %	
4505 - Contract Costs - A/C Replacement	17,500.00	0.00	1,458.00	1,458.00	100.00 %		0.00	1,458.00	1,458.00	100.00 %	
4506 - Contract Costs - Plumbing	3,300.00	0.00	275.00	275.00	100.00 %		0.00	275.00	275.00	100.00 %	
4507 - Contract Costs - Electrical	320.00	0.00	27.00	27.00	100.00 %		0.00	27.00	27.00	100.00 %	
4508 - Contract Costs - Carpet Cleaning	2,470.00	0.00	206.00	206.00	100.00 %		0.00	206.00	206.00	100.00 %	

THF Townepark Fredericksburg Holdings
Budget Comparison
January 31, 2023
167 - Townepark Fred I & II
Fredericksburg, Texas

167--THF Townepark Fredericksburg Holdings												
	Year Ending					Month Ending						Year To Date
	12/31/2023	Month Ending 01/31/2023				Month Ending 01/31/2023	01/31/2023	Year to Date 01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note	
4509 - Contract Costs - Carpet Replacement	1,000.00	0.00	83.00	83.00	100.00 %	Contract Maintenance/Temp work	0.00	83.00	83.00	100.00 %		
4510 - Contract Costs - Tile Cleaning	230.00	0.00	19.00	19.00	100.00 %		0.00	19.00	19.00	100.00 %		
4514 - Contract Costs - Pool	10,400.00	0.00	867.00	867.00	100.00 %		0.00	867.00	867.00	100.00 %		
4515 - Contract Costs - Flooring	1,380.00	0.00	115.00	115.00	100.00 %		0.00	115.00	115.00	100.00 %		
4516 - Contract Costs - Custodian	7,200.00	0.00	600.00	600.00	100.00 %		0.00	600.00	600.00	100.00 %		
4522 - Contract Costs - Glass	655.00	0.00	55.00	55.00	100.00 %		0.00	55.00	55.00	100.00 %		
4523 - Contract Costs - Equipment Rental	0.00	41.75	0.00	(41.75)	(100.00) %		41.75	0.00	(41.75)	(100.00) %		
4524 - Contract Costs - Other	1,000.00	3,154.25	83.00	(3,071.25)	(3,700.30) %		3,154.25	83.00	(3,071.25)	(3,700.30) %		
Total Contract Costs	96,351.00	6,649.02	8,029.00	1,379.98	17.18 %		6,649.02	8,029.00	1,379.98	17.18 %		
Taxes & Insurance												
4600 - Property Insurance	37,000.00	3,073.45	3,083.00	9.55	0.30 %		3,073.45	3,083.00	9.55	0.30 %		
Total Taxes & Insurance	37,000.00	3,073.45	3,083.00	9.55	0.30 %		3,073.45	3,083.00	9.55	0.30 %		
Total Operating Expenses	433,108.80	38,622.35	36,178.47	(2,443.88)	(6.75) %		38,622.35	36,178.47	(2,443.88)	(6.75) %		
Net Operating Income (Loss)	383,434.88	26,719.76	31,867.86	(5,148.10)	(16.15) %		26,719.76	31,867.86	(5,148.10)	(16.15) %		
Non-Operating Income												
3400 - CAPEX funding from Replacement Reserves	136,050.00	0.00	11,338.00	(11,338.00)	(100.00) %		0.00	11,338.00	(11,338.00)	(100.00) %		
Total Non-Operating Income	136,050.00	0.00	11,338.00	(11,338.00)	(100.00) %		0.00	11,338.00	(11,338.00)	(100.00) %		
Non-Operating Expenses												
Capital Expenditures												
4735 - Capital Expenditures	136,050.00	0.00	11,338.00	11,338.00	100.00 %		0.00	11,338.00	11,338.00	100.00 %		
Total Capital Expenditures	136,050.00	0.00	11,338.00	11,338.00	100.00 %		0.00	11,338.00	11,338.00	100.00 %		
Depreciation & Amortization												
4710 - Depreciation	116,714.31	9,726.19	9,726.00	(0.19)	0.00 %		9,726.19	9,726.00	(0.19)	0.00 %		
4715 - Amortization	77,994.71	6,499.56	6,500.00	0.44	0.00 %		6,499.56	6,500.00	0.44	0.00 %		
Total Depreciation & Amortization	194,709.02	16,225.75	16,226.00	0.25	0.00 %		16,225.75	16,226.00	0.25	0.00 %		
Debt Services												
4700 - Mortgage Interest #1	360,000.00	35,743.00	30,000.00	(5,743.00)	(19.14) %		35,743.00	30,000.00	(5,743.00)	(19.14) %		
Total Debt Services	360,000.00	35,743.00	30,000.00	(5,743.00)	(19.14) %		35,743.00	30,000.00	(5,743.00)	(19.14) %		
Total Non-Operating Expenses	690,759.02	51,968.75	57,564.00	5,595.25	9.72 %		51,968.75	57,564.00	5,595.25	9.72 %		
Net Income (Loss)	(171,274.14)	(25,248.99)	(14,358.14)	(10,890.85)	(75.85) %		(25,248.99)	(14,358.14)	(10,890.85)	(75.85) %		

THF Townepark Kingsland Holdings

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Assets		
Current Assets		
Cash		
1000 - Cash - OPERATING	78,924.66	81,473.24
1015 - Cash - Tenant Security Deposits	40,236.86	38,983.48
Total Cash	119,161.52	120,456.72
Accounts Receivable		
1200 - A/R - Tenant	1,154.80	(8.00)
Total Accounts Receivable	1,154.80	(8.00)
Deposits & Escrows		
1105 - Insurance Escrow	58,788.89	54,657.89
1136 - Lender Held Repair Reserves - Dwight Capital	79,212.50	79,212.50
1137 - Lender Held Post-Closing Deposit - Dwight	98,060.16	98,060.16
Total Deposits & Escrows	236,061.55	231,930.55
Other Current Assets		
1410 - Prepaid Insurance	(14,271.16)	(11,707.64)
Total Other Current Assets	(14,271.16)	(11,707.64)
Total Current Assets	342,106.71	340,671.63
Fixed Assets		
1610 - Building	1,538,731.90	1,538,731.90
Total Fixed Assets	1,538,731.90	1,538,731.90
Depreciation & Amortization		
1700 - Accumulated Depreciation	(99,903.57)	(92,218.68)
Total Depreciation & Amortization	(99,903.57)	(92,218.68)
Total Fixed Assets	1,438,828.33	1,446,513.22
Total Assets	1,780,935.04	1,787,184.85

THF Townepark Kingsland Holdings

Comparative Balance Sheet

January 31, 2023

	Current Month 01/31/2023	Prior Month 12/31/2022
Liabilities & Equity		
Liabilities		
Current Liabilities		
2000 - A/P – Trade	12,355.40	13,830.82
2001 - A/P – THFHMC	11,765.46	9,621.70
2051 - A/P - Misc	23.06	0.00
2510 - A/P - Chase 9535	0.00	11.01
2522 - A/P - Chase 0094	0.00	53.94
2554 - A/P - Chase 0726	157.33	197.39
2564 - A/P - Chase 4069	0.00	677.60
Total Current Liabilities	24,301.25	24,392.46
Other Current Liabilities		
2100 - Prepaid Rent	(2,146.02)	(2,565.02)
2200 - Tenant Security Deposits	32,283.00	31,033.00
2201 - Security Deposits in Transit	263.00	263.00
Total Other Current Liabilities	30,399.98	28,730.98
Long Term Liabilities		
2300 - N/P - Dwight Bridge 1080	2,150,000.00	2,150,000.00
2310 - Loan Costs	16,538.62	13,472.79
Total Long Term Liabilities	2,166,538.62	2,163,472.79
Total Liabilities	2,221,239.85	2,216,596.23
Equity		
Retained Earnings	(429,411.38)	(313,094.57)
Current Net Income	(10,893.43)	(116,316.81)
Total Equity	(440,304.81)	(429,411.38)
Total Liabilities & Equity	1,780,935.04	1,787,184.85

THF Townepark Kingsland Holdings											
Budget Comparison											
January 31, 2023											
168 - Townepark Kingsland											
Kingsland, Texas											
168--THF Townepark Kingsland Holdings											
Year Ending					Month Ending	Month Ending					Year To Date
12/31/2023	Month Ending 01/31/2023				01/31/2023	01/31/2023	Year to Date 01/31/2023				01/31/2023
Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note	
Income											
Rental Income											
3000 - Scheduled Rent	754,476.00	62,493.00	62,873.00	(380.00)	(0.60) %		62,493.00	62,873.00	(380.00)	(0.60) %	
Total Rental Income	754,476.00	62,493.00	62,873.00	(380.00)	(0.60) %		62,493.00	62,873.00	(380.00)	(0.60) %	
Vacancy, Losses & Concessions											
3010 - Loss to Lease	(116,416.00)	(11,199.00)	(9,701.00)	(1,498.00)	(15.44) %	Rents are not at the max, raising rents \$50.00 or to max at recertification and leasing at max at new move in. Loss rent for vacant units Rental concession for unit due to electrical issue on our end.	(11,199.00)	(9,701.00)	(1,498.00)	(15.44) %	
3015 - Vacancy Loss	(4,964.00)	(590.00)	(414.00)	(176.00)	(42.51) %		(590.00)	(414.00)	(176.00)	(42.51) %	
3030 - Rental Concessions: Tenant	0.00	(125.00)	0.00	(125.00)	(100.00) %		(125.00)	0.00	(125.00)	(100.00) %	
3050 - Bad Debt	(8,110.00)	0.00	(676.00)	676.00	100.00 %		0.00	(676.00)	676.00	100.00 %	
Total Vacancy, Losses & Concessions	(129,490.00)	(11,914.00)	(10,791.00)	(1,123.00)	(10.40) %		(11,914.00)	(10,791.00)	(1,123.00)	(10.40) %	
Net Rental Income	624,986.00	50,579.00	52,082.00	(1,503.00)	(2.88) %		50,579.00	52,082.00	(1,503.00)	(2.88) %	
Tenant Fees											
3200 - Late Fees	640.00	0.00	53.00	(53.00)	(100.00) %	No move out charges incurred this month.	0.00	53.00	(53.00)	(100.00) %	
3205 - NSF Fees	50.00	0.00	4.00	(4.00)	(100.00) %		0.00	4.00	(4.00)	(100.00) %	
3210 - Maintenance Fees	200.00	0.00	17.00	(17.00)	(100.00) %		0.00	17.00	(17.00)	(100.00) %	
3215 - Court Fees - Tenant	250.00	0.00	21.00	(21.00)	(100.00) %		0.00	21.00	(21.00)	(100.00) %	
3220 - Reletting Fees	1,756.00	1,162.80	146.00	1,016.80	696.43 %		1,162.80	146.00	1,016.80	696.43 %	
3225 - Move-out Charges	2,936.00	0.00	245.00	(245.00)	(100.00) %		0.00	245.00	(245.00)	(100.00) %	
3235 - Screening Fees	471.00	66.30	39.00	27.30	70.00 %		66.30	39.00	27.30	70.00 %	
Total Tenant Fees	6,303.00	1,229.10	525.00	704.10	134.11 %		1,229.10	525.00	704.10	134.11 %	
Other Income											
3315 - Interest income	30.00	3.38	3.00	0.38	12.66 %		3.38	3.00	0.38	12.66 %	
Total Other Income	30.00	3.38	3.00	0.38	12.66 %		3.38	3.00	0.38	12.66 %	
Total Income	631,319.00	51,811.48	52,610.00	(798.52)	(1.51) %		51,811.48	52,610.00	(798.52)	(1.51) %	
Expenses											
Payroll & Related											
4000 - Salaries - Manager	22,846.00	1,973.97	1,904.00	(69.97)	(3.67) %	Emp Benefit - Retirement	1,973.97	1,904.00	(69.97)	(3.67) %	
4005 - Salaries - Assistant Manager	16,848.00	1,458.09	1,404.00	(54.09)	(3.85) %		1,458.09	1,404.00	(54.09)	(3.85) %	
4015 - Salaries - Maintenance	46,778.00	3,972.55	3,898.00	(74.55)	(1.91) %		3,972.55	3,898.00	(74.55)	(1.91) %	
4020 - Health Insurance	14,080.00	1,250.24	1,173.00	(77.24)	(6.58) %		1,250.24	1,173.00	(77.24)	(6.58) %	
4021 - Dental Insurance	944.00	0.00	79.00	79.00	100.00 %		0.00	79.00	79.00	100.00 %	
4022 - Vision Insurance	224.00	18.69	19.00	0.31	1.63 %		18.69	19.00	0.31	1.63 %	
4025 - Retirement - Safe Harbor	1,265.00	0.00	105.00	105.00	100.00 %		0.00	105.00	105.00	100.00 %	
4026 - Retirement - Matching	843.00	310.83	70.00	(240.83)	(344.04) %		310.83	70.00	(240.83)	(344.04) %	

THF Townepark Kingsland Holdings
Budget Comparison
January 31, 2023
168 - Townepark Kingsland
Kingsland, Texas

168--THF Townepark Kingsland Holdings

	Year Ending					Month Ending					Year To Date
	12/31/2023	Month Ending 01/31/2023				01/31/2023	Year to Date 01/31/2023				01/31/2023
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%	Budget variance note
4027 - Life Insurance	627.00	4.93	52.00	47.07	90.51 %		4.93	52.00	47.07	90.51 %	
4028 - Disability Insurance	0.00	44.77	0.00	(44.77)	(100.00) %		44.77	0.00	(44.77)	(100.00) %	
4030 - Payroll Taxes	3,267.00	693.21	272.00	(421.21)	(154.85) %	Payroll Taxes	693.21	272.00	(421.21)	(154.85) %	
4032 - Worker's Compensation Insurance	778.00	50.61	65.00	14.39	22.13 %		50.61	65.00	14.39	22.13 %	
4040 - Overtime	823.00	56.76	69.00	12.24	17.73 %		56.76	69.00	12.24	17.73 %	
4045 - Bonuses	4,500.00	908.55	375.00	(533.55)	(142.28) %	Quarterly bonus given to managers and maintenance	908.55	375.00	(533.55)	(142.28) %	
Total Payroll & Related	113,823.00	10,743.20	9,485.00	(1,258.20)	(13.26) %		10,743.20	9,485.00	(1,258.20)	(13.26) %	
Administrative Expenses											
4035 - Uniforms	2,223.00	178.81	185.00	6.19	3.34 %		178.81	185.00	6.19	3.34 %	
4100 - Management Fees	27,980.00	3,086.87	2,332.00	(754.87)	(32.37) %	LIHTC Mgmt Fees	3,086.87	2,332.00	(754.87)	(32.37) %	
4101 - Compliance Fee - THF	11,400.00	950.00	950.00	0.00	0.00 %		950.00	950.00	0.00	0.00 %	
4102 - Office Equipment & Furniture	350.00	0.00	29.00	29.00	100.00 %		0.00	29.00	29.00	100.00 %	
4104 - Toner	168.00	0.00	14.00	14.00	100.00 %		0.00	14.00	14.00	100.00 %	
4105 - Postage	43.00	0.00	4.00	4.00	100.00 %		0.00	4.00	4.00	100.00 %	
4106 - Office Supplies	1,500.00	286.59	125.00	(161.59)	(129.27) %	Office supplies needed for office. partition folders etc..	286.59	125.00	(161.59)	(129.27) %	
4108 - IT Contract	2,244.00	187.00	187.00	0.00	0.00 %		187.00	187.00	0.00	0.00 %	
4109 - IT Hardware	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %	
4110 - IT Software	5,526.00	465.09	461.00	(4.09)	(0.88) %		465.09	461.00	(4.09)	(0.88) %	
4111 - Telephone & Fax	3,080.00	103.43	257.00	153.57	59.75 %		103.43	257.00	153.57	59.75 %	
4112 - Internet	1,236.00	99.99	103.00	3.01	2.92 %		99.99	103.00	3.01	2.92 %	
4113 - Television	1,069.00	108.03	89.00	(19.03)	(21.38) %		108.03	89.00	(19.03)	(21.38) %	
4115 - Staff Training	1,000.00	495.00	83.00	(412.00)	(496.38) %	TAA One conference	495.00	83.00	(412.00)	(496.38) %	
4116 - Membership Dues	170.00	0.00	14.00	14.00	100.00 %		0.00	14.00	14.00	100.00 %	
4117 - Vehicle Maintenance & Repairs	275.00	0.00	23.00	23.00	100.00 %		0.00	23.00	23.00	100.00 %	
4119 - Travel	1,500.00	0.00	125.00	125.00	100.00 %		0.00	125.00	125.00	100.00 %	
4120 - Bank Fees	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
4121 - Eviction	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %	
4122 - Screening Services	471.00	78.50	39.00	(39.50)	(101.28) %		78.50	39.00	(39.50)	(101.28) %	
4125 - Audit Fees	7,500.00	0.00	625.00	625.00	100.00 %		0.00	625.00	625.00	100.00 %	
4126 - Legal Fees	10,260.00	855.00	855.00	0.00	0.00 %		855.00	855.00	0.00	0.00 %	
4127 - Tax Prep Fees	1,500.00	0.00	125.00	125.00	100.00 %		0.00	125.00	125.00	100.00 %	
4129 - Fuel	360.00	44.39	30.00	(14.39)	(47.96) %		44.39	30.00	(14.39)	(47.96) %	
4138 - Answering Service	0.00	300.00	0.00	(300.00)	(100.00) %	Answering service charge -was budgeted into the annual phone budget.	300.00	0.00	(300.00)	(100.00) %	1-2023 Answering service charge - was budgeted into the annual phone budget.
4250 - Resident Services Fee - THF	3,800.00	316.67	317.00	0.33	0.10 %		316.67	317.00	0.33	0.10 %	
4258 - Resident Services - Supplies	0.00	71.50	0.00	(71.50)	(100.00) %		71.50	0.00	(71.50)	(100.00) %	
Total Administrative Expenses	84,655.00	7,626.87	7,056.00	(570.87)	(8.09) %		7,626.87	7,056.00	(570.87)	(8.09) %	
Marketing Expenses											
4200 - Signage	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %	
4201 - Printed Material	727.00	98.01	61.00	(37.01)	(60.67) %		98.01	61.00	(37.01)	(60.67) %	
4202 - Internet Advertising	666.00	54.00	56.00	2.00	3.57 %		54.00	56.00	2.00	3.57 %	

THF Townepark Kingsland Holdings
Budget Comparison
January 31, 2023
168 - Townepark Kingsland
Kingsland, Texas

168--THF Townepark Kingsland Holdings

	Year Ending					Month Ending					Year To Date				
	12/31/2023					01/31/2023					01/31/2023				
	Budget	Actual	Budget	Variance	%	Budget	Actual	Budget	Variance	%	Budget	Actual	Budget	Variance	%
4203 - Flags/Poles	708.00	0.00	59.00	59.00	100.00 %		0.00	59.00	59.00	100.00 %		0.00	59.00	59.00	100.00 %
4204 - Advertising - Other	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %
Total Marketing Expenses	3,101.00	152.01	260.00	107.99	41.53 %		152.01	260.00	107.99	41.53 %		152.01	260.00	107.99	41.53 %
Utilities															
4300 - Utilities - Electric Vacancies	1,200.00	108.39	100.00	(8.39)	(8.39) %		108.39	100.00	(8.39)	(8.39) %		108.39	100.00	(8.39)	(8.39) %
4301 - Utilities - Electric - Office/Other	6,000.00	498.09	500.00	1.91	0.38 %		498.09	500.00	1.91	0.38 %		498.09	500.00	1.91	0.38 %
4315 - Utilities - Water	60,100.00	3,335.09	4,100.00	764.91	18.65 %		3,335.09	4,100.00	764.91	18.65 %		3,335.09	4,100.00	764.91	18.65 %
4325 - Utilities - Sewer	24,000.00	1,976.00	2,000.00	24.00	1.20 %		1,976.00	2,000.00	24.00	1.20 %		1,976.00	2,000.00	24.00	1.20 %
4340 - Utilities - Trash	15,600.00	1,281.63	1,300.00	18.37	1.41 %		1,281.63	1,300.00	18.37	1.41 %		1,281.63	1,300.00	18.37	1.41 %
4341 - Utilities - Other	360.00	6.70	30.00	23.30	77.66 %		6.70	30.00	23.30	77.66 %		6.70	30.00	23.30	77.66 %
Total Utilities	107,260.00	7,205.90	8,030.00	824.10	10.26 %		7,205.90	8,030.00	824.10	10.26 %		7,205.90	8,030.00	824.10	10.26 %
Operating & Maintenance Expenses															
4452 - Make-Ready - Appliances	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %
4454 - Make-Ready - Plumbing	50.00	0.00	4.00	4.00	100.00 %		0.00	4.00	4.00	100.00 %		0.00	4.00	4.00	100.00 %
4456 - Make-Ready - Carpet	7,540.00	0.00	628.00	628.00	100.00 %		0.00	628.00	628.00	100.00 %		0.00	628.00	628.00	100.00 %
4458 - Make-Ready - Painting	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %
4459 - Make- Ready - Cleaning	300.00	0.00	25.00	25.00	100.00 %		0.00	25.00	25.00	100.00 %		0.00	25.00	25.00	100.00 %
4460 - Make-Ready - Other	200.00	0.00	17.00	17.00	100.00 %		0.00	17.00	17.00	100.00 %		0.00	17.00	17.00	100.00 %
4464 - Make Ready - Window Treatments	800.00	126.80	67.00	(59.80)	(89.25) %		126.80	67.00	(59.80)	(89.25) %		126.80	67.00	(59.80)	(89.25) %
4465 - Make Ready - Doors/Locks/Keys	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %
Total Operating & Maintenance Expenses	10,490.00	126.80	874.00	747.20	85.49 %		126.80	874.00	747.20	85.49 %		126.80	874.00	747.20	85.49 %
Maintenance & Repairs															
4400 - Materials - Hardware	440.00	72.18	37.00	(35.18)	(95.08) %		72.18	37.00	(35.18)	(95.08) %		72.18	37.00	(35.18)	(95.08) %
4401 - Materials - A/C	4,166.00	88.27	347.00	258.73	74.56 %		88.27	347.00	258.73	74.56 %		88.27	347.00	258.73	74.56 %
4402 - Materials - Appliances	5,325.00	250.89	444.00	193.11	43.49 %		250.89	444.00	193.11	43.49 %		250.89	444.00	193.11	43.49 %
4403 - Materials - Electrical	345.00	0.00	29.00	29.00	100.00 %		0.00	29.00	29.00	100.00 %		0.00	29.00	29.00	100.00 %
4404 - Materials - Plumbing	2,463.00	565.23	205.00	(360.23)	(175.72) %		565.23	205.00	(360.23)	(175.72) %		565.23	205.00	(360.23)	(175.72) %
4406 - Materials - Flooring	100.00	0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %		0.00	8.00	8.00	100.00 %
4407 - Materials - Paint	100.00	14.98	8.00	(6.98)	(87.25) %		14.98	8.00	(6.98)	(87.25) %		14.98	8.00	(6.98)	(87.25) %
4408 - Materials - Janitorial	600.00	0.00	50.00	50.00	100.00 %		0.00	50.00	50.00	100.00 %		0.00	50.00	50.00	100.00 %
4409 - Materials - Landscaping & Irrigation	600.00	0.00	50.00	50.00	100.00 %		0.00	50.00	50.00	100.00 %		0.00	50.00	50.00	100.00 %
4410 - Materials - Smoke Alarms	500.00	0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %		0.00	42.00	42.00	100.00 %
4412 - Materials - Screens	247.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %
4413 - Materials - Doors/Locks/Keys	300.00	0.00	25.00	25.00	100.00 %		0.00	25.00	25.00	100.00 %		0.00	25.00	25.00	100.00 %
4414 - Materials - Light Bulbs/Fixtures	515.00	96.46	43.00	(53.46)	(124.32) %		96.46	43.00	(53.46)	(124.32) %		96.46	43.00	(53.46)	(124.32) %
4416 - Materials - Other	450.00	0.00	38.00	38.00	100.00 %		0.00	38.00	38.00	100.00 %		0.00	38.00	38.00	100.00 %
4417 - Small Tools	250.00	0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %		0.00	21.00	21.00	100.00 %
Total Maintenance & Repairs	16,401.00	1,088.01	1,368.00	279.99	20.46 %		1,088.01	1,368.00	279.99	20.46 %		1,088.01	1,368.00	279.99	20.46 %
Contract Costs															
4500 - Contract Costs - Pest Control	2,480.00	165.00	207.00	42.00	20.28 %		165.00	207.00	42.00	20.28 %		165.00	207.00	42.00	20.28 %
4501 - Contract Costs - Landscaping	30,800.00	2,100.00	2,567.00	467.00	18.19 %		2,100.00	2,567.00	467.00	18.19 %		2,100.00	2,567.00	467.00	18.19 %
4502 - Contract Costs - Irrigation	2,500.00	0.00	208.00	208.00	100.00 %		0.00	208.00	208.00	100.00 %		0.00	208.00	208.00	100.00 %
4504 - Contract Costs - A/C Repair	4,000.00	0.00	333.00	333.00	100.00 %		0.00	333.00	333.00	100.00 %		0.00	333.00	333.00	100.00 %
4505 - Contract Costs - A/C Replacement	15,000.00	0.00	1,250.00	1,250.00	100.00 %		0.00	1,250.00	1,250.00	100.00 %		0.00	1,250.00	1,250.00	100.00 %
4506 - Contract Costs - Plumbing	2,150.00	0.00	179.00	179.00	100.00 %		0.00	179.00	179.00	100.00 %		0.00	179.00	179.00	100.00 %
4507 - Contract Costs - Electrical	0.00	500.00	0.00	(500.00)	(100.00) %	Light for property sign replaced due	500.00	0.00	(500.00)	(100.00) %		500.00	0.00	(500.00)	(100.00) %

<div> <div>THF Townepark Kingsland Holdings</div> <div>Budget Comparison</div> <div>January 31, 2023</div> <div>168 - Townepark Kingsland</div> <div>Kingsland, Texas</div> </div>										
	168--THF Townepark Kingsland Holdings									
	Year Ending	Month Ending 01/31/2023				Month Ending	Year to Date 01/31/2023			
	12/31/2023	01/31/2023				01/31/2023	01/31/2023			
	Budget	Actual	Budget	Variance	%	Budget variance note	Actual	Budget	Variance	%
4508 - Contract Costs - Carpet Cleaning	600.00	0.00	50.00	50.00	100.00 %	to weather rotting.	0.00	50.00	50.00	100.00 %
4513 - Contract Costs - Vinyl Replacement	1,000.00	0.00	83.00	83.00	100.00 %		0.00	83.00	83.00	100.00 %
4516 - Contract Costs - Custodian	5,250.00	214.00	438.00	224.00	51.14 %		214.00	438.00	224.00	51.14 %
4522 - Contract Costs - Glass	807.00	1,242.06	67.00	(1,175.06)	(1,753.82) %	Glass replaced due to police breaking to enter unit. Gutter installation on side of building due to flooding.	1,242.06	67.00	(1,175.06)	(1,753.82) %
4524 - Contract Costs - Other	1,000.00	889.87	83.00	(806.87)	(972.13) %		889.87	83.00	(806.87)	(972.13) %
Total Contract Costs	65,587.00	5,110.93	5,465.00	354.07	6.47 %		5,110.93	5,465.00	354.07	6.47 %
Taxes & Insurance										
4600 - Property Insurance	56,000.00	2,563.52	4,667.00	2,103.48	45.07 %		2,563.52	4,667.00	2,103.48	45.07 %
Total Taxes & Insurance	56,000.00	2,563.52	4,667.00	2,103.48	45.07 %		2,563.52	4,667.00	2,103.48	45.07 %
Total Operating Expenses	457,317.00	34,617.24	37,205.00	2,587.76	6.95 %		34,617.24	37,205.00	2,587.76	6.95 %
Net Operating Income (Loss)	174,002.00	17,194.24	15,405.00	1,789.24	11.61 %		17,194.24	15,405.00	1,789.24	11.61 %
Non-Operating Income										
3400 - CAPEX funding from Replacement Re-serves	677,500.00	(1,768.96)	56,458.00	(58,226.96)	(103.13) %	Have not used any monies from capex yet.	(1,768.96)	56,458.00	(58,226.96)	(103.13) %
Total Non-Operating Income	677,500.00	(1,768.96)	56,458.00	(58,226.96)	(103.13) %		(1,768.96)	56,458.00	(58,226.96)	(103.13) %
Non-Operating Expenses										
Capital Expenditures										
4735 - Capital Expenditures	677,500.00	0.00	56,458.00	56,458.00	100.00 %		0.00	56,458.00	56,458.00	100.00 %
Total Capital Expenditures	677,500.00	0.00	56,458.00	56,458.00	100.00 %		0.00	56,458.00	56,458.00	100.00 %
Depreciation & Amortization										
4710 - Depreciation	108,110.00	7,684.89	9,009.00	1,324.11	14.69 %		7,684.89	9,009.00	1,324.11	14.69 %
4715 - Amortization	3,257.00	3,065.83	271.00	(2,794.83)	(1,031.30) %		3,065.83	271.00	(2,794.83)	(1,031.30) %
Total Depreciation & Amortization	111,367.00	10,750.72	9,280.00	(1,470.72)	(15.84) %		10,750.72	9,280.00	(1,470.72)	(15.84) %
Debt Services										
4700 - Mortgage Interest #1	180,000.00	15,567.99	15,000.00	(567.99)	(3.78) %		15,567.99	15,000.00	(567.99)	(3.78) %
Total Debt Services	180,000.00	15,567.99	15,000.00	(567.99)	(3.78) %		15,567.99	15,000.00	(567.99)	(3.78) %
Total Non-Operating Expenses	968,867.00	26,318.71	80,738.00	54,419.29	67.40 %		26,318.71	80,738.00	54,419.29	67.40 %
Net Income (Loss)	(117,365.00)	(10,893.43)	(8,875.00)	(2,018.43)	(22.74) %		(10,893.43)	(8,875.00)	(2,018.43)	(22.74) %

THE Resolutions

TEXAS HOUSING FOUNDATION
A Texas Regional Housing Authority
RESOLUTION NO. 2023-0201

Authorizing the creation of THF Chisholm Trail GP II, LLC, as well as authorizing it to act as the General Partner of THF Chisholm Trail, LP, authorizing Mark Mayfield to execute documents and take necessary action to effectuate the acquisition and rehabilitation of the Chisholm Trail Apartments; and hold the organizational meeting of THF Chisholm Trail GP II, LLC

A. Declarations and Premises:

1. The Texas Housing Foundation is a Texas regional housing authority authorized under state law to provide affordable housing to lower income residents at rents they can afford;

2. The Texas Housing Foundation (“THF”) has instrumentalities that it sponsors and maintains control over pursuant to the Texas Local Government Code. The THF Housing Development Corporation (hereinafter “the Corporation”) is an instrumentality of the THF.

3. The Corporation, as an instrumentality of THF, has been provided with an opportunity to participate in the acquisition, rehabilitation and operation of an affordable housing apartment development in Houston, Texas named “Chisholm Trails Apartments” (hereinafter “the Development”). Providers of the Development’s funding require the creation of a limited partnership in which to own the Development. As is customary in THF developments, the Corporation will act as the sole managing member of an LLC that will act as the general partner of the Development’s owner/limited partnership. Here, the Development’s limited partnership/owner shall be the THF Chisholm Trails, LP, which was recently created (“the Partnership”). The recently-created limited liability company formed to act as the Partnership’s general partner is known as the THF Chisholm Trails GP II, LLC (the “GP”). The Corporation shall act as the sole managing member of the GP. It is in the best interest of THF and the Corporation and the people they serve to approve/ratify the creation of the Partnership and the GP and to authorize the Corporation to act as the sole managing member of the GP. It is also in the best interest of THF and the Corporation and the people they serve to authorize the GP to act as general partner for the Partnership and for Mark Mayfield to sign on behalf of the Corporation, for the GP, and for the Partnership in order to own, rehabilitate and operate the Development and provide affordable housing consistent with the stated purpose of THF and its instrumentalities.

B. Resolutions of the Board:

1. In accordance with the purposes of the THF bylaws and associated organizational documents, the Corporation’s organizational documents, bylaws and stated purpose, as well as the laws of the State of Texas, the Board is authorized to approve, ratify and authorize the actions contemplated herein.

2. The Board hereby approves and, to the extent necessary, ratifies the creation of the Partnership and the GP.

3. The Board authorizes the Corporation to act as the sole managing member of the GP. The Board further authorizes the GP to act as the general partner for the Partnership and authorizes Mark Mayfield, as the president of the Corporation, to sign for the Corporation, for the GP, and for the Partnership in all actions taken in that capacity in order to own and operate the Development and provide affordable housing consistent with the stated purpose of THF and its instrumentalities.

**TEXAS HOUSING FOUNDATION
RESOLUTION NO. 2023-0201**

Page 2 of 2

4. The President & CEO, as well as authorized representatives of the Board shall take any reasonable and necessary action to effectuate the direction and intention of this resolution.

PASSED AND APPROVED February __, 2023.

By: _____

Attest: _____

OPERATING AGREEMENT

THF Chisholm Trail GP II, LLC A Texas Limited Liability Company

This operating agreement, also known as regulations (the “Regulations”) of **THF Chisholm Trail GP II, LLC** (the “Company”), adopted effective February ____, 2023, are adopted and executed by the Sole Member, THF Housing Development Corporation (as defined below) for the governance and operation of the business of the Company.

ARTICLE I: DEFINITIONS

1.01 The following terms have the following meanings in these Regulations:

“**Act**” means the Texas Limited Liability Company Act and any successor statute, as amended from time to time and now incorporated in the Texas Business Organizations Code.

“**Articles**” has the meaning given that term in Section 2.01.

“**Bankrupt Member**” means (except to the extent a Required Interest consents otherwise) any Member (a) that (i) makes a general assignment for the benefit of creditors; (ii) files a voluntary bankruptcy petition; (iii) becomes the subject of an order for relief or is declared insolvent in any federal or state bankruptcy or insolvency proceedings; (iv) files a petition or answer seeking for the Member a reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any law; (v) files an answer or other pleading admitting or failing to contest the material allegations of a petition filed against the Member in a Proceeding of the type described in subclauses (i) through (iv) of this clause (a); or (vi) seeks, consents to, or acquiesces in the appointment of a trustee, receiver, or liquidator of the Member's or of all or any substantial part of the Member's properties; or (b) against which a Proceeding seeking reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any law has been commenced and 120 days have expired without dismissal thereof or with respect to which, without the Member's consent or acquiescence, a trustee, receiver, or liquidator of the Member or of all or any substantial part of the Member's properties has been appointed and 90 days have expired without the appointment's having been vacated or stayed, or 90 days have expired after the date of expiration of a stay, if the appointment has not previously been vacated.

“**BOC**” means the Texas Business Organizations Code and any successor statute, as amended from time to time.

“Business Day” means any day other than a Saturday, a Sunday, or a holiday on which national banking associations in the State of Texas are closed.

“Capital Contribution” means any contribution by a Member to the capital of the Company.

“Code” means the Internal Revenue Code of 1986 and any successor statute, as amended from time to time.

“Commitment” means, subject in each case to adjustments on account of Dispositions of Membership Interests permitted by these Regulations, (a) in the case of a Member executing these Regulations or a Person acquiring that Membership Interest, the amount specified for that Member as its Commitment on Exhibit A, and (b) in the case of a Membership Interest issued pursuant to Section 3.04, the Commitment established pursuant thereto.

“Company” means **THF Chisholm Trail GP II, LLC**, a Texas limited liability company.

“Default Interest Rate” means a rate per annum equal to the lesser of (a) ten percent plus a varying rate per annum that is equal to the interest rate publicly quoted by the Wall Street Journal from time to time as its prime commercial or similar reference interest rate, with adjustments in the varying rate to be made on the same date as any change in that rate, and (b) the maximum rate permitted by applicable law.

“Delinquent Member” has the meaning given that term in Section 4.03(a).

“Dispose,” “Disposing,” or “Disposition” means a sale, assignment, transfer, exchange, mortgage, pledge, grant of a security interest, or other disposition or encumbrance (including without limitation, by operation of law), or the acts thereof.

“Entity” means the THF Housing Development Corporation, a Texas nonprofit corporation and instrumentality of the Texas Housing Foundation, a Texas regional housing authority.

“General Interest Rate” means a rate per annum equal to the lesser of (a) varying rate per annum that is equal to the interest rate publicly quoted by the Wall Street Journal from time to time as its prime commercial or similar reference interest rate, with adjustments in that varying rate to be made on the same date as any change in that rate, and (b) the maximum rate permitted by applicable law.

“Manager” means any Person named in the Regulations as a Manager, who shall be the President of the Sole Member and any Person hereafter designated by the Sole Member as a Manager of the Company as provided in these Regulations but does not include any Person who has ceased to be a Manager of the Company.

“Member” means the THF Housing Development Corporation, a Texas nonprofit corporation and instrumentality of the Texas Housing Foundation, or successor entity that is an instrumentality of the Texas Housing Foundation, Texas, but does not include any Person or Entity who has ceased to be a Member of the Company.

“Membership Interest” means the interest of a Member in the Company, including, without limitation, rights to distributions (liquidating or otherwise), allocations, information, and to consent or approve.

“Person” has the meaning given that term in Article 1.02(A)(4) of the Act.

“Proceeding” has the meaning given that term in Section 8.01.

“Regulations” has the meaning given that term in the introductory paragraph.

“Required Interest” means one or more Members having among them at least 100% of the Sharing Ratios of all Members.

“TBCA” means the Texas Business Corporation Act and any successor statute, as amended from time to time.

Other terms defined herein have the meaning so given them.

1.02 Construction. Whenever the context requires, the gender of all words used in these Regulations included the masculine, feminine, and neuter. All references to Certificate of Formation and Sections refer to articles and sections of these Regulations, and all references to Exhibits are to Exhibits attached hereto, each of which is made a part hereof for all purposes.

ARTICLE II: ORGANIZATION

2.01 Formation. The Company has been organized as a Texas limited liability company by the filing of a Certificate of Formation of Organization (the “COF”) under the BOC and the Act and issuance of Certificate of Formation for the Company by the Texas Secretary of State.

2.02 Name. The name of the Company is **“THF Chisholm Trail GP II, LLC”** and all Company business must be conducted in that name or such other names that comply with applicable law as the Member may select from time to time.

2.03 Registered Office, Registered Agent, Principal Office in the United States; Other Offices. The registered office of the Company required by the Act to be maintained in the State of Texas will be the office of the initial registered agent named in the Certificate of Formation or such other office (which need not be a place of business of the Company) as the Member may designate from time to time in the manner provided by law. The registered agent of the Company in the State of Texas will be the initial registered agent named in the Certificate of Formation or such other Person or Persons as the Member may designate from time to time in the manner provided by law. The principal office of the Company in the United States will be at the place that the Member may designate, and the Company will maintain records there as required by Article 2.22 of the Act and will keep the street address of such principal office at the registered office of the Company in the State of Texas.

2.04 Purposes. The purposes of the Company are those set forth in the Certificate of Formation.

2.05 Foreign Qualification. Prior to the Company's conducting business in any jurisdiction other than Texas, the Member will cause the Company to comply, to the extent procedures are available and those matters are reasonably within the control of the Member, with all requirements necessary to qualify the Company as a foreign limited liability company in that jurisdiction. At the request of the Member, each Member will execute, acknowledge, swear to, and deliver all certificates and other instruments conforming with these Regulations that are necessary or appropriate to qualify, continue, and terminate the Company as a foreign limited liability company in all such jurisdictions in which the Company may conduct business.

2.06 Term. The Company begins business on the date the Texas Secretary of State issues a certificate of filing of the certificate of formation for the Company and will continue in existence for the perpetual period according to the certificate of formation for the duration of the Company, or such earlier time as these Regulations may specify.

2.07 Mergers and Exchanges. The Company may be a party to (a) a merger, or (b) an exchange or acquisition of the type described in Article 10.06 of the Act, subject to the requirements of Section 6.01 (b)(ii).

2.08 No State-Law Partnership. The Members intend that the Company not be a partnership (including, without limitation, a limited partnership) or joint venture, and that no Member be a partner or joint venturer of any other Member, for any purposes other than federal and state tax purposes, and these Regulations may not be construed to suggest otherwise.

ARTICLE III: MEMBERSHIP; DISPOSITIONS OF INTERESTS

3.01 Initial Member. The initial Sole Member of the Company is the Entity executing these Regulations on the date of these Regulations as the sole Member, which is admitted to the Company as a Member effective with the execution by the Entity of these Regulations.

3.02 Representations and Warranties. The Member represents and warrants to the Company that (a) if that Member is a corporation, it is organized, existing, and in good standing under Texas law and is qualified and in good standing as a nonprofit corporation in Texas as its principal place of business; (b) that Member has full corporate, or other applicable power and authority to execute and agree to these Regulations and to perform its obligations hereunder and all necessary actions by the board of directors necessary for the authorization, execution, delivery, and performance of these Regulations by the Member have been taken; (c) the Member has executed and delivered these Regulations; and (d) the Member's authorization, execution, delivery, and performance of these Regulations do not conflict with any other agreement or arrangement to which that Member is a party or by which it is bound.

3.03 Restrictions on the Disposition of an Interest.

(a) A disposition of an interest in the Company may not be effected without the consent of the Member.

(b) Subject to the provisions of this Section 3.03, (i) an Entity to which an interest in the Company is transferred has the right to be admitted to the Company as a Member with the Sharing Ratio and the Commitment so transferred to such Person, if (A) the Member making such transfer grants the transferee the right to be so admitted, and (B) such transfer is consented to in accordance with Section 3.03(a), and (ii) the Company or (with the permission of the Company, which may be withheld in its sole discretion) a Lending Member may grant the purchaser of a Delinquent Member's interest in the Company at a foreclosure of the security interest therein granted pursuant to Section 4.03(b) the right to be admitted to the Company as a Member with such Sharing Ratio and such Commitment (no greater than the Sharing Ratio and the Commitment of the Member effecting such Disposition prior thereto) as they may agree.

(c) The Company may not recognize for any purpose any purported Disposition of all or part of a Membership Interest unless and until the other applicable provisions of this Section 3.03 have been satisfied and the Member has received, on behalf of the Company, a document (i) executed by both the Member effecting the Disposition (or if the transfer is on account of the death, incapacity, or liquidation of the transferor, its representative) and the Person to which the Membership interest or part thereof is Disposed, (ii) including the notice address of any Person to be admitted to the Company as a Member and its agreement to be bound by these Regulations in respect of the Membership Interest or part thereof being obtained, (iii) setting forth the Sharing Ratios and the Commitments after the Disposition of the Member effecting the Disposition and the Person to which the Membership Interest of part thereof is Disposed (which together must total the Sharing Ratio and the Commitment of the Member effecting the Disposition before the Disposition), and (iv) containing a representation and warranty that the disposition was made in accordance with all applicable laws and regulations (including securities laws) and, if the Person to which the Membership Interest or part thereof is Disposed is to be admitted to the Company, its representation and warranty that the representations and warranties in Section 3.02 are true and correct with respect to that Person. Each disposition and, if applicable, admission complying with the provisions of Section 3.03(b) is effective as of the first day of the calendar month immediately succeeding the month in which the Member receives the notification of Disposition and the other requirements of this Section 3.03 have been met.

(d) For the right of a Member to Dispose of a Membership Interest or any part thereof or of any Person to be admitted to the Company in connection therewith to exist or be exercised, (i) either (A) the Membership Interest of part thereof subject to the Disposition or admission must be registered under the Securities Act of 1933, as amended, and any applicable state securities laws or (B) the Company must receive a favorable opinion of the Company's legal counsel or of other legal counsel acceptable to the Member to the effect that the Disposition or admission is exempt from registration under those laws and (ii) the Company must receive a favorable opinion of the Company's legal counsel or of other legal counsel acceptable to the Member to the effect that the Disposition or admission, when added to the total of all other sales, assignments, or other dispositions within the preceding 12 months, would not result in the Company's being considered to have terminated within the meaning of the Code. The Member, however, may waive the requirements of this Section 3.03(d).

(e) The Member effecting a Disposition and any Person admitted to the Company in connection therewith will pay, or reimburse the Company for, all costs incurred by the Company in connection with the Disposition or admission (including, without limitation, the legal fees incurred in connection with the legal opinions referred to in Section 3.03(d)) on or before the tenth day after the receipt by that Person of the Company's invoice for the amount due. If payment is not made by the date due, the Person owing the amount will pay interest on the unpaid amount from the date due until paid at a rate per annum equal to the Default Interest Rate.

(f) If the interest is transferred by assignment, the fact of assignment itself entitles the assignee to the right of (i) allocation of income, gain, loss, deduction, credit, or similar items, and to receive distributions to which the assignor is entitled to the extent these items were assigned, and (ii) reasonable information or account of transactions of the Company and to make reasonable inspection of the books and records of the Company. If and until the assignee is made a Member by consent of a majority of the Members, the assignor continues as a Member. The assignee becomes liable as a Member upon admittance to Membership; and is liable for assignor's obligations, limited to those obligations that were ascertainable at admittance as a Member from these Regulations. The assignor continues to be liable to the Company regardless of assignment of his interest, in whole or in part.

3.04 Additional Members. Additional Persons or Entity may be admitted to the Company as Members and Membership Interests may be created and issued to those Persons and to existing Members at the direction of a majority of the Members, on such terms and conditions as the Member may determine at the time of admission. The terms of admission or issuance must specify the Sharing Ratios and the Commitments applicable thereto and may provide for the creation of different classes or groups of Members and having different rights, powers, and duties. The Member will reflect the creation of any new class or group in an amendment to these Regulations indicating the different rights, powers, and duties, and such an amendment need be executed only by the Member. Any such admission must comply with the provisions of Section 3.03(d)(i) and is effective only after the new Member has executed and delivered to the Member a document including the new Member's notice address, its agreement to be bound by these Regulations, and its representation and warranty that the representation and warranties in Section 3.02 are true and correct with respect to the new Member. The provisions of Section 3.03(c) will not apply to dispositions of Membership Interests.

3.05 Interest in a Member. A Member that is not a natural Person may not cause or permit an interest, direct or indirect, in itself to be disposed of such that, after the Disposition, (a) the Company would be considered to have terminated within the meaning of Section 708 of the Code or (b) without the consent of the Member and a Required Interest, that Member will cease to be controlled by substantially the same persons who control it as of the date of its admission to the Company. On any breach of the provisions of clause (b) of the immediately preceding sentence, the Company will have the option to buy, and on exercise of that option the breaching Member will sell, the breaching Member's Membership Interest, all in accordance with Section 11.01 as if the breaching Member were a Bankrupt Member.

3.06 Information.

(a) In addition to the other rights specifically set forth in these Regulations, each Member is entitled to all information to which that Member is entitled to have access pursuant to Article 2.22 of the Act under the circumstances and subject to the conditions therein stated. The Members agree, however, that the Member from time to time may determine, due to contractual obligations, business concerns, or other considerations, that certain information regarding the business, affairs, properties, and financial condition of the Company should be kept confidential and not provided to some or all other Members, and that it is not just or reasonable for those Members or assignees or representatives thereof to examine or copy that information.

(b) The Members acknowledge that, from time to time, they may receive information from or regarding the Company in the nature of trade secrets or that otherwise is confidential, the release of which may be damaging to the Company or Persons with which it does business. Each Member will hold in strict confidence any information it receives regarding the Company that is identified as being confidential (and if that information is provided in writing, that is so marked) and may not disclose it to any Person other than another Member or a Manager, except for disclosures (i) compelled by law (but the Member must notify the Member promptly of any request for that information, before disclosing it if practicable), (ii) to advisers or representatives of the Member or Persons to which that Member's Membership Interest may be Disposed as permitted by these Regulations, but only if the recipients have agreed to be bound by the provisions of this Section 3.06(b), or (iii) of information that Member also has received from a source independent of the Company that the Member reasonably believes obtained that information without breach of any obligation of confidentiality. The Members acknowledge that breach of the provisions of this Section 3.06(b) may cause irreparable injury to the Company for which monetary damages are inadequate, difficult to compute, or both. Accordingly, the Members agree that the provisions of this Section 3.06(b) may be enforced by specific performance.

3.07 Liability to Third Parties. No Member or Manager will be liable for the debts, obligations, or liabilities of the Company, including under a judgment decree or order of a court.

3.08 Withdrawal. A Member may withdraw from the Company with sixty days' notice to the Member of the Company, subject to dissolution of Section 12.01.

3.09 Lack of Authority. No Member (other than a Manager or an officer) has the authority or power to act for or on behalf of the Company, to do any act that would be binding on the Company, or to incur any expenditures on behalf of the Company.

ARTICLE IV: CAPITAL CONTRIBUTIONS

4.01 Initial Contributions. Contemporaneously with the execution by such Member of these Regulations, each Member will make the Capital Contributions described for that Member in Exhibit A.

4.02 Subsequent Contributions. Without creating any rights in favor of any third party, each Member will contribute to the Company, in cash, on or before the date specified as hereinafter

described, that Member's Sharing Ratio of all monies that in the judgment of the Member are necessary to enable the Company to cause the assets of the Company to be properly operated and maintained and to discharge its costs, expenses, obligations, and liabilities; provided, however, that a Member is not obligated to contribute a total amount that, when added to all Capital Contributions that Member previously has made pursuant to Section 4.01 or this Section 4.02, exceeds that Member's Commitment. The Member will notify each Member of the need for Capital Contributions pursuant to this Section 4.02 when appropriate, which written notice must include a statement in reasonable detail of the proposed uses of the Capital Contributions and a date (which date may be no earlier than the fifth business day following each Member's receipt of its notice) before the Capital Contributions must be made. Notices for Capital Contributions must be made to all Members in accordance with their Sharing Ratios.

4.03 Failure to Contribute.

(a) If a Member does not contribute by the time required all or any portion of a Capital Contribution that Member is required to make as provided in these Regulations, the Company may exercise, on notice to that Member (the "Delinquent Member"), one or more of the following remedies:

- (i) taking such action (including, without limitation, court proceedings) as the Member may deem appropriate to obtain payment by the Delinquent Member of the portion of the Delinquent Member's Capital Contribution that is in default, together with interest thereon at the Default Interest Rate from the date that the Capital Contribution was due until the date that it is made, all at the cost and expense of the Delinquent Member;
- (ii) permitting the other Members in proportion to their Sharing Ratios or in such other percentages as they may agree (the "Lending Member," whether one or more), to advance the portion of the Delinquent Member's Capital Contribution that is in default, with the following results:
 - (A) the sum advanced constitutes a loan from the Lending Member to the Delinquent Member and a Capital Contribution of that sum to the Company by the Delinquent Member pursuant to the applicable provisions of these Regulations,
 - (B) the principal balance of the loan and all accrued unpaid interest thereon is due and payable in whole on the tenth day after written demand therefor by the Lending Member to the Delinquent Member,
 - (C) the amount lent bears interest at the Default Interest Rate from the day that the advance is deemed made until the date that the loan, together with all interest accrued on it, is repaid to the Lending Member,
 - (D) all distributions from the Company that otherwise would be made to the Delinquent Member (whether before or after dissolution of the Company) instead will be paid to the Lending Member until the loan and all interest accrued on it have been paid in full to the Lending Member (with payments being applied first to accrued and unpaid interest and then to principal),

- (E) the payment of the loan and interest accrued on it is secured by a security interest in the Delinquent Member's Membership Interest, as more fully set in Section 4.03(b), and
- (F) the Lending Member has the right, in addition to the other rights and remedies granted to it pursuant to these Regulations or available to it at law or in equity, to take any action (including, without limitation, court proceedings) that the Lending Member may deem appropriate to obtain payment by the Delinquent Member of the loan and all accrued and unpaid interest on it, at the cost and expense of the Delinquent Member;
- (iii) exercising the rights of a secured party under the Uniform Commercial Code of the State of Texas, as more fully set forth in Section 4.03(b);
- (iv) reducing the Delinquent Member's Membership Interest or other interest in the Company;
- (v) subordination of the Delinquent Member's interest to the non-defaulting Member;
- (vi) a forced sale of the Delinquent Member's interest;
- (vii) forfeiture of the Delinquent Member's interest;
- (viii) determination of the value of the Delinquent Member's interest by appraisal or by formula and redemption or sale of the interest at that value; or
- (ix) exercising any other rights and remedies available at law or in equity.

(b) Each Member grants to the Company, and to each Lending Member with respect to any loans made by the Lending Member to that Member as a Delinquent Member pursuant to Section 4.03(a)(ii), as security, equally and ratably, for the payment of all Capital Contributions that Member has agreed to make and the payment of all loans and interest accrued on them made by Lending Members to that Member as a Delinquent Member pursuant to Section 4.03(a)(ii), a security interest in, and a general lien on its Membership Interest and the proceeds thereof, all under the Uniform Commercial Code of the State of Texas. It is expressly agreed that the security interest created thereby will be governed by Chapter 8 of the Uniform Commercial Code of the State of Texas. On any default in the payment of a Capital Contribution or in the payment of such a loan or interest accrued on it, the Company, or the Lending Member, as applicable, is entitled to all the rights and remedies of a secured party under the Uniform Commercial Code of the State of Texas with respect to the security interest granted in this Section 4.03(b). Each Member will execute and deliver to the Company and the other Members all financing statements and other instruments that the Member or the Lending Member, as applicable, may request to effectuate and carry out the preceding provisions of this Section 4.03(b). At the option of the Member or a Lending Member, these Regulations, or a carbon, photographic, or other copy hereof may serve as a financing statement.

(c) The obligation of a Delinquent Member or its legal representative or successor to make a contribution or otherwise pay cash or transfer property or to return cash or property paid or distributed to the Delinquent Member in violation of the Act or these Regulations may be compromised or released only by consent of all Members. Notwithstanding the compromise or release, a creditor of the Company who extends credit or otherwise acts in reasonable reliance on that obligation, after the Member signs a writing that reflects the obligation and before the writing is amended or canceled to reflect the compromise or release, may enforce the original obligation.

4.04 Return of Contributions. A Member is not entitled to the return of any part of its Capital Contributions or to be paid interest in respect of either its capital account or its Capital Contributions. An unrepaid Capital Contribution is not a liability of the Company or of any Member. A Member is not required to contribute or to lend any cash or property to the Company to enable the Company to return any Member's Capital Contributions.

4.05 Advances by Members. If the Company does not have sufficient cash to pay its obligations, any Member(s) that may agree to do so with the Member's consent may advance all or part of the needed funds to or on behalf of the Company. An advance described in this Section 4.05 constitutes a loan from the Member to the Company, bears interest at the General Interest Rate from the date of the advance until the date of payment and is not a Capital Contribution.

4.06 Capital Accounts. A capital account will be established and maintained for each Member. Each Member's capital account (a) will be increased by (i) the amount of money contributed by that Member to the Company, (ii) the fair market value of property contributed by that Member to the Company (net of liabilities secured by the contributed property that the Company is considered to assume or take subject to under Section 752 of the Code), and (iii) allocations to that Member of Company income and gain (or items thereof), including income and gain exempt from tax and income and gain described in Treas. Reg. § 1.704-1 (b)(2)(iv)(g), but excluding income and gain described in Treas. Reg. § 1.704-1 (b)(4)(i), and (b) will be decreased by (i) the amount of money distributed to that Member by the Company, (ii) the fair market value of property distributed to that Member by the Company (net of liabilities secured by the distributed property that the Member is considered to assume or take subject to under section 752 of the Code), (iii) allocations to that Member of expenditures of the Company described in Section 705(a)(2)(B) of the Code, and (iv) allocations of Company loss and deduction (or items thereof), including loss and deduction described in Treas. Reg. § 1.704-1 (b)(2)(iv)(g), but excluding items described in clause (b)(iii) above and loss or deduction described in Treas. Reg. § 1.704-1 (b)(4)(i) or § 1.704-1 (b)(4)(iii). The Member's capital accounts also will be maintained and adjusted as permitted by the provisions of Treas. Reg. § 1.704-1 (b)(2)(iv)(f) and as required by the other provisions of Treas. Reg. § 1.704-1 (b)(2)(iv) and 1.704-1 (b)(4), including adjustments to reflect the allocations to the Members of depreciation, depletion, amortization, and gain or loss as computed for tax purposes, as required by Treas. Reg. § 1.704-1 (b)(2)(iv)(g). A Member that has more than one Membership Interest will have a single capital account that reflects all its Membership Interests, regardless of the class of Membership Interests owned by that Member and regardless of the time or manner in which those Membership Interests were acquired. On the transfer of all or part of a Membership Interest, the capital account of the transferor that is attributable to the transferred Membership Interest or part thereof will carry over to the transferee Member in accordance with the provisions of Treas. Reg. § 1.704-1 (b)(2)(iv)(l).

ARTICLE V: ALLOCATIONS AND DISTRIBUTIONS

5.01 Allocations.

(a) Except as may be required by Section 704 (c) of the Code and Treas. Reg. § 1.704-1 (b)(2)(iv)(f)(4), all items of income, gain, loss, deduction, and credit of the Company will be allocated among the Members in accordance with their Sharing Ratios.

(b) All items of income, gain, loss, deduction, and credit allocable to any Membership Interest that may have been transferred will be allocated between the transferor and the transferee based on the portion of the calendar year during which each was recognized as owning that Membership Interest, without regard to the results of Company operations during any particular portion of that calendar year and without regard to whether cash distributions were made to the transferor or the transferee during that calendar year; provided, however, that this allocation must be made in accordance with a method permissible under Section 706 of the Code and the regulations thereunder.

(c) In the event any Member unexpectedly receives any adjustments, allocations or distributions described in Section 1.704-1 (b)(2)(ii)(d)(4), (5) or (6) of the Treas. Regs, items of the Company's income and gain will be specially allocated as a qualified income offset to each such Member in an amount and manner sufficient to eliminate, to the extent required by the Treas. Regs the Adjusted Capital Account Deficit of such Member as quickly as possible, provided that an allocation pursuant to this Section 5.01(c) will be made only if and to the extent that such Member has an Adjusted Capital Account Deficit after all other allocations provided for in this Article 5.01 have been tentatively made as if this Section 5.01(c) were not in these Regulations.

5.02 Distributions.

(a) From time to time (but at least once each calendar quarter) the Member will determine in their reasonable judgment to what extent (if any) the Company's cash on hand exceeds its current and anticipated needs, including, without limitation, for operating expenses, debt service, acquisitions, and a reasonable contingency reserve. If such an excess exists, the Member will cause the Company to distribute to the Members, in accordance with their Sharing Ratios, an amount in cash equal to that excess.

(b) From time to time the Member also may cause property of the Company other than cash to be distributed to the Members, which distribution must be made in accordance with their Sharing Ratios and may be made subject to existing liabilities and obligations. Immediately prior to such a distribution, the capital accounts of the Members will be adjusted as provided in Treas. Reg. § 1.704-1(b)(2)(iv)(f).

ARTICLE VI: MEMBER

6.01 Management by Member.

(a) Except for situations in which the approval of the Members is required by these Regulations or by nonwaivable provisions of applicable law, and subject to the provisions of Section 6.02, (i) the powers of the Company will be exercised by or under the authority of, and the business and affairs of the Company will be managed under the direction of, the Member; and (ii) the Member may make all decisions and take all actions for the Company not otherwise provided for in these Regulations, including, without limitation, the following:

- (i) entering into, making, and performing contracts, agreements, and other undertakings binding the Company that may be necessary, appropriate, or advisable in furtherance of the purposes of the Company and making all decisions and waivers thereunder;

- (ii) opening and maintaining bank and investment accounts and arrangements, drawing checks and other orders for the payment of money, and designating individuals with authority to sign or give instructions with respect to those accounts and arrangements;
- (iii) maintaining the assets of the Company in good order;
- (iv) collecting sums due the Company;
- (v) to the extent that funds of the Company are available therefor, paying debts and obligations of the Company;
- (vi) acquiring, utilizing for Company purposes, and Disposing of any asset of the Company;
- (vii) borrowing money or otherwise committing the credit of the Company for Company activities and voluntary prepayments or extensions of debt;
- (viii) selecting, removing, and changing the authority and responsibility of lawyers, accountants, and other advisers and consultants;
- (ix) obtaining insurance for the Company;
- (x) determining distributions of Company cash and other property as provided in Section 5.02;
- (xi) establishing a seal for the Company; and

(b) Notwithstanding the provisions of Section 6.01(a), the Member may not cause the Company to do any of the following without complying with the applicable requirements set forth below:

- (i) sell, lease, exchange or otherwise dispose of (other than by way of a pledge, mortgage, deed of trust or trust indenture) all or substantially all the Company's property and assets (with or without good will), other than in the usual and regular course of the Company's business, without complying with the applicable procedures set forth in the Act and the TBCA, including, without limitation, the requirement in Article 5.10 of the TBCA regarding approval by the Members (unless such provision is rendered inapplicable by another provision of applicable law); or
- (ii) be a party to (A) a merger, or (B) an exchange or acquisition of the type described in Article 10.06 of the Act, without complying with the applicable procedures set forth in the Act.

6.02 Actions by Member, Committee, Delegation of Authority and Duties.

(a) In managing the business and affairs of the Company and exercising its powers, the Member will act (i) collectively through meetings and written consents pursuant to Article VII; (ii) through committees pursuant to Section 6.02(b); and (iii) through Member to whom authority and duties have been delegated pursuant to Section 6.02(c).

(b) The Member may, from time to time, designate one or more committees, each of which will be comprised of one or more Member. Any such committee, to the extent provided in such resolution or in the certificate of formation or these Regulations, will have and may exercise all of the authority of the Member, subject to the limitations set forth in the BOC, the Act and the TBCA. At every meeting of any such committee, the presence of a majority of all the members thereof will constitute a quorum, and the affirmative vote of a majority of the members present will be necessary for the adoption of any resolution. The Member may dissolve any committee at any time, unless otherwise provided in the certificate of formation or these regulations.

(c) The Member may, from time to time, delegate to one or more Member such authority and duties as the Member may deem advisable. In addition, the Member may assign titles (including, without limitation, president, vice president, secretary, assistant secretary, treasurer, and assistant treasurer) to any such Manager. Unless the Member decide otherwise, if the title is one commonly used for officers of a business corporation formed under the TBCA, the assignment of such title will constitute the delegation to such Manager of the authority and duties that are normally associated with that office, subject to any specific delegation of authority and duties made pursuant to the first sentence of this Section 6.02(c). Any number of titles may be held by the same Manager. Any delegation pursuant to this Section 6.02(c) may be revoked at any time by the Member.

(d) Any Person dealing with the Company, other than a Member, may rely on the authority of any Manager or officer in taking any action in the name of the Company without inquiry into the provisions of these Regulations or compliance herewith, regardless of whether that action actually is taken in accordance with the provision of these Regulations.

6.03 Number and Term of Office. The number of members of the Company will be determined from time to time by resolution of the Member; provided, however, that no decrease in the number of Member that would have the effect of shortening the term of an incumbent Manager may be made by the Member. If the Member make no such determination, the number of Member will be the number set forth in the Certificate of Formation as the number of Member constituting the initial Member. Each Manager will hold office for the term for which he is elected and thereafter until his successor will have been elected and qualified, or until his earlier death, resignation, or removal. Unless otherwise provided in the Certificate of Formation, Member need not be Members or residents of the State of Texas.

6.04 Classification of Member. The number of classes of Member may be determined from time to time, each of which to be the number and term of each class to be determined at such time of their creation, at a meeting of Members. The whole number of Member of the Company need not be elected annually or at any scheduled meeting of the Members. At each meeting at which the Member are to be elected, the number of Member equal to the number of classes whose term expires at the time of such meeting will be elected to hold office until the next succeeding meeting at which the successors to be Member are to be elected.

6.05 Vacancies; Removal; Resignation. Any Manager position to be filled by reason of an increase in the number of Member or other reason may be filled by election at an annual or special meeting of Members called for that purpose. A Manager elected to fill a vacancy occurring other than by reason of an increase in the number of Member will be elected for the unexpired term of his predecessor in office. At any meeting of Members at which a quorum of Members is present called expressly for that purpose, or pursuant to a written consent adopted pursuant to these Regulations, any Manager may be removed, with or without cause, by a Required Interest. Any Manager may resign at any time. Such resignation will be made in writing and will take effect at the time specified therein, or if no time be specified, at the time of its receipt by the remaining Member. The acceptance of a resignation will not be necessary to make it effective, unless expressly so provided in the resignation.

6.06 Meetings.

(a) Unless otherwise required by law or provided in the Certificate of Formation or these Regulations, a majority of the total number the directors of the Sole Member fixed by, or in the manner provided in, the Certificate of Formation or these Regulations will constitute a quorum for the transaction of business of the Member, and the act of a majority of the directors of the Sole Member present at a meeting at which a quorum is present will be the act of the Member.

(b) Meetings of the Member may be held at such place or places as will be determined from time to time by resolution of the Member. At all meetings of the Member, business will be transacted in such order as will from time to time be determined by resolution of the Member. In connection with any annual meeting of Members at which Member were elected, the Member may, if a quorum is present, hold its first meeting for the transaction of business immediately after and at the same place as such annual meeting of the Members. Notice of such meeting at such time and place will not be required.

(c) Regular meetings of the Member will be held at such times and places as will be designated from time to time by resolution of the Member. Notice of such regular meetings will not be required.

(d) Special meetings of the Member may be called by any Manager on at least 24 hours' notice to each other Manager. Such notice need not state the purpose or purposes of, nor the business to be transacted at, such meeting, except as may otherwise be required by law or provided for by the Certificate of Formation or these Regulations.

6.07 Approval or Ratification of Acts or Contracts by Members. The Member in their discretion may submit any act or contract for approval or ratification at any annual meeting of the Members, or at any special meeting of the Members called for the purpose of considering any such act or contract, and any act or contract that will be approved or be ratified by a Required Interest will be as valid and as binding upon the Company and upon all the Members as if it will have been approved or ratified by every Member of the Company.

6.08 [Reserved]

6.09 Compensation. The Member will receive such compensation, if any, for its services as may be designated from time to time by the Member. In addition, the Member will be entitled to be reimbursed for out-of-pocket costs and expenses incurred in the course of its service hereunder, including the portion of their overhead reasonably allocable to Company activities.

6.10 Conflicts of Interest. Subject to the other express provisions of these Regulations, each Manager, Member, and officer of the Company at any time may engage in and possess interests in other business ventures of any and every type and description, independently or with others, including ones in competition with the Company, with no obligation to offer to the Company or any other Member, Manager, or officer the right to participate therein. The Company may transact business with any Manager, Member, officer, or Affiliate thereof, provided the terms of those transactions are no less favorable than those the Company could obtain from unrelated third parties.

6.11 Officers.

(a) The Member may, from time to time, designate one or more Persons to be officers of the Company. No officer need be a resident of the State of Texas, a Member, or a Manager. Any officers so designated will have such authority and perform such duties as the Member may, from time to time, delegate to them. The Member may assign titles to particular officers. Unless the Member decide otherwise, if the title is one commonly used for officers of a business corporation formed under the TBCA, the assignment of such title will constitute the delegation to such officer of the authority and duties that are normally associated with that office, subject to (i) any specific delegation of authority and duties made to such officer by the Member pursuant to the third sentence of this Section 6.011(a), or (ii) any delegation of authority and duties made to one or more Member pursuant to Section 6.02(c). Each officer will hold office until his successor will be duly designated and will qualify or until his death or until he will resign or will have been removed in the manner hereinafter provided. Any number of offices may be held by the Person. The salaries or other compensation, if any, of the officers and agents of the Company will be fixed from time to time by the Member.

(b) Any officer may resign as such at any time. Such resignation will be made in writing and will take effect at the time specified therein, or if no time be specified, at the time of its receipt by the Member. The acceptance of a resignation will not be necessary to make it effective, unless expressly so provided in the resignation. Any officer may be removed as such, either with or without cause, by the Member whenever in their judgment the best interests of the Company will be served thereby; provided, however, that such removal will be without prejudice to the contract rights, if any, of the Person so removed. Designation of an officer will not of itself create contract rights. Any vacancy occurring in any office of the Company (other than Manager) may be filled by the Member.

(c) The Executive Director & Secretary of the Company will be the Executive Director & Secretary of the Sole Member.

ARTICLE VII: MEETING OF MEMBER

7.01 Meetings.

(a) A quorum will be present at a meeting of the Sole Member if the holders of a Required Interest are represented at the meeting in person. With respect to any matter, other than a matter for which the affirmative vote of the holders of a specified portion of the Sharing Ratios of all Members entitled to vote is required by the Act or these Regulations, the affirmative vote of a Required Interest at a meeting of Members at which a quorum is present will be the act of the Members.

(b) All meetings of the Members will be held at the principal place of business of the Company or at such other place within or without the State of Texas as will be specified or fixed in the notices or waivers of notice thereof.

(c) Notwithstanding the other provisions of the Certificate of Formation or these Regulations, the chairman of the meeting or the holders of a Required Interest will have the power to adjourn such meeting from time to time, without any notice other than announcement at the

meeting of the time and place of the holding of the adjourned meeting. If such meeting is adjourned by the Members, such time and place will be determined by a vote of the holders of a Required Interest. Upon the resumption of such adjourned meeting, any business may be transacted that might have been transacted at the meeting as originally called.

(d) An annual meeting of the Members, for the election of the Member and for the transaction of such other business as may properly come before the meeting, will be held at such place, within or without the State of Texas, on such date and at such time as the Member will fix and set forth in the notice of the meeting, which date will be within thirteen months subsequent to the date of organization of the Company or the last annual meeting of Members, whichever most recently occurred.

(e) Special meetings of the Members for any proper purpose or purposes may be called at any time by the Member or the holders of at least ten percent of the Sharing Ratios of all Members. If not otherwise stated in or fixed in accordance with the remaining provisions hereof, the record date for determining Members entitled to call a special meeting is the date any Member first signs the notice of that meeting. Only business within the purpose or purposes described in the notice (or waiver thereof) required by these Regulations may be conducted at a special meeting of the Members.

(f) Written or printed notice stating the place, day, and hour of the meeting and, in the case of a special meeting, the purpose or purposes for which the meeting is called, will be delivered not less than ten nor more than sixty days before the date of the meeting, either personally or by mail, by or at the direction of the Member or Person calling the meeting, to each Member entitled to vote at such meeting. If mailed, any such notice will be deemed to be delivered when deposited in the United States mail, addressed to the Member at his address provided for in Section 13.02, with postage thereon prepaid.

(g) The date on which notice of a meeting of Members is mailed or the date on which the resolution of the Member declaring a distribution is adopted, as the case may be, will be the record date for the determination of the Members entitled to notice of or to vote at such meeting, including any adjournment thereof, or the Members entitled to receive such distribution.

(h) The right of Members to cumulative voting in the election of Member is expressly prohibited.

7.02 Voting List. The Member will make, at least ten days before each meeting of Members, a complete list of the Members entitled to vote at such meeting or any adjournment thereof, arranged in alphabetical order, with the address of and the Sharing Ratios held by each, which list, for a period of ten days prior to such meeting, will be kept on file at the registered office or principal place of business of the Company and will be subject to inspection by any Member at any time during usual business hours. Such list will also be produced and kept open at the time and place of the meeting and will be subject to the inspection of any Member during the whole time of the meeting. The original membership records will be prima-facie evidence as to who are the Members entitled to examine such list or transfer records or to vote at any meeting of Members. Failure to comply with the requirements of this Section will not affect the validity of any action taken at the meeting.

7.03 [Reserved].

7.04 Conduct of Meetings. All meetings of the Members will be presided over by the chairman of the meeting, who will be a Manager (or representative thereof) designated by a majority of the Member. The chairman of any meeting of Members will determine the order of business and the procedure at the meeting, including such regulation of the manner of voting and the conduct of discussion as seem to him in order.

7.05 [Reserved]

7.06 Member's Consent Required. Consent of a majority of Members is required, in accordance with Article 2.23(D) of the Act, to: (a) change the status of the Company from one which management is vested in one or more Member, or vice versa; (b) issue any additional Membership Interests in the Company subsequent to the issuance of Membership Interests to the initial Members of the Company; (c) approve any merger, conversion, share or interest exchange, or other transaction authorized by or subject to provisions of Part Ten of the Act; (d) voluntarily cause the dissolution of the Company; (e) authorize any transaction, agreement, or action on behalf of the Company that is unrelated to its purpose as set forth in the Regulations or Certificate of Formation or that otherwise contravenes these Regulations; or (f) authorize any act that would make it impossible to carry on the ordinary business of the Company.

Pursuant to Article 2.23(G) and (H) of the Act, consent of all of the Members is required to amend the Certificate of Formation if any capital has been paid into the Company. If no capital has been paid into the Company, a majority of the Members or Member may amend the Certificate of Formation.

7.07 Classes of Members; Voting. At an annual or special meeting called for that purpose, the Members may from time to time establish classes or groups of Members. One or more of the Members' groups or classes may have certain expressed relative rights, powers, and duties, including voting rights, to be established at the time when the classes or groups are created, with seniority granted to one or more class or group as designated by the Members.

ARTICLE VIII: INDEMNIFICATION

8.01 Right to Indemnification. Subject to the limitations and conditions as provided in this Article VIII, each Person who was or is made a party or is threatened to be made a party to or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative, arbitrative or investigative (hereinafter a "Proceeding"), or any appeal in such a Proceeding or any inquiry or investigation that could lead to such a Proceeding, by reason of the fact that he or she, or a Person of whom he or she is the legal representative, is or was a Manager of the Company or while a Manager of the Company is or was serving at the request of the Company as a Manager, director, officer, partner, venturer, proprietor, trustee, employee, agent, or similar functionary of another foreign or domestic limited liability company, corporation, partnership, joint venture, sole proprietorship, trust, employee benefit plan or other enterprise will be indemnified by the Company to the fullest extent permitted by the Act and the TBCA, as the same exist or may hereafter be amended (but, in the case of any such amendment, only to the extent that such

amendment permits the Company to provide broader indemnification rights than said law permitted the Company to provide prior to such amendment) against judgments, penalties (including excise and similar taxes and punitive damages), fines, settlements and reasonable expenses (including, without limitation, attorney's fees) actually incurred by such Person in connection with such Proceeding, and indemnification under this Article VIII will continue as to a Person who has ceased to serve in the capacity which initially entitled such Person to indemnity hereunder. The rights granted pursuant to this Article VIII will be deemed contract rights, and no amendments, modification or repeal of this Article VIII will have the effect of limiting or denying any such rights with respect to actions taken or Proceeding arising prior to any such amendment, modification, or repeal. It is expressly acknowledged that the indemnification provided in this Article VIII could involve indemnification for negligence or under theories of strict liability.

8.02 Advance Payment. The right to indemnification conferred in this Article VIII will include the right to be paid or reimbursed by the Company the reasonable expenses incurred by a Person of the type entitled to be indemnified under Section 8.01 who was, is or is threatened to be made a named defendant or respondent in a Proceeding in advance of the final disposition of the Proceeding and without any determination as to the Person's ultimate entitlement to indemnification; provided, however, that the payment of such expenses incurred by any such Person in advance of the final disposition of a Proceeding, will be made only upon delivery to the Company of a written affirmation by such person of his or her good faith belief that he has met the standard of conduct necessary for indemnification under this Article VIII and a written undertaking, by or on behalf of such Person, to repay all amounts so advanced if it will ultimately be determined that such indemnified Person is not entitled to be indemnified under this Article VIII or otherwise.

8.03 Indemnification of Officers, Employees and Agents. The Company, by adoption of a resolution of the Member, may indemnify and advance expenses to an officer, employee, or agent of the Company to the same extent and subject to the same conditions under which it may indemnify and advance expenses to Member under this Article VIII; and, the Company may indemnify and advance expenses to Persons who are not or were not Member, officers, employees, or agents of the Company but who are or were serving at the request of the Company as a Manager, director, officer, partner, venturer, proprietor, trustee, employee, agent or similar functionary of another foreign or domestic limited liability company, corporation, partnership, joint venture, sole proprietorship, trust, employee benefit plan or other enterprise against any liability asserted against him and incurred by him in such a capacity or arising out of his status as such a Person to the same extent that it may indemnify and advance expenses to Member under this Article VIII.

8.04 Appearance as a Witness. Notwithstanding any other provision of this Article VIII, the Company may pay or reimburse expenses incurred by a Manager in connection with his appearance as a witness or other participation in a Proceeding at a time when he is not a named defendant or respondent in the Proceeding.

8.05 Non-exclusivity of Rights. The right to indemnification and the advancement and payment of expenses conferred in this Article VIII will not be exclusive of any other right which a Manager or other Person indemnified pursuant to Section 8.03 may have or hereafter acquire under any law (common or statutory), provision of the Certificate of Formation or these Regulations, agreement, vote of disinterested Member or otherwise.

8.06 Insurance. The Company may purchase and maintain insurance, at its expense, to protect itself and any Person who is or was serving as a Manager, officer, employee or agent of the Company or is or was serving at the request of the Company as a Manager, director, officer, partner, venturer, proprietor, trustee, employee, agent or similar functionary of another foreign or domestic limited liability company, corporation, partnership, joint venture, sole proprietorship, trust, employee benefit plan or other enterprise against any expense, liability or loss, whether or not the Company would have the power to indemnify such Person against such expense, liability or loss under this Article VIII.

8.07 Member Notification. To the extent required by law, any indemnification of or advance of expenses to a Manager in accordance with this Article VIII will be reported in writing to the Members with or before the notice or waiver of notice of the next Members' meeting or with or before the next submission to Members of a consent to action without a meeting and, in any case, within the twelve month period immediately following the date of the indemnification or advance.

8.08 Savings Clause. If this Article VIII or any portion hereof will be invalidated on any ground by any court of competent jurisdiction, then the Company will nevertheless indemnify and hold harmless each Manager or any other Person indemnified pursuant to this Article VIII as to costs, charges, and expenses (including attorney's fees), judgments, fines and amounts paid in settlement with respect to any action, suit or Proceeding, whether civil, criminal, administrative or investigative to the full extent permitted by any applicable portion of this Article VIII that will not have been invalidated and to the fullest extent permitted by applicable law.

ARTICLE IX: TAXES

9.01 Tax Returns. The Member will cause to be prepared and filed all necessary federal and state income tax returns for the Company, including making the elections described in Section 9.02. Each Member will furnish to the Member all pertinent information in its possession relating to Company operations that is necessary to enable the Company's income tax returns to be prepared and filed.

9.02 Tax Elections. The Company will make the following elections on the appropriate tax returns:

- (a) to adopt the Company's fiscal year as January 1 - December 31.
- (b) to adopt the cash method of accounting for keeping the Company's books and records;
- (c) if a distribution of Company property as described in Section 734 of the Code occurs or if a transfer of a Membership Interest as described in Section 743 of the Code occurs, on written request of any Member, to elect, pursuant to Section 754 of the Code, to adjust the basis of Company properties;
- (d) to elect to amortize the organizational expenses of the Company and the startup expenditures of the Company under Section 195 of the Code ratably over a period of sixty months as permitted by Section 709(b) of the Code; and

(e) any other election the Member may deem appropriate and in the best interest of the Members.

Neither the Company nor any Manager or Member may make an election for the Company to be excluded from the application of the provisions of subchapter K of chapter 1 subtitle A of the Code or any similar provisions of applicable state law, and no provision of these Regulations (including, without limitation, Section 2.08) will be construed to sanction or approve such an election.

9.03 “Tax Matters Partner.” A majority of the Member will designate one Manager to be the “tax matters partner” of the Company pursuant to Section 6231 (a)(7) of the Code. Any Manager who is designated "tax matters partner" will take such action as may be necessary to cause each Member to become a "notice partner" within the meaning of Section 6223 of the Code. Any Manager who is designated “tax matters partner” will inform each Member of all significant matters that may come to its attention in its capacity as "tax matters partner" by giving notice thereof on or before the fifth Business Day after becoming aware thereof and, within that time, will forward to each Member copies of all significant written communications it may receive in that capacity. Any Manager who is designated "tax matters partner" may not take action contemplated by Section 6222 through 6232 of the Code without the consent of a Required Interest, but this sentence does not authorize such Manager (or any other Manager) to take any action left to the determination of a Member under Sections 6222 through 6232 of the Code.

ARTICLE X: BOOKS, RECORDS, REPORTS, AND BANK ACCOUNTS

10.01 Maintenance of Books. The Company will keep books and records of accounts and will keep minutes of the proceedings of its Member and each committee of the Member. The books of account for the Company will be maintained on a cash basis in accordance with the terms of these Regulations, except that the capital accounts of the Member will be maintained in accordance with Section 4.06. The calendar year will be the accounting year of the Company.

10.02 Accounts. The Member will establish and maintain one or more separate bank and investment accounts and arrangements for Company funds in the Company name with financial institutions and firms that the Member determine. The Member may not commingle the company’s funds with the funds of any Member; however, Company funds may be invested in a manner the same as or similar to the Member's investment of their own funds or investments by their Affiliates.

ARTICLE XI: BANKRUPTCY OF A MEMBER

11.01 Bankrupt Members. Subject to Section 12.01(b), if any Member becomes a Bankrupt Member, the Company will have the option, exercisable by notice from the Member to the Bankrupt Member (or its representative) at any time prior to the 180th day after receipt of notice of the occurrence of the event causing it to become a Bankrupt Member, to buy, and on the exercise of this option the Bankrupt Member or its representative will sell, its Membership Interest. The purchase price will be an amount equal to the fair market value thereof determined by agreement

by the Bankrupt Member (or its representative) and the Member; however, if those Persons do not agree on the fair market value on or before the thirtieth day following the exercise of the option, either such Person, by notice to the other, may require the determination of fair market value to be made by an independent appraiser specified in that notice. If the Person receiving that notice objects on or before the tenth day following receipt to the independent appraiser designated in that notice, and those Persons otherwise fail to agree on an independent appraiser, either such Person may petition the United States District Judge who is then senior in service, for the District and Division in which the registered office is located, to designate an independent appraiser. The determination of the independent appraiser, however designated, is final and binding on all parties. The Bankrupt Member and the Company each will pay one-half of the costs of the appraisal. The purchaser will pay the fair market value as so determined in four equal cash installments, the first due on closing and the remainder (together with accumulated interest on the amount unpaid at the General Interest Rate) due on each of the first three anniversaries thereof. The payment to be made to the Bankrupt Member or its representative pursuant to this Section 11.01 is in complete liquidation and satisfaction of all the rights and interest of the Bankrupt Member and its representative (and of all Persons claiming by, through, or under the Bankrupt Member and its representative) in and in respect of the Company, including, without limitation, any Membership Interest, any rights in specific Company property, and any rights against the Company and (insofar as the affairs of the Company are concerned) against the Members, and constitutes a compromise to which all Members have agreed pursuant to Article 5.02(D) of the Act.

ARTICLE XII: DISSOLUTION, LIQUIDATION, AND TERMINATION

12.01 Dissolution. The Company will dissolve and its affairs will be wound up on the first to occur of the following:

- (a) the written consent of a Required Interest;
 - (b) entry of a decree of judicial dissolution of the Company under Article 6.02 of the Act;
- and
- (c) by the act of the Member, if no capital has been paid into the Company.

Except as provided in Section 12.01(b), the death, expulsion, withdrawal, bankruptcy, or dissolution of the Member, or the occurrence of any other event that terminates the continued membership of the Member in the Company, will not cause a dissolution of the Company.

12.02 Purchase of Former Member's Membership Interest.

(a) Upon events of Section 12.01, excluding Article XI, the Company's books will be closed upon the date of the dissolution event, so as to determine the Former Member's Membership Interest value on the date ending all of the Former Member's financial interest in the Company.

(b) The Company will purchase the Membership Interest at its fair market value thereof, considering the valuation of Membership Interest in Section 12.02(b), as agreed upon the Former Member or its successor in interest and the Member. If these parties cannot agree on the fair market value on or

before the thirtieth day following the exercise of the option, either such Person, by notice to the other, may require the determination of fair market value to be made by an independent appraiser specified in that notice. If the Person receiving that notice objects on or before the tenth day following receipt to the independent appraiser designated in that notice, and those Persons otherwise fail to agree on an independent appraiser, either such Person may petition the United States District Judge who is then senior in service, for the District and Division in which the registered office is located, to designate an independent appraiser. The determination of the independent appraiser, however designated, is final and binding on all parties. The Former Member or its successor and the Company each will pay one-half of the costs of the appraisal. The purchaser will pay the fair market value as so determined in four equal cash installments, the first due on closing and the remainder (together with accumulated interest on the amount unpaid at the General Interest Rate) due on each of the first three anniversaries thereof. The payment to be made to the Former Member or its successor in interest pursuant to this Section 12.01 is in complete liquidation and satisfaction of all the rights and interest of the Former Member or its successor in interest in and in respect of the Company, including, without limitation, any Membership Interest, any rights in specific Company property, and any rights against the Company and (insofar as the affairs of the Company are concerned) against the Members, and constitutes a compromise to which all Members have agreed pursuant to Article 5.02(D) of the Act.

12.03 Liquidation and Termination. On dissolution of the Company, the Member will act as liquidator or may appoint one or more Members as liquidator. The liquidator will proceed diligently to wind up the affairs of the Company and make final distributions as provided herein and in the Act. The costs of liquidation will be borne as a Company expense. Until final distribution, the liquidator will continue to operate the Company properties with all of the power and authority of the Member. The steps to be accomplished by the liquidator are as follows:

(a) as promptly as possible after dissolution and again after final liquidation, the liquidator will cause a proper accounting to be made by a recognized firm of certified public accountants of the Company's assets, liabilities, and operations through the last day of the calendar month in which the dissolution occurs or the final liquidation is completed, as applicable;

(b) the liquidator will cause the notice described in Article 6.05(A)(2) of the Act to be mailed to each known creditor of and claimant against the Company in the manner described in such Article 6.05(A)(2);

(c) the liquidator will pay, satisfy, or discharge from Company funds all of the debts, liabilities, and obligations of the Company (including, without limitation, all expenses incurred in liquidation and any advances described in Section 4.05) or otherwise make adequate provision for payment and discharge thereof (including, without limitation, the establishment of a cash escrow fund for contingent liabilities in such amount and for such term as the liquidator may reasonably determine); and

(d) all remaining assets of the Company will be distributed to the Members as follows:

(i) the liquidator may sell any or all Company property, including to Members, and any resulting gain or loss from each sale will be computed and allocated to the capital accounts of the Members;

(ii) with respect to all Company property that has not been sold, the fair market value of that property will be determined and the capital accounts of the Members will be adjusted to reflect the manner in which the unrealized income, gain, loss, and deduction inherent in property that has not been reflected in the capital accounts previously would be allocated among the Members if there were a taxable disposition of that property for the fair market value of that property on the date of distribution; and

(iii) Company property will be distributed among the Members in accordance with the positive capital account balances of the Members, as determined after taking into account all capital account adjustments for the taxable year of the Company during which the liquidation of the company occurs (other than those made by reason of this clause (iii)); and those distributions will be made by the end of the taxable year of the Company during which the liquidation of the Company occurs (or, if later, ninety days after the date of liquidation).

All distributions in kind to the Members will be made subject to the liability of each distributee for costs, expenses, and liabilities theretofore incurred or for which the Company has committed prior to the date of termination and those costs, expenses, and liabilities will be allocated to the distributee pursuant to this Section 12.03. Upon completion of all distributions to the Member, such distribution will constitute a complete return to the Member of its Capital Contributions and release all claims against the Company and will constitute a compromise to which all Members have consented within the meaning of Article 5.02(D) of the Act. To the extent that a Member returns funds to the Company, it has no claim against any other Member for those funds.

12.04 Deficit Capital Accounts. Notwithstanding anything to the contrary contained in these Regulations, and notwithstanding any custom or rule of law to the contrary, to the extent that the deficit, if any, in the capital account of any Member results from or is attributable to deductions and losses of the Company (including non-cash items such as depreciation), or distributions of money pursuant to these Regulations to all Members in proportion to their respective Sharing Ratios, upon dissolution of the Company such deficit will not be an asset of the Company and such Members will not be obligated to contribute such amount to the Company to bring the balance of such Member's capital account to zero.

12.05 Articles of Dissolution. On completion of the distribution of Company assets as provided herein, the Company is terminated, and the Member (or such other Person or Persons as the Act may require or permit) will file Articles of Dissolution pursuant to Articles 6.07 and 6.08 of the Act with the Secretary of State of Texas along with a certificate from the comptroller that all franchise taxes have been paid, cancel any other filings made pursuant to Section 2.05, and take such other actions as may be necessary to terminate the Company.

ARTICLE XIII: GENERAL PROVISIONS

13.01 Offset. Whenever the Company is to pay any sum to any Member, any amounts that Member owes the Company may be deducted from that sum before payment.

13.02 Notices. Except as expressly set forth to the contrary in these Regulations, all notices, requests, or consents provided for or permitted to be given under these Regulations must be in writing and must be given either by depositing that writing in the United States mail, addressed to the recipient, postage paid, and registered or certified with return receipt requested or by delivering that writing to the recipient in person, by courier, or by facsimile transmission; and a notice, request, or consent given under these Regulations is effective on receipt by the Person to receive it. All notices, requests, and consents to be sent to a Member must be sent to or made at the addresses given for that Member on Exhibit A or in the instrument described in Section 3.03(c) or 3.04, or such other address as that Member may specify by notice to the other Members. Any notice, request, or consent to the Company or the Member must be given to the Member at the following address: 1110 Broadway, Marble Falls, Texas 78654. Whenever any notice is required to be given by law, the Certificate of Formation or these Regulations, a written waiver thereof, signed by the Person entitled to notice, whether before or after the time stated therein, will be deemed equivalent to the giving of such notice.

13.03 Entire Agreement; Supersedes Other Agreements. These Regulations include the entire agreement of the Members and their Affiliates relating to the Company and supersedes all prior contracts or agreements with respect to the Company, whether oral or written.

13.04 Effect of Waiver or Consent. A waiver or consent, express or implied, to or of any breach or default by any Person in the performance by that Person of its obligations with respect to the Company is not a consent or waiver to or of any other breach or default in the performance by that Person of the same or any other obligations of that Person with respect to the Company. Failure on the part of a Person to complain of any act of any Person or to declare any Person in default with respect to the Company, irrespective of how long that failure continues, does not constitute a waiver by that Person of its rights with respect to that default until the applicable statute-of-limitations period has run.

13.05 Amendment or Modification. These Regulations may be amended or modified from time to time only by a written instrument adopted by the Member and executed and agreed to by a Required Interest; provided, however, that (a) an amendment or modification reducing a Member's Sharing Ratio or increasing its Commitment (other than to reflect changes otherwise provided by these Regulations) is effective only with that Member's consent, (b) an amendment or modification reducing the required Sharing Ratio or other measure for any consent or vote in these Regulations is effective only with the consent or vote of Members having the Sharing Ratio or other measure theretofore required, and (c) amendments of the type described in Section 3.04 may be adopted as herein provided, (d) amendments to establish the relative rights and preferences of the Membership Interests of any class or series may be made by a committee of Member, within the authority of Member or otherwise provided in the Certificate of Formation, the BOC, the Act, or resolutions by Members forming the committee.

13.06 Binding Effect. Subject to the restrictions on Dispositions set forth in these Regulations, these Regulations are binding on and inure to the benefit of the Members and their respective heirs, legal representatives, successors, and assigns.

13.07 Governing Law; Severability. THESE REGULATIONS ARE GOVERNED BY AND WILL BE CONSTRUED IN ACCORDANCE WITH THE LAW OF THE STATE OF TEXAS, EXCLUDING ANY CONFLICT-OF-LAWS RULE OR PRINCIPLE THAT MIGHT REFER THE GOVERNANCE OR THE CONSTRUCTION OF THESE REGULATIONS TO THE LAW OF ANOTHER JURISDICTION. In the event of a direct conflict between the provisions of these Regulations and (a) any provision of the Certificate of Formation, or (b) any mandatory provision of the BOC, the Act or (to the extent such statutes are incorporated into the Act) the TBCA or the Texas Miscellaneous Corporation Laws Act, the application provision of the Certificate of Formation, the BOC, the Act, the TBCA or the Texas Miscellaneous Corporation Laws Act will control. If any provision of these Regulations or the application thereof to any Person or circumstance is held invalid or unenforceable to any extent, the remainder of these Regulations and the application of that provision to other Persons or circumstances is not affected thereby and that provision will be enforced to the greatest extent permitted by law.

13.08 Further Assurances. In connection with these Regulations and the transactions contemplated hereby, each Member will execute and deliver any additional documents and instruments and perform any additional acts that may be necessary or appropriate to effectuate and perform the provisions of these Regulations and those transactions.

13.09 Waiver of Certain Rights. Each Member irrevocably waives any right it may have to maintain any action for dissolution of the Company or for partition of the property of the Company.

13.10 Indemnification. To the fullest extent permitted by law, each Member will indemnify the Company, each Manager and each other Member and hold them harmless from and against all losses, costs, liabilities, damages, and expenses (including, without limitation, costs of suit and attorney's fees) they may incur on account of any breach by that Member of these Regulations.

13.11 Notice to Members of Provisions of this Agreement. By executing these Regulations, each Member acknowledges that it has actual notice of (a) all of the provisions of this agreement, including, without limitation, the restrictions on the transfer of Membership Interests set forth in Article III, and (b) all of the provisions of the Certificate of Formation, including, without limitation, the fact that the Certificate of Formation provide that no Member will have the preemptive right to acquire any Membership Interests or securities of any class that may at any time be issued, sold or offered for sale by the Company. Except as otherwise expressly provided by law, each Member hereby agrees that these Regulations constitute adequate notice of all such provisions, including, without limitation, any notice requirement under Article 2.19(D) of the TBCA and Chapter 8 of the Texas Uniform Commercial Code, and each Member hereby waives any requirement that any further notice thereunder be given.

13.12 Counterparts. These Regulations may be executed in any number of counterparts with the same effect as if all signing parties had signed the same instrument.

Following adoption of these Regulations for the Company by the Sole Member, the Member has executed these Regulations effective February ____, 2023.

MEMBER:

By: THF Housing Development Corporation

By: _____
Mark A. Mayfield,
President & CEO

Attest: _____

EXHIBIT A

**MEMBERSHIP INTERESTS AUTHORIZED
AND
PROPERTY CONTRIBUTED BY ORIGINAL MEMBER
OF THF Chisholm Trail GP II, LLC**

NAME	INITIAL CAPITAL CONTRIBUTION	PROPERTY CONTRIBUTED	INITIAL SHARING RATIO
THF Housing Development Corporation	\$1,000.00	N/A	100%

CERTIFICATION

I HEREBY CERTIFY that I am the current acting President of the Board of Directors of the THF Housing Development Corporation, sole managing member of the THF Chisholm Trail GP II, LLC, these twenty-eight (28) pages are a full, true and correct copy of the Regulations as adopted by the Corporation's Board of Directors and approved by the Board of Commissioners of the Texas Housing Foundation on February ____, 2023.

President

Secretary

TEXAS HOUSING FOUNDATION
A Texas Regional Housing Authority
RESOLUTION NO. 2023-0202

Authorizing the creation of THF Hillside Village GP, LLC, as well as authorizing it to act as the General Partner of THF Hillside Village, LP, authorizing Mark Mayfield to execute documents and take necessary action to effectuate the acquisition and rehabilitation of the Hillside Village Apartments; and hold the organizational meeting of THF Hillside Village GP, LLC

A. Declarations and Premises:

1. The Texas Housing Foundation is a Texas regional housing authority authorized under state law to provide affordable housing to lower income residents at rents they can afford;

2. The Texas Housing Foundation (“THF”) has instrumentalities that it sponsors and maintains control over pursuant to the Texas Local Government Code. The THF Housing Development Corporation (hereinafter “the Corporation”) is an instrumentality of the THF.

3. The Corporation, as an instrumentality of THF, has been provided with an opportunity to participate in the acquisition, rehabilitation and operation of an existing affordable housing apartment development in Longview, Texas named “Hillside Village Apartments” (hereinafter “the Development”). Providers of the Development’s funding require the creation of a limited partnership in which to own the Development. As is customary in THF developments, the Corporation will act as the sole managing member of an LLC that will act as the general partner of the Development’s owner/limited partnership. Here, the Development’s limited partnership/owner shall be the THF Hillside Village, LP, which was recently created (“the Partnership”). The recently-created limited liability company formed to act as the Partnership’s general partner is known as the THF Hillside Village GP, LLC (the “GP”). The Corporation shall act as the sole managing member of the GP. It is in the best interest of THF and the Corporation and the people they serve to approve/ratify the creation of the Partnership and the GP and to authorize the Corporation to act as the sole managing member of the GP. It is also in the best interest of THF and the Corporation and the people they serve to authorize the GP to act as general partner for the Partnership and for Mark Mayfield to sign on behalf of the Corporation, for the GP, and for the Partnership in order to own, rehabilitate and operate the Development and provide affordable housing consistent with the stated purpose of THF and its instrumentalities.

B. Resolutions of the Board:

1. In accordance with the purposes of the THF bylaws and associated organizational documents, the Corporation’s organizational documents, bylaws and stated purpose, as well as the laws of the State of Texas, the Board is authorized to approve, ratify and authorize the actions contemplated herein.

2. The Board hereby approves and, to the extent necessary, ratifies the creation of the Partnership and the GP.

**TEXAS HOUSING FOUNDATION
RESOLUTION NO. 2023-0202**

Page 2 of 2

3. The Board authorizes the Corporation to act as the sole managing member of the GP. The Board further authorizes the GP to act as the general partner for the Partnership and authorizes Mark Mayfield, as the president of the Corporation, to sign for the Corporation, for the GP, and for the Partnership in all actions taken in that capacity in order to own and operate the Development and provide affordable housing consistent with the stated purpose of THF and its instrumentalities.

4. The President & CEO, as well as authorized representatives of the Board shall take any reasonable and necessary action to effectuate the direction and intention of this resolution.

PASSED AND APPROVED February __, 2023.

By: _____

Attest: _____

OPERATING AGREEMENT

THF Hillside Village GP, LLC A Texas Limited Liability Company

This operating agreement, also known as regulations (the “Regulations”) of **THF Hillside Village GP, LLC** (the “Company”), adopted effective February ____, 2023, are adopted and executed by the Sole Member, THF Housing Development Corporation (as defined below) for the governance and operation of the business of the Company.

ARTICLE I: DEFINITIONS

1.01 The following terms have the following meanings in these Regulations:

“**Act**” means the Texas Limited Liability Company Act and any successor statute, as amended from time to time and now incorporated in the Texas Business Organizations Code.

“**Articles**” has the meaning given that term in Section 2.01.

“**Bankrupt Member**” means (except to the extent a Required Interest consents otherwise) any Member (a) that (i) makes a general assignment for the benefit of creditors; (ii) files a voluntary bankruptcy petition; (iii) becomes the subject of an order for relief or is declared insolvent in any federal or state bankruptcy or insolvency proceedings; (iv) files a petition or answer seeking for the Member a reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any law; (v) files an answer or other pleading admitting or failing to contest the material allegations of a petition filed against the Member in a Proceeding of the type described in subclauses (i) through (iv) of this clause (a); or (vi) seeks, consents to, or acquiesces in the appointment of a trustee, receiver, or liquidator of the Member's or of all or any substantial part of the Member's properties; or (b) against which a Proceeding seeking reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any law has been commenced and 120 days have expired without dismissal thereof or with respect to which, without the Member's consent or acquiescence, a trustee, receiver, or liquidator of the Member or of all or any substantial part of the Member's properties has been appointed and 90 days have expired without the appointment's having been vacated or stayed, or 90 days have expired after the date of expiration of a stay, if the appointment has not previously been vacated.

“**BOC**” means the Texas Business Organizations Code and any successor statute, as amended from time to time.

“Business Day” means any day other than a Saturday, a Sunday, or a holiday on which national banking associations in the State of Texas are closed.

“Capital Contribution” means any contribution by a Member to the capital of the Company.

“Code” means the Internal Revenue Code of 1986 and any successor statute, as amended from time to time.

“Commitment” means, subject in each case to adjustments on account of Dispositions of Membership Interests permitted by these Regulations, (a) in the case of a Member executing these Regulations or a Person acquiring that Membership Interest, the amount specified for that Member as its Commitment on Exhibit A, and (b) in the case of a Membership Interest issued pursuant to Section 3.04, the Commitment established pursuant thereto.

“Company” means **THF Hillside Village GP, LLC**, a Texas limited liability company.

“Default Interest Rate” means a rate per annum equal to the lesser of (a) ten percent plus a varying rate per annum that is equal to the interest rate publicly quoted by the Wall Street Journal from time to time as its prime commercial or similar reference interest rate, with adjustments in the varying rate to be made on the same date as any change in that rate, and (b) the maximum rate permitted by applicable law.

“Delinquent Member” has the meaning given that term in Section 4.03(a).

“Dispose,” “Disposing,” or “Disposition” means a sale, assignment, transfer, exchange, mortgage, pledge, grant of a security interest, or other disposition or encumbrance (including without limitation, by operation of law), or the acts thereof.

“Entity” means the THF Housing Development Corporation, a Texas nonprofit corporation and instrumentality of the Texas Housing Foundation, a Texas regional housing authority.

“General Interest Rate” means a rate per annum equal to the lesser of (a) varying rate per annum that is equal to the interest rate publicly quoted by the Wall Street Journal from time to time as its prime commercial or similar reference interest rate, with adjustments in that varying rate to be made on the same date as any change in that rate, and (b) the maximum rate permitted by applicable law.

“Manager” means any Person named in the Regulations as a Manager, who shall be the President of the Sole Member and any Person hereafter designated by the Sole Member as a Manager of the Company as provided in these Regulations but does not include any Person who has ceased to be a Manager of the Company.

“Member” means the THF Housing Development Corporation, a Texas nonprofit corporation and instrumentality of the Texas Housing Foundation, or successor entity that is an instrumentality of the Texas Housing Foundation, Texas, but does not include any Person or Entity who has ceased to be a Member of the Company.

“Membership Interest” means the interest of a Member in the Company, including, without limitation, rights to distributions (liquidating or otherwise), allocations, information, and to consent or approve.

“Person” has the meaning given that term in Article 1.02(A)(4) of the Act.

“Proceeding” has the meaning given that term in Section 8.01.

“Regulations” has the meaning given that term in the introductory paragraph.

“Required Interest” means one or more Members having among them at least 100% of the Sharing Ratios of all Members.

“TBCA” means the Texas Business Corporation Act and any successor statute, as amended from time to time.

Other terms defined herein have the meaning so given them.

1.02 Construction. Whenever the context requires, the gender of all words used in these Regulations included the masculine, feminine, and neuter. All references to Certificate of Formation and Sections refer to articles and sections of these Regulations, and all references to Exhibits are to Exhibits attached hereto, each of which is made a part hereof for all purposes.

ARTICLE II: ORGANIZATION

2.01 Formation. The Company has been organized as a Texas limited liability company by the filing of a Certificate of Formation of Organization (the “COF”) under the BOC and the Act and issuance of Certificate of Formation for the Company by the Texas Secretary of State.

2.02 Name. The name of the Company is **“THF Hillside Village GP, LLC”** and all Company business must be conducted in that name or such other names that comply with applicable law as the Member may select from time to time.

2.03 Registered Office, Registered Agent, Principal Office in the United States; Other Offices. The registered office of the Company required by the Act to be maintained in the State of Texas will be the office of the initial registered agent named in the Certificate of Formation or such other office (which need not be a place of business of the Company) as the Member may designate from time to time in the manner provided by law. The registered agent of the Company in the State of Texas will be the initial registered agent named in the Certificate of Formation or such other Person or Persons as the Member may designate from time to time in the manner provided by law. The principal office of the Company in the United States will be at the place that the Member may designate, and the Company will maintain records there as required by Article 2.22 of the Act and will keep the street address of such principal office at the registered office of the Company in the State of Texas.

2.04 Purposes. The purposes of the Company are those set forth in the Certificate of Formation.

2.05 Foreign Qualification. Prior to the Company's conducting business in any jurisdiction other than Texas, the Member will cause the Company to comply, to the extent procedures are available and those matters are reasonably within the control of the Member, with all requirements necessary to qualify the Company as a foreign limited liability company in that jurisdiction. At the request of the Member, each Member will execute, acknowledge, swear to, and deliver all certificates and other instruments conforming with these Regulations that are necessary or appropriate to qualify, continue, and terminate the Company as a foreign limited liability company in all such jurisdictions in which the Company may conduct business.

2.06 Term. The Company begins business on the date the Texas Secretary of State issues a certificate of filing of the certificate of formation for the Company and will continue in existence for the perpetual period according to the certificate of formation for the duration of the Company, or such earlier time as these Regulations may specify.

2.07 Mergers and Exchanges. The Company may be a party to (a) a merger, or (b) an exchange or acquisition of the type described in Article 10.06 of the Act, subject to the requirements of Section 6.01 (b)(ii).

2.08 No State-Law Partnership. The Members intend that the Company not be a partnership (including, without limitation, a limited partnership) or joint venture, and that no Member be a partner or joint venturer of any other Member, for any purposes other than federal and state tax purposes, and these Regulations may not be construed to suggest otherwise.

ARTICLE III: MEMBERSHIP; DISPOSITIONS OF INTERESTS

3.01 Initial Member. The initial Sole Member of the Company is the Entity executing these Regulations on the date of these Regulations as the sole Member, which is admitted to the Company as a Member effective with the execution by the Entity of these Regulations.

3.02 Representations and Warranties. The Member represents and warrants to the Company that (a) if that Member is a corporation, it is organized, existing, and in good standing under Texas law and is qualified and in good standing as a nonprofit corporation in Texas as its principal place of business; (b) that Member has full corporate, or other applicable power and authority to execute and agree to these Regulations and to perform its obligations hereunder and all necessary actions by the board of directors necessary for the authorization, execution, delivery, and performance of these Regulations by the Member have been taken; (c) the Member has executed and delivered these Regulations; and (d) the Member's authorization, execution, delivery, and performance of these Regulations do not conflict with any other agreement or arrangement to which that Member is a party or by which it is bound.

3.03 Restrictions on the Disposition of an Interest.

(a) A disposition of an interest in the Company may not be effected without the consent of the Member.

(b) Subject to the provisions of this Section 3.03, (i) an Entity to which an interest in the Company is transferred has the right to be admitted to the Company as a Member with the Sharing Ratio and the Commitment so transferred to such Person, if (A) the Member making such transfer grants the transferee the right to be so admitted, and (B) such transfer is consented to in accordance with Section 3.03(a), and (ii) the Company or (with the permission of the Company, which may be withheld in its sole discretion) a Lending Member may grant the purchaser of a Delinquent Member's interest in the Company at a foreclosure of the security interest therein granted pursuant to Section 4.03(b) the right to be admitted to the Company as a Member with such Sharing Ratio and such Commitment (no greater than the Sharing Ratio and the Commitment of the Member effecting such Disposition prior thereto) as they may agree.

(c) The Company may not recognize for any purpose any purported Disposition of all or part of a Membership Interest unless and until the other applicable provisions of this Section 3.03 have been satisfied and the Member has received, on behalf of the Company, a document (i) executed by both the Member effecting the Disposition (or if the transfer is on account of the death, incapacity, or liquidation of the transferor, its representative) and the Person to which the Membership interest or part thereof is Disposed, (ii) including the notice address of any Person to be admitted to the Company as a Member and its agreement to be bound by these Regulations in respect of the Membership Interest or part thereof being obtained, (iii) setting forth the Sharing Ratios and the Commitments after the Disposition of the Member effecting the Disposition and the Person to which the Membership Interest of part thereof is Disposed (which together must total the Sharing Ratio and the Commitment of the Member effecting the Disposition before the Disposition), and (iv) containing a representation and warranty that the disposition was made in accordance with all applicable laws and regulations (including securities laws) and, if the Person to which the Membership Interest or part thereof is Disposed is to be admitted to the Company, its representation and warranty that the representations and warranties in Section 3.02 are true and correct with respect to that Person. Each disposition and, if applicable, admission complying with the provisions of Section 3.03(b) is effective as of the first day of the calendar month immediately succeeding the month in which the Member receives the notification of Disposition and the other requirements of this Section 3.03 have been met.

(d) For the right of a Member to Dispose of a Membership Interest or any part thereof or of any Person to be admitted to the Company in connection therewith to exist or be exercised, (i) either (A) the Membership Interest of part thereof subject to the Disposition or admission must be registered under the Securities Act of 1933, as amended, and any applicable state securities laws or (B) the Company must receive a favorable opinion of the Company's legal counsel or of other legal counsel acceptable to the Member to the effect that the Disposition or admission is exempt from registration under those laws and (ii) the Company must receive a favorable opinion of the Company's legal counsel or of other legal counsel acceptable to the Member to the effect that the Disposition or admission, when added to the total of all other sales, assignments, or other dispositions within the preceding 12 months, would not result in the Company's being considered to have terminated within the meaning of the Code. The Member, however, may waive the requirements of this Section 3.03(d).

(e) The Member effecting a Disposition and any Person admitted to the Company in connection therewith will pay, or reimburse the Company for, all costs incurred by the Company in connection with the Disposition or admission (including, without limitation, the legal fees incurred in connection with the legal opinions referred to in Section 3.03(d)) on or before the tenth day after the receipt by that Person of the Company's invoice for the amount due. If payment is not made by the date due, the Person owing the amount will pay interest on the unpaid amount from the date due until paid at a rate per annum equal to the Default Interest Rate.

(f) If the interest is transferred by assignment, the fact of assignment itself entitles the assignee to the right of (i) allocation of income, gain, loss, deduction, credit, or similar items, and to receive distributions to which the assignor is entitled to the extent these items were assigned, and (ii) reasonable information or account of transactions of the Company and to make reasonable inspection of the books and records of the Company. If and until the assignee is made a Member by consent of a majority of the Members, the assignor continues as a Member. The assignee becomes liable as a Member upon admittance to Membership; and is liable for assignor's obligations, limited to those obligations that were ascertainable at admittance as a Member from these Regulations. The assignor continues to be liable to the Company regardless of assignment of his interest, in whole or in part.

3.04 Additional Members. Additional Persons or Entity may be admitted to the Company as Members and Membership Interests may be created and issued to those Persons and to existing Members at the direction of a majority of the Members, on such terms and conditions as the Member may determine at the time of admission. The terms of admission or issuance must specify the Sharing Ratios and the Commitments applicable thereto and may provide for the creation of different classes or groups of Members and having different rights, powers, and duties. The Member will reflect the creation of any new class or group in an amendment to these Regulations indicating the different rights, powers, and duties, and such an amendment need be executed only by the Member. Any such admission must comply with the provisions of Section 3.03(d)(i) and is effective only after the new Member has executed and delivered to the Member a document including the new Member's notice address, its agreement to be bound by these Regulations, and its representation and warranty that the representation and warranties in Section 3.02 are true and correct with respect to the new Member. The provisions of Section 3.03(c) will not apply to dispositions of Membership Interests.

3.05 Interest in a Member. A Member that is not a natural Person may not cause or permit an interest, direct or indirect, in itself to be disposed of such that, after the Disposition, (a) the Company would be considered to have terminated within the meaning of Section 708 of the Code or (b) without the consent of the Member and a Required Interest, that Member will cease to be controlled by substantially the same persons who control it as of the date of its admission to the Company. On any breach of the provisions of clause (b) of the immediately preceding sentence, the Company will have the option to buy, and on exercise of that option the breaching Member will sell, the breaching Member's Membership Interest, all in accordance with Section 11.01 as if the breaching Member were a Bankrupt Member.

3.06 Information.

(a) In addition to the other rights specifically set forth in these Regulations, each Member is entitled to all information to which that Member is entitled to have access pursuant to Article 2.22 of the Act under the circumstances and subject to the conditions therein stated. The Members agree, however, that the Member from time to time may determine, due to contractual obligations, business concerns, or other considerations, that certain information regarding the business, affairs, properties, and financial condition of the Company should be kept confidential and not provided to some or all other Members, and that it is not just or reasonable for those Members or assignees or representatives thereof to examine or copy that information.

(b) The Members acknowledge that, from time to time, they may receive information from or regarding the Company in the nature of trade secrets or that otherwise is confidential, the release of which may be damaging to the Company or Persons with which it does business. Each Member will hold in strict confidence any information it receives regarding the Company that is identified as being confidential (and if that information is provided in writing, that is so marked) and may not disclose it to any Person other than another Member or a Manager, except for disclosures (i) compelled by law (but the Member must notify the Member promptly of any request for that information, before disclosing it if practicable), (ii) to advisers or representatives of the Member or Persons to which that Member's Membership Interest may be Disposed as permitted by these Regulations, but only if the recipients have agreed to be bound by the provisions of this Section 3.06(b), or (iii) of information that Member also has received from a source independent of the Company that the Member reasonably believes obtained that information without breach of any obligation of confidentiality. The Members acknowledge that breach of the provisions of this Section 3.06(b) may cause irreparable injury to the Company for which monetary damages are inadequate, difficult to compute, or both. Accordingly, the Members agree that the provisions of this Section 3.06(b) may be enforced by specific performance.

3.07 Liability to Third Parties. No Member or Manager will be liable for the debts, obligations, or liabilities of the Company, including under a judgment decree or order of a court.

3.08 Withdrawal. A Member may withdraw from the Company with sixty days' notice to the Member of the Company, subject to dissolution of Section 12.01.

3.09 Lack of Authority. No Member (other than a Manager or an officer) has the authority or power to act for or on behalf of the Company, to do any act that would be binding on the Company, or to incur any expenditures on behalf of the Company.

ARTICLE IV: CAPITAL CONTRIBUTIONS

4.01 Initial Contributions. Contemporaneously with the execution by such Member of these Regulations, each Member will make the Capital Contributions described for that Member in Exhibit A.

4.02 Subsequent Contributions. Without creating any rights in favor of any third party, each Member will contribute to the Company, in cash, on or before the date specified as hereinafter

described, that Member's Sharing Ratio of all monies that in the judgment of the Member are necessary to enable the Company to cause the assets of the Company to be properly operated and maintained and to discharge its costs, expenses, obligations, and liabilities; provided, however, that a Member is not obligated to contribute a total amount that, when added to all Capital Contributions that Member previously has made pursuant to Section 4.01 or this Section 4.02, exceeds that Member's Commitment. The Member will notify each Member of the need for Capital Contributions pursuant to this Section 4.02 when appropriate, which written notice must include a statement in reasonable detail of the proposed uses of the Capital Contributions and a date (which date may be no earlier than the fifth business day following each Member's receipt of its notice) before the Capital Contributions must be made. Notices for Capital Contributions must be made to all Members in accordance with their Sharing Ratios.

4.03 Failure to Contribute.

(a) If a Member does not contribute by the time required all or any portion of a Capital Contribution that Member is required to make as provided in these Regulations, the Company may exercise, on notice to that Member (the "Delinquent Member"), one or more of the following remedies:

- (i) taking such action (including, without limitation, court proceedings) as the Member may deem appropriate to obtain payment by the Delinquent Member of the portion of the Delinquent Member's Capital Contribution that is in default, together with interest thereon at the Default Interest Rate from the date that the Capital Contribution was due until the date that it is made, all at the cost and expense of the Delinquent Member;
- (ii) permitting the other Members in proportion to their Sharing Ratios or in such other percentages as they may agree (the "Lending Member," whether one or more), to advance the portion of the Delinquent Member's Capital Contribution that is in default, with the following results:
 - (A) the sum advanced constitutes a loan from the Lending Member to the Delinquent Member and a Capital Contribution of that sum to the Company by the Delinquent Member pursuant to the applicable provisions of these Regulations,
 - (B) the principal balance of the loan and all accrued unpaid interest thereon is due and payable in whole on the tenth day after written demand therefor by the Lending Member to the Delinquent Member,
 - (C) the amount lent bears interest at the Default Interest Rate from the day that the advance is deemed made until the date that the loan, together with all interest accrued on it, is repaid to the Lending Member,
 - (D) all distributions from the Company that otherwise would be made to the Delinquent Member (whether before or after dissolution of the Company) instead will be paid to the Lending Member until the loan and all interest accrued on it have been paid in full to the Lending Member (with payments being applied first to accrued and unpaid interest and then to principal),

- (E) the payment of the loan and interest accrued on it is secured by a security interest in the Delinquent Member's Membership Interest, as more fully set in Section 4.03(b), and
- (F) the Lending Member has the right, in addition to the other rights and remedies granted to it pursuant to these Regulations or available to it at law or in equity, to take any action (including, without limitation, court proceedings) that the Lending Member may deem appropriate to obtain payment by the Delinquent Member of the loan and all accrued and unpaid interest on it, at the cost and expense of the Delinquent Member;
- (iii) exercising the rights of a secured party under the Uniform Commercial Code of the State of Texas, as more fully set forth in Section 4.03(b);
- (iv) reducing the Delinquent Member's Membership Interest or other interest in the Company;
- (v) subordination of the Delinquent Member's interest to the non-defaulting Member;
- (vi) a forced sale of the Delinquent Member's interest;
- (vii) forfeiture of the Delinquent Member's interest;
- (viii) determination of the value of the Delinquent Member's interest by appraisal or by formula and redemption or sale of the interest at that value; or
- (ix) exercising any other rights and remedies available at law or in equity.

(b) Each Member grants to the Company, and to each Lending Member with respect to any loans made by the Lending Member to that Member as a Delinquent Member pursuant to Section 4.03(a)(ii), as security, equally and ratably, for the payment of all Capital Contributions that Member has agreed to make and the payment of all loans and interest accrued on them made by Lending Members to that Member as a Delinquent Member pursuant to Section 4.03(a)(ii), a security interest in, and a general lien on its Membership Interest and the proceeds thereof, all under the Uniform Commercial Code of the State of Texas. It is expressly agreed that the security interest created thereby will be governed by Chapter 8 of the Uniform Commercial Code of the State of Texas. On any default in the payment of a Capital Contribution or in the payment of such a loan or interest accrued on it, the Company, or the Lending Member, as applicable, is entitled to all the rights and remedies of a secured party under the Uniform Commercial Code of the State of Texas with respect to the security interest granted in this Section 4.03(b). Each Member will execute and deliver to the Company and the other Members all financing statements and other instruments that the Member or the Lending Member, as applicable, may request to effectuate and carry out the preceding provisions of this Section 4.03(b). At the option of the Member or a Lending Member, these Regulations, or a carbon, photographic, or other copy hereof may serve as a financing statement.

(c) The obligation of a Delinquent Member or its legal representative or successor to make a contribution or otherwise pay cash or transfer property or to return cash or property paid or distributed to the Delinquent Member in violation of the Act or these Regulations may be compromised or released only by consent of all Members. Notwithstanding the compromise or release, a creditor of the Company who extends credit or otherwise acts in reasonable reliance on that obligation, after the Member signs a writing that reflects the obligation and before the writing is amended or canceled to reflect the compromise or release, may enforce the original obligation.

4.04 Return of Contributions. A Member is not entitled to the return of any part of its Capital Contributions or to be paid interest in respect of either its capital account or its Capital Contributions. An unrepaid Capital Contribution is not a liability of the Company or of any Member. A Member is not required to contribute or to lend any cash or property to the Company to enable the Company to return any Member's Capital Contributions.

4.05 Advances by Members. If the Company does not have sufficient cash to pay its obligations, any Member(s) that may agree to do so with the Member's consent may advance all or part of the needed funds to or on behalf of the Company. An advance described in this Section 4.05 constitutes a loan from the Member to the Company, bears interest at the General Interest Rate from the date of the advance until the date of payment and is not a Capital Contribution.

4.06 Capital Accounts. A capital account will be established and maintained for each Member. Each Member's capital account (a) will be increased by (i) the amount of money contributed by that Member to the Company, (ii) the fair market value of property contributed by that Member to the Company (net of liabilities secured by the contributed property that the Company is considered to assume or take subject to under Section 752 of the Code), and (iii) allocations to that Member of Company income and gain (or items thereof), including income and gain exempt from tax and income and gain described in Treas. Reg. § 1.704-1 (b)(2)(iv)(g), but excluding income and gain described in Treas. Reg. § 1.704-1 (b)(4)(i), and (b) will be decreased by (i) the amount of money distributed to that Member by the Company, (ii) the fair market value of property distributed to that Member by the Company (net of liabilities secured by the distributed property that the Member is considered to assume or take subject to under section 752 of the Code), (iii) allocations to that Member of expenditures of the Company described in Section 705(a)(2)(B) of the Code, and (iv) allocations of Company loss and deduction (or items thereof), including loss and deduction described in Treas. Reg. § 1.704-1 (b)(2)(iv)(g), but excluding items described in clause (b)(iii) above and loss or deduction described in Treas. Reg. § 1.704-1 (b)(4)(i) or § 1.704-1 (b)(4)(iii). The Member's capital accounts also will be maintained and adjusted as permitted by the provisions of Treas. Reg. § 1.704-1 (b)(2)(iv)(f) and as required by the other provisions of Treas. Reg. § 1.704-1 (b)(2)(iv) and 1.704-1 (b)(4), including adjustments to reflect the allocations to the Members of depreciation, depletion, amortization, and gain or loss as computed for tax purposes, as required by Treas. Reg. § 1.704-1 (b)(2)(iv)(g). A Member that has more than one Membership Interest will have a single capital account that reflects all its Membership Interests, regardless of the class of Membership Interests owned by that Member and regardless of the time or manner in which those Membership Interests were acquired. On the transfer of all or part of a Membership Interest, the capital account of the transferor that is attributable to the transferred Membership Interest or part thereof will carry over to the transferee Member in accordance with the provisions of Treas. Reg. § 1.704-1 (b)(2)(iv)(l).

ARTICLE V: ALLOCATIONS AND DISTRIBUTIONS

5.01 Allocations.

(a) Except as may be required by Section 704 (c) of the Code and Treas. Reg. § 1.704-1 (b)(2)(iv)(f)(4), all items of income, gain, loss, deduction, and credit of the Company will be allocated among the Members in accordance with their Sharing Ratios.

(b) All items of income, gain, loss, deduction, and credit allocable to any Membership Interest that may have been transferred will be allocated between the transferor and the transferee based on the portion of the calendar year during which each was recognized as owning that Membership Interest, without regard to the results of Company operations during any particular portion of that calendar year and without regard to whether cash distributions were made to the transferor or the transferee during that calendar year; provided, however, that this allocation must be made in accordance with a method permissible under Section 706 of the Code and the regulations thereunder.

(c) In the event any Member unexpectedly receives any adjustments, allocations or distributions described in Section 1.704-1 (b)(2)(ii)(d)(4), (5) or (6) of the Treas. Regs, items of the Company's income and gain will be specially allocated as a qualified income offset to each such Member in an amount and manner sufficient to eliminate, to the extent required by the Treas. Regs the Adjusted Capital Account Deficit of such Member as quickly as possible, provided that an allocation pursuant to this Section 5.01(c) will be made only if and to the extent that such Member has an Adjusted Capital Account Deficit after all other allocations provided for in this Article 5.01 have been tentatively made as if this Section 5.01(c) were not in these Regulations.

5.02 Distributions.

(a) From time to time (but at least once each calendar quarter) the Member will determine in their reasonable judgment to what extent (if any) the Company's cash on hand exceeds its current and anticipated needs, including, without limitation, for operating expenses, debt service, acquisitions, and a reasonable contingency reserve. If such an excess exists, the Member will cause the Company to distribute to the Members, in accordance with their Sharing Ratios, an amount in cash equal to that excess.

(b) From time to time the Member also may cause property of the Company other than cash to be distributed to the Members, which distribution must be made in accordance with their Sharing Ratios and may be made subject to existing liabilities and obligations. Immediately prior to such a distribution, the capital accounts of the Members will be adjusted as provided in Treas. Reg. § 1.704-1(b)(2)(iv)(f).

ARTICLE VI: MEMBER

6.01 Management by Member.

(a) Except for situations in which the approval of the Members is required by these Regulations or by nonwaivable provisions of applicable law, and subject to the provisions of Section 6.02, (i) the powers of the Company will be exercised by or under the authority of, and the business and affairs of the Company will be managed under the direction of, the Member; and (ii) the Member may make all decisions and take all actions for the Company not otherwise provided for in these Regulations, including, without limitation, the following:

- (i) entering into, making, and performing contracts, agreements, and other undertakings binding the Company that may be necessary, appropriate, or advisable in furtherance of the purposes of the Company and making all decisions and waivers thereunder;

- (ii) opening and maintaining bank and investment accounts and arrangements, drawing checks and other orders for the payment of money, and designating individuals with authority to sign or give instructions with respect to those accounts and arrangements;
- (iii) maintaining the assets of the Company in good order;
- (iv) collecting sums due the Company;
- (v) to the extent that funds of the Company are available therefor, paying debts and obligations of the Company;
- (vi) acquiring, utilizing for Company purposes, and Disposing of any asset of the Company;
- (vii) borrowing money or otherwise committing the credit of the Company for Company activities and voluntary prepayments or extensions of debt;
- (viii) selecting, removing, and changing the authority and responsibility of lawyers, accountants, and other advisers and consultants;
- (ix) obtaining insurance for the Company;
- (x) determining distributions of Company cash and other property as provided in Section 5.02;
- (xi) establishing a seal for the Company; and

(b) Notwithstanding the provisions of Section 6.01(a), the Member may not cause the Company to do any of the following without complying with the applicable requirements set forth below:

- (i) sell, lease, exchange or otherwise dispose of (other than by way of a pledge, mortgage, deed of trust or trust indenture) all or substantially all the Company's property and assets (with or without good will), other than in the usual and regular course of the Company's business, without complying with the applicable procedures set forth in the Act and the TBCA, including, without limitation, the requirement in Article 5.10 of the TBCA regarding approval by the Members (unless such provision is rendered inapplicable by another provision of applicable law); or
- (ii) be a party to (A) a merger, or (B) an exchange or acquisition of the type described in Article 10.06 of the Act, without complying with the applicable procedures set forth in the Act.

6.02 Actions by Member, Committee, Delegation of Authority and Duties.

(a) In managing the business and affairs of the Company and exercising its powers, the Member will act (i) collectively through meetings and written consents pursuant to Article VII; (ii) through committees pursuant to Section 6.02(b); and (iii) through Member to whom authority and duties have been delegated pursuant to Section 6.02(c).

(b) The Member may, from time to time, designate one or more committees, each of which will be comprised of one or more Member. Any such committee, to the extent provided in such resolution or in the certificate of formation or these Regulations, will have and may exercise all of the authority of the Member, subject to the limitations set forth in the BOC, the Act and the TBCA. At every meeting of any such committee, the presence of a majority of all the members thereof will constitute a quorum, and the affirmative vote of a majority of the members present will be necessary for the adoption of any resolution. The Member may dissolve any committee at any time, unless otherwise provided in the certificate of formation or these regulations.

(c) The Member may, from time to time, delegate to one or more Member such authority and duties as the Member may deem advisable. In addition, the Member may assign titles (including, without limitation, president, vice president, secretary, assistant secretary, treasurer, and assistant treasurer) to any such Manager. Unless the Member decide otherwise, if the title is one commonly used for officers of a business corporation formed under the TBCA, the assignment of such title will constitute the delegation to such Manager of the authority and duties that are normally associated with that office, subject to any specific delegation of authority and duties made pursuant to the first sentence of this Section 6.02(c). Any number of titles may be held by the same Manager. Any delegation pursuant to this Section 6.02(c) may be revoked at any time by the Member.

(d) Any Person dealing with the Company, other than a Member, may rely on the authority of any Manager or officer in taking any action in the name of the Company without inquiry into the provisions of these Regulations or compliance herewith, regardless of whether that action actually is taken in accordance with the provision of these Regulations.

6.03 Number and Term of Office. The number of members of the Company will be determined from time to time by resolution of the Member; provided, however, that no decrease in the number of Member that would have the effect of shortening the term of an incumbent Manager may be made by the Member. If the Member make no such determination, the number of Member will be the number set forth in the Certificate of Formation as the number of Member constituting the initial Member. Each Manager will hold office for the term for which he is elected and thereafter until his successor will have been elected and qualified, or until his earlier death, resignation, or removal. Unless otherwise provided in the Certificate of Formation, Member need not be Members or residents of the State of Texas.

6.04 Classification of Member. The number of classes of Member may be determined from time to time, each of which to be the number and term of each class to be determined at such time of their creation, at a meeting of Members. The whole number of Member of the Company need not be elected annually or at any scheduled meeting of the Members. At each meeting at which the Member are to be elected, the number of Member equal to the number of classes whose term expires at the time of such meeting will be elected to hold office until the next succeeding meeting at which the successors to be Member are to be elected.

6.05 Vacancies; Removal; Resignation. Any Manager position to be filled by reason of an increase in the number of Member or other reason may be filled by election at an annual or special meeting of Members called for that purpose. A Manager elected to fill a vacancy occurring other than by reason of an increase in the number of Member will be elected for the unexpired term of his predecessor in office. At any meeting of Members at which a quorum of Members is present called expressly for that purpose, or pursuant to a written consent adopted pursuant to these Regulations, any Manager may be removed, with or without cause, by a Required Interest. Any Manager may resign at any time. Such resignation will be made in writing and will take effect at the time specified therein, or if no time be specified, at the time of its receipt by the remaining Member. The acceptance of a resignation will not be necessary to make it effective, unless expressly so provided in the resignation.

6.06 Meetings.

(a) Unless otherwise required by law or provided in the Certificate of Formation or these Regulations, a majority of the total number the directors of the Sole Member fixed by, or in the manner provided in, the Certificate of Formation or these Regulations will constitute a quorum for the transaction of business of the Member, and the act of a majority of the directors of the Sole Member present at a meeting at which a quorum is present will be the act of the Member.

(b) Meetings of the Member may be held at such place or places as will be determined from time to time by resolution of the Member. At all meetings of the Member, business will be transacted in such order as will from time to time be determined by resolution of the Member. In connection with any annual meeting of Members at which Member were elected, the Member may, if a quorum is present, hold its first meeting for the transaction of business immediately after and at the same place as such annual meeting of the Members. Notice of such meeting at such time and place will not be required.

(c) Regular meetings of the Member will be held at such times and places as will be designated from time to time by resolution of the Member. Notice of such regular meetings will not be required.

(d) Special meetings of the Member may be called by any Manager on at least 24 hours' notice to each other Manager. Such notice need not state the purpose or purposes of, nor the business to be transacted at, such meeting, except as may otherwise be required by law or provided for by the Certificate of Formation or these Regulations.

6.07 Approval or Ratification of Acts or Contracts by Members. The Member in their discretion may submit any act or contract for approval or ratification at any annual meeting of the Members, or at any special meeting of the Members called for the purpose of considering any such act or contract, and any act or contract that will be approved or be ratified by a Required Interest will be as valid and as binding upon the Company and upon all the Members as if it will have been approved or ratified by every Member of the Company.

6.08 [Reserved]

6.09 Compensation. The Member will receive such compensation, if any, for its services as may be designated from time to time by the Member. In addition, the Member will be entitled to be reimbursed for out-of-pocket costs and expenses incurred in the course of its service hereunder, including the portion of their overhead reasonably allocable to Company activities.

6.10 Conflicts of Interest. Subject to the other express provisions of these Regulations, each Manager, Member, and officer of the Company at any time may engage in and possess interests in other business ventures of any and every type and description, independently or with others, including ones in competition with the Company, with no obligation to offer to the Company or any other Member, Manager, or officer the right to participate therein. The Company may transact business with any Manager, Member, officer, or Affiliate thereof, provided the terms of those transactions are no less favorable than those the Company could obtain from unrelated third parties.

6.11 Officers.

(a) The Member may, from time to time, designate one or more Persons to be officers of the Company. No officer need be a resident of the State of Texas, a Member, or a Manager. Any officers so designated will have such authority and perform such duties as the Member may, from time to time, delegate to them. The Member may assign titles to particular officers. Unless the Member decide otherwise, if the title is one commonly used for officers of a business corporation formed under the TBCA, the assignment of such title will constitute the delegation to such officer of the authority and duties that are normally associated with that office, subject to (i) any specific delegation of authority and duties made to such officer by the Member pursuant to the third sentence of this Section 6.011(a), or (ii) any delegation of authority and duties made to one or more Member pursuant to Section 6.02(c). Each officer will hold office until his successor will be duly designated and will qualify or until his death or until he will resign or will have been removed in the manner hereinafter provided. Any number of offices may be held by the Person. The salaries or other compensation, if any, of the officers and agents of the Company will be fixed from time to time by the Member.

(b) Any officer may resign as such at any time. Such resignation will be made in writing and will take effect at the time specified therein, or if no time be specified, at the time of its receipt by the Member. The acceptance of a resignation will not be necessary to make it effective, unless expressly so provided in the resignation. Any officer may be removed as such, either with or without cause, by the Member whenever in their judgment the best interests of the Company will be served thereby; provided, however, that such removal will be without prejudice to the contract rights, if any, of the Person so removed. Designation of an officer will not of itself create contract rights. Any vacancy occurring in any office of the Company (other than Manager) may be filled by the Member.

(c) The Executive Director & Secretary of the Company will be the Executive Director & Secretary of the Sole Member.

ARTICLE VII: MEETING OF MEMBER

7.01 Meetings.

(a) A quorum will be present at a meeting of the Sole Member if the holders of a Required Interest are represented at the meeting in person. With respect to any matter, other than a matter for which the affirmative vote of the holders of a specified portion of the Sharing Ratios of all Members entitled to vote is required by the Act or these Regulations, the affirmative vote of a Required Interest at a meeting of Members at which a quorum is present will be the act of the Members.

(b) All meetings of the Members will be held at the principal place of business of the Company or at such other place within or without the State of Texas as will be specified or fixed in the notices or waivers of notice thereof.

(c) Notwithstanding the other provisions of the Certificate of Formation or these Regulations, the chairman of the meeting or the holders of a Required Interest will have the power to adjourn such meeting from time to time, without any notice other than announcement at the

meeting of the time and place of the holding of the adjourned meeting. If such meeting is adjourned by the Members, such time and place will be determined by a vote of the holders of a Required Interest. Upon the resumption of such adjourned meeting, any business may be transacted that might have been transacted at the meeting as originally called.

(d) An annual meeting of the Members, for the election of the Member and for the transaction of such other business as may properly come before the meeting, will be held at such place, within or without the State of Texas, on such date and at such time as the Member will fix and set forth in the notice of the meeting, which date will be within thirteen months subsequent to the date of organization of the Company or the last annual meeting of Members, whichever most recently occurred.

(e) Special meetings of the Members for any proper purpose or purposes may be called at any time by the Member or the holders of at least ten percent of the Sharing Ratios of all Members. If not otherwise stated in or fixed in accordance with the remaining provisions hereof, the record date for determining Members entitled to call a special meeting is the date any Member first signs the notice of that meeting. Only business within the purpose or purposes described in the notice (or waiver thereof) required by these Regulations may be conducted at a special meeting of the Members.

(f) Written or printed notice stating the place, day, and hour of the meeting and, in the case of a special meeting, the purpose or purposes for which the meeting is called, will be delivered not less than ten nor more than sixty days before the date of the meeting, either personally or by mail, by or at the direction of the Member or Person calling the meeting, to each Member entitled to vote at such meeting. If mailed, any such notice will be deemed to be delivered when deposited in the United States mail, addressed to the Member at his address provided for in Section 13.02, with postage thereon prepaid.

(g) The date on which notice of a meeting of Members is mailed or the date on which the resolution of the Member declaring a distribution is adopted, as the case may be, will be the record date for the determination of the Members entitled to notice of or to vote at such meeting, including any adjournment thereof, or the Members entitled to receive such distribution.

(h) The right of Members to cumulative voting in the election of Member is expressly prohibited.

7.02 Voting List. The Member will make, at least ten days before each meeting of Members, a complete list of the Members entitled to vote at such meeting or any adjournment thereof, arranged in alphabetical order, with the address of and the Sharing Ratios held by each, which list, for a period of ten days prior to such meeting, will be kept on file at the registered office or principal place of business of the Company and will be subject to inspection by any Member at any time during usual business hours. Such list will also be produced and kept open at the time and place of the meeting and will be subject to the inspection of any Member during the whole time of the meeting. The original membership records will be prima-facie evidence as to who are the Members entitled to examine such list or transfer records or to vote at any meeting of Members. Failure to comply with the requirements of this Section will not affect the validity of any action taken at the meeting.

7.03 [Reserved].

7.04 Conduct of Meetings. All meetings of the Members will be presided over by the chairman of the meeting, who will be a Manager (or representative thereof) designated by a majority of the Member. The chairman of any meeting of Members will determine the order of business and the procedure at the meeting, including such regulation of the manner of voting and the conduct of discussion as seem to him in order.

7.05 [Reserved]

7.06 Member's Consent Required. Consent of a majority of Members is required, in accordance with Article 2.23(D) of the Act, to: (a) change the status of the Company from one which management is vested in one or more Member, or vice versa; (b) issue any additional Membership Interests in the Company subsequent to the issuance of Membership Interests to the initial Members of the Company; (c) approve any merger, conversion, share or interest exchange, or other transaction authorized by or subject to provisions of Part Ten of the Act; (d) voluntarily cause the dissolution of the Company; (e) authorize any transaction, agreement, or action on behalf of the Company that is unrelated to its purpose as set forth in the Regulations or Certificate of Formation or that otherwise contravenes these Regulations; or (f) authorize any act that would make it impossible to carry on the ordinary business of the Company.

Pursuant to Article 2.23(G) and (H) of the Act, consent of all of the Members is required to amend the Certificate of Formation if any capital has been paid into the Company. If no capital has been paid into the Company, a majority of the Members or Member may amend the Certificate of Formation.

7.07 Classes of Members; Voting. At an annual or special meeting called for that purpose, the Members may from time to time establish classes or groups of Members. One or more of the Members' groups or classes may have certain expressed relative rights, powers, and duties, including voting rights, to be established at the time when the classes or groups are created, with seniority granted to one or more class or group as designated by the Members.

ARTICLE VIII: INDEMNIFICATION

8.01 Right to Indemnification. Subject to the limitations and conditions as provided in this Article VIII, each Person who was or is made a party or is threatened to be made a party to or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative, arbitrative or investigative (hereinafter a "Proceeding"), or any appeal in such a Proceeding or any inquiry or investigation that could lead to such a Proceeding, by reason of the fact that he or she, or a Person of whom he or she is the legal representative, is or was a Manager of the Company or while a Manager of the Company is or was serving at the request of the Company as a Manager, director, officer, partner, venturer, proprietor, trustee, employee, agent, or similar functionary of another foreign or domestic limited liability company, corporation, partnership, joint venture, sole proprietorship, trust, employee benefit plan or other enterprise will be indemnified by the Company to the fullest extent permitted by the Act and the TBCA, as the same exist or may hereafter be amended (but, in the case of any such amendment, only to the extent that such

amendment permits the Company to provide broader indemnification rights than said law permitted the Company to provide prior to such amendment) against judgments, penalties (including excise and similar taxes and punitive damages), fines, settlements and reasonable expenses (including, without limitation, attorney's fees) actually incurred by such Person in connection with such Proceeding, and indemnification under this Article VIII will continue as to a Person who has ceased to serve in the capacity which initially entitled such Person to indemnity hereunder. The rights granted pursuant to this Article VIII will be deemed contract rights, and no amendments, modification or repeal of this Article VIII will have the effect of limiting or denying any such rights with respect to actions taken or Proceeding arising prior to any such amendment, modification, or repeal. It is expressly acknowledged that the indemnification provided in this Article VIII could involve indemnification for negligence or under theories of strict liability.

8.02 Advance Payment. The right to indemnification conferred in this Article VIII will include the right to be paid or reimbursed by the Company the reasonable expenses incurred by a Person of the type entitled to be indemnified under Section 8.01 who was, is or is threatened to be made a named defendant or respondent in a Proceeding in advance of the final disposition of the Proceeding and without any determination as to the Person's ultimate entitlement to indemnification; provided, however, that the payment of such expenses incurred by any such Person in advance of the final disposition of a Proceeding, will be made only upon delivery to the Company of a written affirmation by such person of his or her good faith belief that he has met the standard of conduct necessary for indemnification under this Article VIII and a written undertaking, by or on behalf of such Person, to repay all amounts so advanced if it will ultimately be determined that such indemnified Person is not entitled to be indemnified under this Article VIII or otherwise.

8.03 Indemnification of Officers, Employees and Agents. The Company, by adoption of a resolution of the Member, may indemnify and advance expenses to an officer, employee, or agent of the Company to the same extent and subject to the same conditions under which it may indemnify and advance expenses to Member under this Article VIII; and, the Company may indemnify and advance expenses to Persons who are not or were not Member, officers, employees, or agents of the Company but who are or were serving at the request of the Company as a Manager, director, officer, partner, venturer, proprietor, trustee, employee, agent or similar functionary of another foreign or domestic limited liability company, corporation, partnership, joint venture, sole proprietorship, trust, employee benefit plan or other enterprise against any liability asserted against him and incurred by him in such a capacity or arising out of his status as such a Person to the same extent that it may indemnify and advance expenses to Member under this Article VIII.

8.04 Appearance as a Witness. Notwithstanding any other provision of this Article VIII, the Company may pay or reimburse expenses incurred by a Manager in connection with his appearance as a witness or other participation in a Proceeding at a time when he is not a named defendant or respondent in the Proceeding.

8.05 Non-exclusivity of Rights. The right to indemnification and the advancement and payment of expenses conferred in this Article VIII will not be exclusive of any other right which a Manager or other Person indemnified pursuant to Section 8.03 may have or hereafter acquire under any law (common or statutory), provision of the Certificate of Formation or these Regulations, agreement, vote of disinterested Member or otherwise.

8.06 Insurance. The Company may purchase and maintain insurance, at its expense, to protect itself and any Person who is or was serving as a Manager, officer, employee or agent of the Company or is or was serving at the request of the Company as a Manager, director, officer, partner, venturer, proprietor, trustee, employee, agent or similar functionary of another foreign or domestic limited liability company, corporation, partnership, joint venture, sole proprietorship, trust, employee benefit plan or other enterprise against any expense, liability or loss, whether or not the Company would have the power to indemnify such Person against such expense, liability or loss under this Article VIII.

8.07 Member Notification. To the extent required by law, any indemnification of or advance of expenses to a Manager in accordance with this Article VIII will be reported in writing to the Members with or before the notice or waiver of notice of the next Members' meeting or with or before the next submission to Members of a consent to action without a meeting and, in any case, within the twelve month period immediately following the date of the indemnification or advance.

8.08 Savings Clause. If this Article VIII or any portion hereof will be invalidated on any ground by any court of competent jurisdiction, then the Company will nevertheless indemnify and hold harmless each Manager or any other Person indemnified pursuant to this Article VIII as to costs, charges, and expenses (including attorney's fees), judgments, fines and amounts paid in settlement with respect to any action, suit or Proceeding, whether civil, criminal, administrative or investigative to the full extent permitted by any applicable portion of this Article VIII that will not have been invalidated and to the fullest extent permitted by applicable law.

ARTICLE IX: TAXES

9.01 Tax Returns. The Member will cause to be prepared and filed all necessary federal and state income tax returns for the Company, including making the elections described in Section 9.02. Each Member will furnish to the Member all pertinent information in its possession relating to Company operations that is necessary to enable the Company's income tax returns to be prepared and filed.

9.02 Tax Elections. The Company will make the following elections on the appropriate tax returns:

- (a) to adopt the Company's fiscal year as January 1 - December 31.
- (b) to adopt the cash method of accounting for keeping the Company's books and records;
- (c) if a distribution of Company property as described in Section 734 of the Code occurs or if a transfer of a Membership Interest as described in Section 743 of the Code occurs, on written request of any Member, to elect, pursuant to Section 754 of the Code, to adjust the basis of Company properties;
- (d) to elect to amortize the organizational expenses of the Company and the startup expenditures of the Company under Section 195 of the Code ratably over a period of sixty months as permitted by Section 709(b) of the Code; and

(e) any other election the Member may deem appropriate and in the best interest of the Members.

Neither the Company nor any Manager or Member may make an election for the Company to be excluded from the application of the provisions of subchapter K of chapter 1 subtitle A of the Code or any similar provisions of applicable state law, and no provision of these Regulations (including, without limitation, Section 2.08) will be construed to sanction or approve such an election.

9.03 “Tax Matters Partner.” A majority of the Member will designate one Manager to be the “tax matters partner” of the Company pursuant to Section 6231 (a)(7) of the Code. Any Manager who is designated "tax matters partner" will take such action as may be necessary to cause each Member to become a "notice partner" within the meaning of Section 6223 of the Code. Any Manager who is designated “tax matters partner” will inform each Member of all significant matters that may come to its attention in its capacity as "tax matters partner" by giving notice thereof on or before the fifth Business Day after becoming aware thereof and, within that time, will forward to each Member copies of all significant written communications it may receive in that capacity. Any Manager who is designated "tax matters partner" may not take action contemplated by Section 6222 through 6232 of the Code without the consent of a Required Interest, but this sentence does not authorize such Manager (or any other Manager) to take any action left to the determination of a Member under Sections 6222 through 6232 of the Code.

ARTICLE X: BOOKS, RECORDS, REPORTS, AND BANK ACCOUNTS

10.01 Maintenance of Books. The Company will keep books and records of accounts and will keep minutes of the proceedings of its Member and each committee of the Member. The books of account for the Company will be maintained on a cash basis in accordance with the terms of these Regulations, except that the capital accounts of the Member will be maintained in accordance with Section 4.06. The calendar year will be the accounting year of the Company.

10.02 Accounts. The Member will establish and maintain one or more separate bank and investment accounts and arrangements for Company funds in the Company name with financial institutions and firms that the Member determine. The Member may not commingle the company’s funds with the funds of any Member; however, Company funds may be invested in a manner the same as or similar to the Member's investment of their own funds or investments by their Affiliates.

ARTICLE XI: BANKRUPTCY OF A MEMBER

11.01 Bankrupt Members. Subject to Section 12.01(b), if any Member becomes a Bankrupt Member, the Company will have the option, exercisable by notice from the Member to the Bankrupt Member (or its representative) at any time prior to the 180th day after receipt of notice of the occurrence of the event causing it to become a Bankrupt Member, to buy, and on the exercise of this option the Bankrupt Member or its representative will sell, its Membership Interest. The purchase price will be an amount equal to the fair market value thereof determined by agreement

by the Bankrupt Member (or its representative) and the Member; however, if those Persons do not agree on the fair market value on or before the thirtieth day following the exercise of the option, either such Person, by notice to the other, may require the determination of fair market value to be made by an independent appraiser specified in that notice. If the Person receiving that notice objects on or before the tenth day following receipt to the independent appraiser designated in that notice, and those Persons otherwise fail to agree on an independent appraiser, either such Person may petition the United States District Judge who is then senior in service, for the District and Division in which the registered office is located, to designate an independent appraiser. The determination of the independent appraiser, however designated, is final and binding on all parties. The Bankrupt Member and the Company each will pay one-half of the costs of the appraisal. The purchaser will pay the fair market value as so determined in four equal cash installments, the first due on closing and the remainder (together with accumulated interest on the amount unpaid at the General Interest Rate) due on each of the first three anniversaries thereof. The payment to be made to the Bankrupt Member or its representative pursuant to this Section 11.01 is in complete liquidation and satisfaction of all the rights and interest of the Bankrupt Member and its representative (and of all Persons claiming by, through, or under the Bankrupt Member and its representative) in and in respect of the Company, including, without limitation, any Membership Interest, any rights in specific Company property, and any rights against the Company and (insofar as the affairs of the Company are concerned) against the Members, and constitutes a compromise to which all Members have agreed pursuant to Article 5.02(D) of the Act.

ARTICLE XII: DISSOLUTION, LIQUIDATION, AND TERMINATION

12.01 Dissolution. The Company will dissolve and its affairs will be wound up on the first to occur of the following:

- (a) the written consent of a Required Interest;
 - (b) entry of a decree of judicial dissolution of the Company under Article 6.02 of the Act;
- and
- (c) by the act of the Member, if no capital has been paid into the Company.

Except as provided in Section 12.01(b), the death, expulsion, withdrawal, bankruptcy, or dissolution of the Member, or the occurrence of any other event that terminates the continued membership of the Member in the Company, will not cause a dissolution of the Company.

12.02 Purchase of Former Member's Membership Interest.

(a) Upon events of Section 12.01, excluding Article XI, the Company's books will be closed upon the date of the dissolution event, so as to determine the Former Member's Membership Interest value on the date ending all of the Former Member's financial interest in the Company.

(b) The Company will purchase the Membership Interest at its fair market value thereof, considering the valuation of Membership Interest in Section 12.02(b), as agreed upon the Former Member or its successor in interest and the Member. If these parties cannot agree on the fair market value on or

before the thirtieth day following the exercise of the option, either such Person, by notice to the other, may require the determination of fair market value to be made by an independent appraiser specified in that notice. If the Person receiving that notice objects on or before the tenth day following receipt to the independent appraiser designated in that notice, and those Persons otherwise fail to agree on an independent appraiser, either such Person may petition the United States District Judge who is then senior in service, for the District and Division in which the registered office is located, to designate an independent appraiser. The determination of the independent appraiser, however designated, is final and binding on all parties. The Former Member or its successor and the Company each will pay one-half of the costs of the appraisal. The purchaser will pay the fair market value as so determined in four equal cash installments, the first due on closing and the remainder (together with accumulated interest on the amount unpaid at the General Interest Rate) due on each of the first three anniversaries thereof. The payment to be made to the Former Member or its successor in interest pursuant to this Section 12.01 is in complete liquidation and satisfaction of all the rights and interest of the Former Member or its successor in interest in and in respect of the Company, including, without limitation, any Membership Interest, any rights in specific Company property, and any rights against the Company and (insofar as the affairs of the Company are concerned) against the Members, and constitutes a compromise to which all Members have agreed pursuant to Article 5.02(D) of the Act.

12.03 Liquidation and Termination. On dissolution of the Company, the Member will act as liquidator or may appoint one or more Members as liquidator. The liquidator will proceed diligently to wind up the affairs of the Company and make final distributions as provided herein and in the Act. The costs of liquidation will be borne as a Company expense. Until final distribution, the liquidator will continue to operate the Company properties with all of the power and authority of the Member. The steps to be accomplished by the liquidator are as follows:

(a) as promptly as possible after dissolution and again after final liquidation, the liquidator will cause a proper accounting to be made by a recognized firm of certified public accountants of the Company's assets, liabilities, and operations through the last day of the calendar month in which the dissolution occurs or the final liquidation is completed, as applicable;

(b) the liquidator will cause the notice described in Article 6.05(A)(2) of the Act to be mailed to each known creditor of and claimant against the Company in the manner described in such Article 6.05(A)(2);

(c) the liquidator will pay, satisfy, or discharge from Company funds all of the debts, liabilities, and obligations of the Company (including, without limitation, all expenses incurred in liquidation and any advances described in Section 4.05) or otherwise make adequate provision for payment and discharge thereof (including, without limitation, the establishment of a cash escrow fund for contingent liabilities in such amount and for such term as the liquidator may reasonably determine); and

(d) all remaining assets of the Company will be distributed to the Members as follows:

(i) the liquidator may sell any or all Company property, including to Members, and any resulting gain or loss from each sale will be computed and allocated to the capital accounts of the Members;

(ii) with respect to all Company property that has not been sold, the fair market value of that property will be determined and the capital accounts of the Members will be adjusted to reflect the manner in which the unrealized income, gain, loss, and deduction inherent in property that has not been reflected in the capital accounts previously would be allocated among the Members if there were a taxable disposition of that property for the fair market value of that property on the date of distribution; and

(iii) Company property will be distributed among the Members in accordance with the positive capital account balances of the Members, as determined after taking into account all capital account adjustments for the taxable year of the Company during which the liquidation of the company occurs (other than those made by reason of this clause (iii)); and those distributions will be made by the end of the taxable year of the Company during which the liquidation of the Company occurs (or, if later, ninety days after the date of liquidation).

All distributions in kind to the Members will be made subject to the liability of each distributee for costs, expenses, and liabilities theretofore incurred or for which the Company has committed prior to the date of termination and those costs, expenses, and liabilities will be allocated to the distributee pursuant to this Section 12.03. Upon completion of all distributions to the Member, such distribution will constitute a complete return to the Member of its Capital Contributions and release all claims against the Company and will constitute a compromise to which all Members have consented within the meaning of Article 5.02(D) of the Act. To the extent that a Member returns funds to the Company, it has no claim against any other Member for those funds.

12.04 Deficit Capital Accounts. Notwithstanding anything to the contrary contained in these Regulations, and notwithstanding any custom or rule of law to the contrary, to the extent that the deficit, if any, in the capital account of any Member results from or is attributable to deductions and losses of the Company (including non-cash items such as depreciation), or distributions of money pursuant to these Regulations to all Members in proportion to their respective Sharing Ratios, upon dissolution of the Company such deficit will not be an asset of the Company and such Members will not be obligated to contribute such amount to the Company to bring the balance of such Member's capital account to zero.

12.05 Articles of Dissolution. On completion of the distribution of Company assets as provided herein, the Company is terminated, and the Member (or such other Person or Persons as the Act may require or permit) will file Articles of Dissolution pursuant to Articles 6.07 and 6.08 of the Act with the Secretary of State of Texas along with a certificate from the comptroller that all franchise taxes have been paid, cancel any other filings made pursuant to Section 2.05, and take such other actions as may be necessary to terminate the Company.

ARTICLE XIII: GENERAL PROVISIONS

13.01 Offset. Whenever the Company is to pay any sum to any Member, any amounts that Member owes the Company may be deducted from that sum before payment.

13.02 Notices. Except as expressly set forth to the contrary in these Regulations, all notices, requests, or consents provided for or permitted to be given under these Regulations must be in writing and must be given either by depositing that writing in the United States mail, addressed to the recipient, postage paid, and registered or certified with return receipt requested or by delivering that writing to the recipient in person, by courier, or by facsimile transmission; and a notice, request, or consent given under these Regulations is effective on receipt by the Person to receive it. All notices, requests, and consents to be sent to a Member must be sent to or made at the addresses given for that Member on Exhibit A or in the instrument described in Section 3.03(c) or 3.04, or such other address as that Member may specify by notice to the other Members. Any notice, request, or consent to the Company or the Member must be given to the Member at the following address: 1110 Broadway, Marble Falls, Texas 78654. Whenever any notice is required to be given by law, the Certificate of Formation or these Regulations, a written waiver thereof, signed by the Person entitled to notice, whether before or after the time stated therein, will be deemed equivalent to the giving of such notice.

13.03 Entire Agreement; Supersedes Other Agreements. These Regulations include the entire agreement of the Members and their Affiliates relating to the Company and supersedes all prior contracts or agreements with respect to the Company, whether oral or written.

13.04 Effect of Waiver or Consent. A waiver or consent, express or implied, to or of any breach or default by any Person in the performance by that Person of its obligations with respect to the Company is not a consent or waiver to or of any other breach or default in the performance by that Person of the same or any other obligations of that Person with respect to the Company. Failure on the part of a Person to complain of any act of any Person or to declare any Person in default with respect to the Company, irrespective of how long that failure continues, does not constitute a waiver by that Person of its rights with respect to that default until the applicable statute-of-limitations period has run.

13.05 Amendment or Modification. These Regulations may be amended or modified from time to time only by a written instrument adopted by the Member and executed and agreed to by a Required Interest; provided, however, that (a) an amendment or modification reducing a Member's Sharing Ratio or increasing its Commitment (other than to reflect changes otherwise provided by these Regulations) is effective only with that Member's consent, (b) an amendment or modification reducing the required Sharing Ratio or other measure for any consent or vote in these Regulations is effective only with the consent or vote of Members having the Sharing Ratio or other measure theretofore required, and (c) amendments of the type described in Section 3.04 may be adopted as herein provided, (d) amendments to establish the relative rights and preferences of the Membership Interests of any class or series may be made by a committee of Member, within the authority of Member or otherwise provided in the Certificate of Formation, the BOC, the Act, or resolutions by Members forming the committee.

13.06 Binding Effect. Subject to the restrictions on Dispositions set forth in these Regulations, these Regulations are binding on and inure to the benefit of the Members and their respective heirs, legal representatives, successors, and assigns.

13.07 Governing Law; Severability. THESE REGULATIONS ARE GOVERNED BY AND WILL BE CONSTRUED IN ACCORDANCE WITH THE LAW OF THE STATE OF TEXAS, EXCLUDING ANY CONFLICT-OF-LAWS RULE OR PRINCIPLE THAT MIGHT REFER THE GOVERNANCE OR THE CONSTRUCTION OF THESE REGULATIONS TO THE LAW OF ANOTHER JURISDICTION. In the event of a direct conflict between the provisions of these Regulations and (a) any provision of the Certificate of Formation, or (b) any mandatory provision of the BOC, the Act or (to the extent such statutes are incorporated into the Act) the TBCA or the Texas Miscellaneous Corporation Laws Act, the application provision of the Certificate of Formation, the BOC, the Act, the TBCA or the Texas Miscellaneous Corporation Laws Act will control. If any provision of these Regulations or the application thereof to any Person or circumstance is held invalid or unenforceable to any extent, the remainder of these Regulations and the application of that provision to other Persons or circumstances is not affected thereby and that provision will be enforced to the greatest extent permitted by law.

13.08 Further Assurances. In connection with these Regulations and the transactions contemplated hereby, each Member will execute and deliver any additional documents and instruments and perform any additional acts that may be necessary or appropriate to effectuate and perform the provisions of these Regulations and those transactions.

13.09 Waiver of Certain Rights. Each Member irrevocably waives any right it may have to maintain any action for dissolution of the Company or for partition of the property of the Company.

13.10 Indemnification. To the fullest extent permitted by law, each Member will indemnify the Company, each Manager and each other Member and hold them harmless from and against all losses, costs, liabilities, damages, and expenses (including, without limitation, costs of suit and attorney's fees) they may incur on account of any breach by that Member of these Regulations.

13.11 Notice to Members of Provisions of this Agreement. By executing these Regulations, each Member acknowledges that it has actual notice of (a) all of the provisions of this agreement, including, without limitation, the restrictions on the transfer of Membership Interests set forth in Article III, and (b) all of the provisions of the Certificate of Formation, including, without limitation, the fact that the Certificate of Formation provide that no Member will have the preemptive right to acquire any Membership Interests or securities of any class that may at any time be issued, sold or offered for sale by the Company. Except as otherwise expressly provided by law, each Member hereby agrees that these Regulations constitute adequate notice of all such provisions, including, without limitation, any notice requirement under Article 2.19(D) of the TBCA and Chapter 8 of the Texas Uniform Commercial Code, and each Member hereby waives any requirement that any further notice thereunder be given.

13.12 Counterparts. These Regulations may be executed in any number of counterparts with the same effect as if all signing parties had signed the same instrument.

Following adoption of these Regulations for the Company by the Sole Member, the Member has executed these Regulations effective February ____, 2023.

MEMBER:

By: THF Housing Development Corporation

By: _____
Mark A. Mayfield,
President & CEO

Attest: _____

EXHIBIT A

**MEMBERSHIP INTERESTS AUTHORIZED
AND
PROPERTY CONTRIBUTED BY ORIGINAL MEMBER
OF THF Hillside Village GP, LLC**

NAME	INITIAL CAPITAL CONTRIBUTION	PROPERTY CONTRIBUTED	INITIAL SHARING RATIO
THF Housing Development Corporation	\$1,000.00	N/A	100%

CERTIFICATION

I HEREBY CERTIFY that I am the current acting President of the Board of Directors of the THF Housing Development Corporation, sole managing member of the THF Hillside Village GP, LLC, these twenty-eight (28) pages are a full, true and correct copy of the Regulations as adopted by the Corporation's Board of Directors and approved by the Board of Commissioners of the Texas Housing Foundation on February ____, 2023.

President

Secretary

TEXAS HOUSING FOUNDATION
A Texas Regional Housing Authority
RESOLUTION NO. 2023-0203

Authorizing the creation of THF PDV Mariposa GP, LLC, as well as authorizing it to act as the General Partner of THF Mariposa at Fredericksburg, LP, authorizing Mark Mayfield to execute documents and take necessary action to effectuate the Development of the Mariposa at Fredericksburg Apartments; and hold the organizational meeting of THF PDV Mariposa GP, LLC

A. Declarations and Premises:

1. The Texas Housing Foundation is a Texas regional housing authority authorized under state law to provide affordable housing to lower income residents at rents they can afford;

2. The Texas Housing Foundation (“THF”) has instrumentalities that it sponsors and maintains control over pursuant to the Texas Local Government Code. The THF Housing Development Corporation (hereinafter “the Corporation”) is an instrumentality of the THF.

3. The Corporation, as an instrumentality of THF, has been provided with an opportunity to participate in the development and operation of a new affordable housing apartment development in Fredericksburg, Texas named “Mariposa at Fredericksburg Apartments” (hereinafter “the Development”). Providers of the Development’s funding require the creation of a limited partnership in which to own the Development. As is customary in THF developments, the Corporation will act as the sole managing member of an LLC that will act as the general partner of the Development’s owner/limited partnership. Here, the Development’s limited partnership/owner shall be the THF Mariposa at Fredericksburg, LP, which was recently created (“the Partnership”). The recently-created limited liability company formed to act as the Partnership’s general partner is known as the THF PDV Mariposa GP, LLC (the “GP”). The Corporation shall act as the sole managing member of the GP. It is in the best interest of THF and the Corporation and the people they serve to approve/ratify the creation of the Partnership and the GP and to authorize the Corporation to act as the sole managing member of the GP. It is also in the best interest of THF and the Corporation and the people they serve to authorize the GP to act as general partner for the Partnership and for Mark Mayfield to sign on behalf of the Corporation, for the GP, and for the Partnership in order to own, rehabilitate and operate the Development and provide affordable housing consistent with the stated purpose of THF and its instrumentalities.

B. Resolutions of the Board:

1. In accordance with the purposes of the THF bylaws and associated organizational documents, the Corporation’s organizational documents, bylaws and stated purpose, as well as the laws of the State of Texas, the Board is authorized to approve, ratify and authorize the actions contemplated herein.

2. The Board hereby approves and, to the extent necessary, ratifies the creation of the Partnership and the GP.

3. The Board authorizes the Corporation to act as the sole managing member of the GP. The Board further authorizes the GP to act as the general partner for the Partnership and authorizes Mark Mayfield, as the president of the Corporation, to sign for the Corporation, for the GP, and for the Partnership in all actions taken in that capacity in order to own and operate the Development and provide affordable housing consistent with the stated purpose of THF and its instrumentalities.

**TEXAS HOUSING FOUNDATION
RESOLUTION NO. 2023-0203**

Page 2 of 2

4. The President & CEO, as well as authorized representatives of the Board shall take any reasonable and necessary action to effectuate the direction and intention of this resolution.

PASSED AND APPROVED February __, 2023.

By: _____

Attest: _____

OPERATING AGREEMENT

THF PDV Mariposa GP, LLC A Texas Limited Liability Company

This operating agreement, also known as regulations (the “Regulations”) of **THF PDV Mariposa GP, LLC** (the “Company”), adopted effective February ____, 2023, are adopted and executed by the Sole Member, THF Housing Development Corporation (as defined below) for the governance and operation of the business of the Company.

ARTICLE I: DEFINITIONS

1.01 The following terms have the following meanings in these Regulations:

“**Act**” means the Texas Limited Liability Company Act and any successor statute, as amended from time to time and now incorporated in the Texas Business Organizations Code.

“**Articles**” has the meaning given that term in Section 2.01.

“**Bankrupt Member**” means (except to the extent a Required Interest consents otherwise) any Member (a) that (i) makes a general assignment for the benefit of creditors; (ii) files a voluntary bankruptcy petition; (iii) becomes the subject of an order for relief or is declared insolvent in any federal or state bankruptcy or insolvency proceedings; (iv) files a petition or answer seeking for the Member a reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any law; (v) files an answer or other pleading admitting or failing to contest the material allegations of a petition filed against the Member in a Proceeding of the type described in subclauses (i) through (iv) of this clause (a); or (vi) seeks, consents to, or acquiesces in the appointment of a trustee, receiver, or liquidator of the Member's or of all or any substantial part of the Member's properties; or (b) against which a Proceeding seeking reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any law has been commenced and 120 days have expired without dismissal thereof or with respect to which, without the Member's consent or acquiescence, a trustee, receiver, or liquidator of the Member or of all or any substantial part of the Member's properties has been appointed and 90 days have expired without the appointment's having been vacated or stayed, or 90 days have expired after the date of expiration of a stay, if the appointment has not previously been vacated.

“**BOC**” means the Texas Business Organizations Code and any successor statute, as amended from time to time.

“Business Day” means any day other than a Saturday, a Sunday, or a holiday on which national banking associations in the State of Texas are closed.

“Capital Contribution” means any contribution by a Member to the capital of the Company.

“Code” means the Internal Revenue Code of 1986 and any successor statute, as amended from time to time.

“Commitment” means, subject in each case to adjustments on account of Dispositions of Membership Interests permitted by these Regulations, (a) in the case of a Member executing these Regulations or a Person acquiring that Membership Interest, the amount specified for that Member as its Commitment on Exhibit A, and (b) in the case of a Membership Interest issued pursuant to Section 3.04, the Commitment established pursuant thereto.

“Company” means **THF PDV Mariposa GP, LLC**, a Texas limited liability company.

“Default Interest Rate” means a rate per annum equal to the lesser of (a) ten percent plus a varying rate per annum that is equal to the interest rate publicly quoted by the Wall Street Journal from time to time as its prime commercial or similar reference interest rate, with adjustments in the varying rate to be made on the same date as any change in that rate, and (b) the maximum rate permitted by applicable law.

“Delinquent Member” has the meaning given that term in Section 4.03(a).

“Dispose,” “Disposing,” or “Disposition” means a sale, assignment, transfer, exchange, mortgage, pledge, grant of a security interest, or other disposition or encumbrance (including without limitation, by operation of law), or the acts thereof.

“Entity” means the THF Housing Development Corporation, a Texas nonprofit corporation and instrumentality of the Texas Housing Foundation, a Texas regional housing authority.

“General Interest Rate” means a rate per annum equal to the lesser of (a) varying rate per annum that is equal to the interest rate publicly quoted by the Wall Street Journal from time to time as its prime commercial or similar reference interest rate, with adjustments in that varying rate to be made on the same date as any change in that rate, and (b) the maximum rate permitted by applicable law.

“Manager” means any Person named in the Regulations as a Manager, who shall be the President of the Sole Member and any Person hereafter designated by the Sole Member as a Manager of the Company as provided in these Regulations but does not include any Person who has ceased to be a Manager of the Company.

“Member” means the THF Housing Development Corporation, a Texas nonprofit corporation and instrumentality of the Texas Housing Foundation, or successor entity that is an instrumentality of the Texas Housing Foundation, Texas, but does not include any Person or Entity who has ceased to be a Member of the Company.

“Membership Interest” means the interest of a Member in the Company, including, without limitation, rights to distributions (liquidating or otherwise), allocations, information, and to consent or approve.

“Person” has the meaning given that term in Article 1.02(A)(4) of the Act.

“Proceeding” has the meaning given that term in Section 8.01.

“Regulations” has the meaning given that term in the introductory paragraph.

“Required Interest” means one or more Members having among them at least 100% of the Sharing Ratios of all Members.

“TBCA” means the Texas Business Corporation Act and any successor statute, as amended from time to time.

Other terms defined herein have the meaning so given them.

1.02 Construction. Whenever the context requires, the gender of all words used in these Regulations included the masculine, feminine, and neuter. All references to Certificate of Formation and Sections refer to articles and sections of these Regulations, and all references to Exhibits are to Exhibits attached hereto, each of which is made a part hereof for all purposes.

ARTICLE II: ORGANIZATION

2.01 Formation. The Company has been organized as a Texas limited liability company by the filing of a Certificate of Formation of Organization (the “COF”) under the BOC and the Act and issuance of Certificate of Formation for the Company by the Texas Secretary of State.

2.02 Name. The name of the Company is **“THF PDV Mariposa GP, LLC”** and all Company business must be conducted in that name or such other names that comply with applicable law as the Member may select from time to time.

2.03 Registered Office, Registered Agent, Principal Office in the United States; Other Offices. The registered office of the Company required by the Act to be maintained in the State of Texas will be the office of the initial registered agent named in the Certificate of Formation or such other office (which need not be a place of business of the Company) as the Member may designate from time to time in the manner provided by law. The registered agent of the Company in the State of Texas will be the initial registered agent named in the Certificate of Formation or such other Person or Persons as the Member may designate from time to time in the manner provided by law. The principal office of the Company in the United States will be at the place that the Member may designate, and the Company will maintain records there as required by Article 2.22 of the Act and will keep the street address of such principal office at the registered office of the Company in the State of Texas.

2.04 Purposes. The purposes of the Company are those set forth in the Certificate of Formation.

2.05 Foreign Qualification. Prior to the Company's conducting business in any jurisdiction other than Texas, the Member will cause the Company to comply, to the extent procedures are available and those matters are reasonably within the control of the Member, with all requirements necessary to qualify the Company as a foreign limited liability company in that jurisdiction. At the request of the Member, each Member will execute, acknowledge, swear to, and deliver all certificates and other instruments conforming with these Regulations that are necessary or appropriate to qualify, continue, and terminate the Company as a foreign limited liability company in all such jurisdictions in which the Company may conduct business.

2.06 Term. The Company begins business on the date the Texas Secretary of State issues a certificate of filing of the certificate of formation for the Company and will continue in existence for the perpetual period according to the certificate of formation for the duration of the Company, or such earlier time as these Regulations may specify.

2.07 Mergers and Exchanges. The Company may be a party to (a) a merger, or (b) an exchange or acquisition of the type described in Article 10.06 of the Act, subject to the requirements of Section 6.01 (b)(ii).

2.08 No State-Law Partnership. The Members intend that the Company not be a partnership (including, without limitation, a limited partnership) or joint venture, and that no Member be a partner or joint venturer of any other Member, for any purposes other than federal and state tax purposes, and these Regulations may not be construed to suggest otherwise.

ARTICLE III: MEMBERSHIP; DISPOSITIONS OF INTERESTS

3.01 Initial Member. The initial Sole Member of the Company is the Entity executing these Regulations on the date of these Regulations as the sole Member, which is admitted to the Company as a Member effective with the execution by the Entity of these Regulations.

3.02 Representations and Warranties. The Member represents and warrants to the Company that (a) if that Member is a corporation, it is organized, existing, and in good standing under Texas law and is qualified and in good standing as a nonprofit corporation in Texas as its principal place of business; (b) that Member has full corporate, or other applicable power and authority to execute and agree to these Regulations and to perform its obligations hereunder and all necessary actions by the board of directors necessary for the authorization, execution, delivery, and performance of these Regulations by the Member have been taken; (c) the Member has executed and delivered these Regulations; and (d) the Member's authorization, execution, delivery, and performance of these Regulations do not conflict with any other agreement or arrangement to which that Member is a party or by which it is bound.

3.03 Restrictions on the Disposition of an Interest.

(a) A disposition of an interest in the Company may not be effected without the consent of the Member.

(b) Subject to the provisions of this Section 3.03, (i) an Entity to which an interest in the Company is transferred has the right to be admitted to the Company as a Member with the Sharing Ratio and the Commitment so transferred to such Person, if (A) the Member making such transfer grants the transferee the right to be so admitted, and (B) such transfer is consented to in accordance with Section 3.03(a), and (ii) the Company or (with the permission of the Company, which may be withheld in its sole discretion) a Lending Member may grant the purchaser of a Delinquent Member's interest in the Company at a foreclosure of the security interest therein granted pursuant to Section 4.03(b) the right to be admitted to the Company as a Member with such Sharing Ratio and such Commitment (no greater than the Sharing Ratio and the Commitment of the Member effecting such Disposition prior thereto) as they may agree.

(c) The Company may not recognize for any purpose any purported Disposition of all or part of a Membership Interest unless and until the other applicable provisions of this Section 3.03 have been satisfied and the Member has received, on behalf of the Company, a document (i) executed by both the Member effecting the Disposition (or if the transfer is on account of the death, incapacity, or liquidation of the transferor, its representative) and the Person to which the Membership interest or part thereof is Disposed, (ii) including the notice address of any Person to be admitted to the Company as a Member and its agreement to be bound by these Regulations in respect of the Membership Interest or part thereof being obtained, (iii) setting forth the Sharing Ratios and the Commitments after the Disposition of the Member effecting the Disposition and the Person to which the Membership Interest of part thereof is Disposed (which together must total the Sharing Ratio and the Commitment of the Member effecting the Disposition before the Disposition), and (iv) containing a representation and warranty that the disposition was made in accordance with all applicable laws and regulations (including securities laws) and, if the Person to which the Membership Interest or part thereof is Disposed is to be admitted to the Company, its representation and warranty that the representations and warranties in Section 3.02 are true and correct with respect to that Person. Each disposition and, if applicable, admission complying with the provisions of Section 3.03(b) is effective as of the first day of the calendar month immediately succeeding the month in which the Member receives the notification of Disposition and the other requirements of this Section 3.03 have been met.

(d) For the right of a Member to Dispose of a Membership Interest or any part thereof or of any Person to be admitted to the Company in connection therewith to exist or be exercised, (i) either (A) the Membership Interest of part thereof subject to the Disposition or admission must be registered under the Securities Act of 1933, as amended, and any applicable state securities laws or (B) the Company must receive a favorable opinion of the Company's legal counsel or of other legal counsel acceptable to the Member to the effect that the Disposition or admission is exempt from registration under those laws and (ii) the Company must receive a favorable opinion of the Company's legal counsel or of other legal counsel acceptable to the Member to the effect that the Disposition or admission, when added to the total of all other sales, assignments, or other dispositions within the preceding 12 months, would not result in the Company's being considered to have terminated within the meaning of the Code. The Member, however, may waive the requirements of this Section 3.03(d).

(e) The Member effecting a Disposition and any Person admitted to the Company in connection therewith will pay, or reimburse the Company for, all costs incurred by the Company in connection with the Disposition or admission (including, without limitation, the legal fees incurred in connection with the legal opinions referred to in Section 3.03(d)) on or before the tenth day after the receipt by that Person of the Company's invoice for the amount due. If payment is not made by the date due, the Person owing the amount will pay interest on the unpaid amount from the date due until paid at a rate per annum equal to the Default Interest Rate.

(f) If the interest is transferred by assignment, the fact of assignment itself entitles the assignee to the right of (i) allocation of income, gain, loss, deduction, credit, or similar items, and to receive distributions to which the assignor is entitled to the extent these items were assigned, and (ii) reasonable information or account of transactions of the Company and to make reasonable inspection of the books and records of the Company. If and until the assignee is made a Member by consent of a majority of the Members, the assignor continues as a Member. The assignee becomes liable as a Member upon admittance to Membership; and is liable for assignor's obligations, limited to those obligations that were ascertainable at admittance as a Member from these Regulations. The assignor continues to be liable to the Company regardless of assignment of his interest, in whole or in part.

3.04 Additional Members. Additional Persons or Entity may be admitted to the Company as Members and Membership Interests may be created and issued to those Persons and to existing Members at the direction of a majority of the Members, on such terms and conditions as the Member may determine at the time of admission. The terms of admission or issuance must specify the Sharing Ratios and the Commitments applicable thereto and may provide for the creation of different classes or groups of Members and having different rights, powers, and duties. The Member will reflect the creation of any new class or group in an amendment to these Regulations indicating the different rights, powers, and duties, and such an amendment need be executed only by the Member. Any such admission must comply with the provisions of Section 3.03(d)(i) and is effective only after the new Member has executed and delivered to the Member a document including the new Member's notice address, its agreement to be bound by these Regulations, and its representation and warranty that the representation and warranties in Section 3.02 are true and correct with respect to the new Member. The provisions of Section 3.03(c) will not apply to dispositions of Membership Interests.

3.05 Interest in a Member. A Member that is not a natural Person may not cause or permit an interest, direct or indirect, in itself to be disposed of such that, after the Disposition, (a) the Company would be considered to have terminated within the meaning of Section 708 of the Code or (b) without the consent of the Member and a Required Interest, that Member will cease to be controlled by substantially the same persons who control it as of the date of its admission to the Company. On any breach of the provisions of clause (b) of the immediately preceding sentence, the Company will have the option to buy, and on exercise of that option the breaching Member will sell, the breaching Member's Membership Interest, all in accordance with Section 11.01 as if the breaching Member were a Bankrupt Member.

3.06 Information.

(a) In addition to the other rights specifically set forth in these Regulations, each Member is entitled to all information to which that Member is entitled to have access pursuant to Article 2.22 of the Act under the circumstances and subject to the conditions therein stated. The Members agree, however, that the Member from time to time may determine, due to contractual obligations, business concerns, or other considerations, that certain information regarding the business, affairs, properties, and financial condition of the Company should be kept confidential and not provided to some or all other Members, and that it is not just or reasonable for those Members or assignees or representatives thereof to examine or copy that information.

(b) The Members acknowledge that, from time to time, they may receive information from or regarding the Company in the nature of trade secrets or that otherwise is confidential, the release of which may be damaging to the Company or Persons with which it does business. Each Member will hold in strict confidence any information it receives regarding the Company that is identified as being confidential (and if that information is provided in writing, that is so marked) and may not disclose it to any Person other than another Member or a Manager, except for disclosures (i) compelled by law (but the Member must notify the Member promptly of any request for that information, before disclosing it if practicable), (ii) to advisers or representatives of the Member or Persons to which that Member's Membership Interest may be Disposed as permitted by these Regulations, but only if the recipients have agreed to be bound by the provisions of this Section 3.06(b), or (iii) of information that Member also has received from a source independent of the Company that the Member reasonably believes obtained that information without breach of any obligation of confidentiality. The Members acknowledge that breach of the provisions of this Section 3.06(b) may cause irreparable injury to the Company for which monetary damages are inadequate, difficult to compute, or both. Accordingly, the Members agree that the provisions of this Section 3.06(b) may be enforced by specific performance.

3.07 Liability to Third Parties. No Member or Manager will be liable for the debts, obligations, or liabilities of the Company, including under a judgment decree or order of a court.

3.08 Withdrawal. A Member may withdraw from the Company with sixty days' notice to the Member of the Company, subject to dissolution of Section 12.01.

3.09 Lack of Authority. No Member (other than a Manager or an officer) has the authority or power to act for or on behalf of the Company, to do any act that would be binding on the Company, or to incur any expenditures on behalf of the Company.

ARTICLE IV: CAPITAL CONTRIBUTIONS

4.01 Initial Contributions. Contemporaneously with the execution by such Member of these Regulations, each Member will make the Capital Contributions described for that Member in Exhibit A.

4.02 Subsequent Contributions. Without creating any rights in favor of any third party, each Member will contribute to the Company, in cash, on or before the date specified as hereinafter

described, that Member's Sharing Ratio of all monies that in the judgment of the Member are necessary to enable the Company to cause the assets of the Company to be properly operated and maintained and to discharge its costs, expenses, obligations, and liabilities; provided, however, that a Member is not obligated to contribute a total amount that, when added to all Capital Contributions that Member previously has made pursuant to Section 4.01 or this Section 4.02, exceeds that Member's Commitment. The Member will notify each Member of the need for Capital Contributions pursuant to this Section 4.02 when appropriate, which written notice must include a statement in reasonable detail of the proposed uses of the Capital Contributions and a date (which date may be no earlier than the fifth business day following each Member's receipt of its notice) before the Capital Contributions must be made. Notices for Capital Contributions must be made to all Members in accordance with their Sharing Ratios.

4.03 Failure to Contribute.

(a) If a Member does not contribute by the time required all or any portion of a Capital Contribution that Member is required to make as provided in these Regulations, the Company may exercise, on notice to that Member (the "Delinquent Member"), one or more of the following remedies:

- (i) taking such action (including, without limitation, court proceedings) as the Member may deem appropriate to obtain payment by the Delinquent Member of the portion of the Delinquent Member's Capital Contribution that is in default, together with interest thereon at the Default Interest Rate from the date that the Capital Contribution was due until the date that it is made, all at the cost and expense of the Delinquent Member;
- (ii) permitting the other Members in proportion to their Sharing Ratios or in such other percentages as they may agree (the "Lending Member," whether one or more), to advance the portion of the Delinquent Member's Capital Contribution that is in default, with the following results:
 - (A) the sum advanced constitutes a loan from the Lending Member to the Delinquent Member and a Capital Contribution of that sum to the Company by the Delinquent Member pursuant to the applicable provisions of these Regulations,
 - (B) the principal balance of the loan and all accrued unpaid interest thereon is due and payable in whole on the tenth day after written demand therefor by the Lending Member to the Delinquent Member,
 - (C) the amount lent bears interest at the Default Interest Rate from the day that the advance is deemed made until the date that the loan, together with all interest accrued on it, is repaid to the Lending Member,
 - (D) all distributions from the Company that otherwise would be made to the Delinquent Member (whether before or after dissolution of the Company) instead will be paid to the Lending Member until the loan and all interest accrued on it have been paid in full to the Lending Member (with payments being applied first to accrued and unpaid interest and then to principal),

- (E) the payment of the loan and interest accrued on it is secured by a security interest in the Delinquent Member's Membership Interest, as more fully set in Section 4.03(b), and
- (F) the Lending Member has the right, in addition to the other rights and remedies granted to it pursuant to these Regulations or available to it at law or in equity, to take any action (including, without limitation, court proceedings) that the Lending Member may deem appropriate to obtain payment by the Delinquent Member of the loan and all accrued and unpaid interest on it, at the cost and expense of the Delinquent Member;
- (iii) exercising the rights of a secured party under the Uniform Commercial Code of the State of Texas, as more fully set forth in Section 4.03(b);
- (iv) reducing the Delinquent Member's Membership Interest or other interest in the Company;
- (v) subordination of the Delinquent Member's interest to the non-defaulting Member;
- (vi) a forced sale of the Delinquent Member's interest;
- (vii) forfeiture of the Delinquent Member's interest;
- (viii) determination of the value of the Delinquent Member's interest by appraisal or by formula and redemption or sale of the interest at that value; or
- (ix) exercising any other rights and remedies available at law or in equity.

(b) Each Member grants to the Company, and to each Lending Member with respect to any loans made by the Lending Member to that Member as a Delinquent Member pursuant to Section 4.03(a)(ii), as security, equally and ratably, for the payment of all Capital Contributions that Member has agreed to make and the payment of all loans and interest accrued on them made by Lending Members to that Member as a Delinquent Member pursuant to Section 4.03(a)(ii), a security interest in, and a general lien on its Membership Interest and the proceeds thereof, all under the Uniform Commercial Code of the State of Texas. It is expressly agreed that the security interest created thereby will be governed by Chapter 8 of the Uniform Commercial Code of the State of Texas. On any default in the payment of a Capital Contribution or in the payment of such a loan or interest accrued on it, the Company, or the Lending Member, as applicable, is entitled to all the rights and remedies of a secured party under the Uniform Commercial Code of the State of Texas with respect to the security interest granted in this Section 4.03(b). Each Member will execute and deliver to the Company and the other Members all financing statements and other instruments that the Member or the Lending Member, as applicable, may request to effectuate and carry out the preceding provisions of this Section 4.03(b). At the option of the Member or a Lending Member, these Regulations, or a carbon, photographic, or other copy hereof may serve as a financing statement.

(c) The obligation of a Delinquent Member or its legal representative or successor to make a contribution or otherwise pay cash or transfer property or to return cash or property paid or distributed to the Delinquent Member in violation of the Act or these Regulations may be compromised or released only by consent of all Members. Notwithstanding the compromise or release, a creditor of the Company who extends credit or otherwise acts in reasonable reliance on that obligation, after the Member signs a writing that reflects the obligation and before the writing is amended or canceled to reflect the compromise or release, may enforce the original obligation.

4.04 Return of Contributions. A Member is not entitled to the return of any part of its Capital Contributions or to be paid interest in respect of either its capital account or its Capital Contributions. An unrepaid Capital Contribution is not a liability of the Company or of any Member. A Member is not required to contribute or to lend any cash or property to the Company to enable the Company to return any Member's Capital Contributions.

4.05 Advances by Members. If the Company does not have sufficient cash to pay its obligations, any Member(s) that may agree to do so with the Member's consent may advance all or part of the needed funds to or on behalf of the Company. An advance described in this Section 4.05 constitutes a loan from the Member to the Company, bears interest at the General Interest Rate from the date of the advance until the date of payment and is not a Capital Contribution.

4.06 Capital Accounts. A capital account will be established and maintained for each Member. Each Member's capital account (a) will be increased by (i) the amount of money contributed by that Member to the Company, (ii) the fair market value of property contributed by that Member to the Company (net of liabilities secured by the contributed property that the Company is considered to assume or take subject to under Section 752 of the Code), and (iii) allocations to that Member of Company income and gain (or items thereof), including income and gain exempt from tax and income and gain described in Treas. Reg. § 1.704-1 (b)(2)(iv)(g), but excluding income and gain described in Treas. Reg. § 1.704-1 (b)(4)(i), and (b) will be decreased by (i) the amount of money distributed to that Member by the Company, (ii) the fair market value of property distributed to that Member by the Company (net of liabilities secured by the distributed property that the Member is considered to assume or take subject to under section 752 of the Code), (iii) allocations to that Member of expenditures of the Company described in Section 705(a)(2)(B) of the Code, and (iv) allocations of Company loss and deduction (or items thereof), including loss and deduction described in Treas. Reg. § 1.704-1 (b)(2)(iv)(g), but excluding items described in clause (b)(iii) above and loss or deduction described in Treas. Reg. § 1.704-1 (b)(4)(i) or § 1.704-1 (b)(4)(iii). The Member's capital accounts also will be maintained and adjusted as permitted by the provisions of Treas. Reg. § 1.704-1 (b)(2)(iv)(f) and as required by the other provisions of Treas. Reg. § 1.704-1 (b)(2)(iv) and 1.704-1 (b)(4), including adjustments to reflect the allocations to the Members of depreciation, depletion, amortization, and gain or loss as computed for tax purposes, as required by Treas. Reg. § 1.704-1 (b)(2)(iv)(g). A Member that has more than one Membership Interest will have a single capital account that reflects all its Membership Interests, regardless of the class of Membership Interests owned by that Member and regardless of the time or manner in which those Membership Interests were acquired. On the transfer of all or part of a Membership Interest, the capital account of the transferor that is attributable to the transferred Membership Interest or part thereof will carry over to the transferee Member in accordance with the provisions of Treas. Reg. § 1.704-1 (b)(2)(iv)(l).

ARTICLE V: ALLOCATIONS AND DISTRIBUTIONS

5.01 Allocations.

(a) Except as may be required by Section 704 (c) of the Code and Treas. Reg. § 1.704-1 (b)(2)(iv)(f)(4), all items of income, gain, loss, deduction, and credit of the Company will be allocated among the Members in accordance with their Sharing Ratios.

(b) All items of income, gain, loss, deduction, and credit allocable to any Membership Interest that may have been transferred will be allocated between the transferor and the transferee based on the portion of the calendar year during which each was recognized as owning that Membership Interest, without regard to the results of Company operations during any particular portion of that calendar year and without regard to whether cash distributions were made to the transferor or the transferee during that calendar year; provided, however, that this allocation must be made in accordance with a method permissible under Section 706 of the Code and the regulations thereunder.

(c) In the event any Member unexpectedly receives any adjustments, allocations or distributions described in Section 1.704-1 (b)(2)(ii)(d)(4), (5) or (6) of the Treas. Regs, items of the Company's income and gain will be specially allocated as a qualified income offset to each such Member in an amount and manner sufficient to eliminate, to the extent required by the Treas. Regs the Adjusted Capital Account Deficit of such Member as quickly as possible, provided that an allocation pursuant to this Section 5.01(c) will be made only if and to the extent that such Member has an Adjusted Capital Account Deficit after all other allocations provided for in this Article 5.01 have been tentatively made as if this Section 5.01(c) were not in these Regulations.

5.02 Distributions.

(a) From time to time (but at least once each calendar quarter) the Member will determine in their reasonable judgment to what extent (if any) the Company's cash on hand exceeds its current and anticipated needs, including, without limitation, for operating expenses, debt service, acquisitions, and a reasonable contingency reserve. If such an excess exists, the Member will cause the Company to distribute to the Members, in accordance with their Sharing Ratios, an amount in cash equal to that excess.

(b) From time to time the Member also may cause property of the Company other than cash to be distributed to the Members, which distribution must be made in accordance with their Sharing Ratios and may be made subject to existing liabilities and obligations. Immediately prior to such a distribution, the capital accounts of the Members will be adjusted as provided in Treas. Reg. § 1.704-1(b)(2)(iv)(f).

ARTICLE VI: MEMBER

6.01 Management by Member.

(a) Except for situations in which the approval of the Members is required by these Regulations or by nonwaivable provisions of applicable law, and subject to the provisions of Section 6.02, (i) the powers of the Company will be exercised by or under the authority of, and the business and affairs of the Company will be managed under the direction of, the Member; and (ii) the Member may make all decisions and take all actions for the Company not otherwise provided for in these Regulations, including, without limitation, the following:

- (i) entering into, making, and performing contracts, agreements, and other undertakings binding the Company that may be necessary, appropriate, or advisable in furtherance of the purposes of the Company and making all decisions and waivers thereunder;

- (ii) opening and maintaining bank and investment accounts and arrangements, drawing checks and other orders for the payment of money, and designating individuals with authority to sign or give instructions with respect to those accounts and arrangements;
- (iii) maintaining the assets of the Company in good order;
- (iv) collecting sums due the Company;
- (v) to the extent that funds of the Company are available therefor, paying debts and obligations of the Company;
- (vi) acquiring, utilizing for Company purposes, and Disposing of any asset of the Company;
- (vii) borrowing money or otherwise committing the credit of the Company for Company activities and voluntary prepayments or extensions of debt;
- (viii) selecting, removing, and changing the authority and responsibility of lawyers, accountants, and other advisers and consultants;
- (ix) obtaining insurance for the Company;
- (x) determining distributions of Company cash and other property as provided in Section 5.02;
- (xi) establishing a seal for the Company; and

(b) Notwithstanding the provisions of Section 6.01(a), the Member may not cause the Company to do any of the following without complying with the applicable requirements set forth below:

- (i) sell, lease, exchange or otherwise dispose of (other than by way of a pledge, mortgage, deed of trust or trust indenture) all or substantially all the Company's property and assets (with or without good will), other than in the usual and regular course of the Company's business, without complying with the applicable procedures set forth in the Act and the TBCA, including, without limitation, the requirement in Article 5.10 of the TBCA regarding approval by the Members (unless such provision is rendered inapplicable by another provision of applicable law); or
- (ii) be a party to (A) a merger, or (B) an exchange or acquisition of the type described in Article 10.06 of the Act, without complying with the applicable procedures set forth in the Act.

6.02 Actions by Member, Committee, Delegation of Authority and Duties.

(a) In managing the business and affairs of the Company and exercising its powers, the Member will act (i) collectively through meetings and written consents pursuant to Article VII; (ii) through committees pursuant to Section 6.02(b); and (iii) through Member to whom authority and duties have been delegated pursuant to Section 6.02(c).

(b) The Member may, from time to time, designate one or more committees, each of which will be comprised of one or more Member. Any such committee, to the extent provided in such resolution or in the certificate of formation or these Regulations, will have and may exercise all of the authority of the Member, subject to the limitations set forth in the BOC, the Act and the TBCA. At every meeting of any such committee, the presence of a majority of all the members thereof will constitute a quorum, and the affirmative vote of a majority of the members present will be necessary for the adoption of any resolution. The Member may dissolve any committee at any time, unless otherwise provided in the certificate of formation or these regulations.

(c) The Member may, from time to time, delegate to one or more Member such authority and duties as the Member may deem advisable. In addition, the Member may assign titles (including, without limitation, president, vice president, secretary, assistant secretary, treasurer, and assistant treasurer) to any such Manager. Unless the Member decide otherwise, if the title is one commonly used for officers of a business corporation formed under the TBCA, the assignment of such title will constitute the delegation to such Manager of the authority and duties that are normally associated with that office, subject to any specific delegation of authority and duties made pursuant to the first sentence of this Section 6.02(c). Any number of titles may be held by the same Manager. Any delegation pursuant to this Section 6.02(c) may be revoked at any time by the Member.

(d) Any Person dealing with the Company, other than a Member, may rely on the authority of any Manager or officer in taking any action in the name of the Company without inquiry into the provisions of these Regulations or compliance herewith, regardless of whether that action actually is taken in accordance with the provision of these Regulations.

6.03 Number and Term of Office. The number of members of the Company will be determined from time to time by resolution of the Member; provided, however, that no decrease in the number of Member that would have the effect of shortening the term of an incumbent Manager may be made by the Member. If the Member make no such determination, the number of Member will be the number set forth in the Certificate of Formation as the number of Member constituting the initial Member. Each Manager will hold office for the term for which he is elected and thereafter until his successor will have been elected and qualified, or until his earlier death, resignation, or removal. Unless otherwise provided in the Certificate of Formation, Member need not be Members or residents of the State of Texas.

6.04 Classification of Member. The number of classes of Member may be determined from time to time, each of which to be the number and term of each class to be determined at such time of their creation, at a meeting of Members. The whole number of Member of the Company need not be elected annually or at any scheduled meeting of the Members. At each meeting at which the Member are to be elected, the number of Member equal to the number of classes whose term expires at the time of such meeting will be elected to hold office until the next succeeding meeting at which the successors to be Member are to be elected.

6.05 Vacancies; Removal; Resignation. Any Manager position to be filled by reason of an increase in the number of Member or other reason may be filled by election at an annual or special meeting of Members called for that purpose. A Manager elected to fill a vacancy occurring other than by reason of an increase in the number of Member will be elected for the unexpired term of his predecessor in office. At any meeting of Members at which a quorum of Members is present called expressly for that purpose, or pursuant to a written consent adopted pursuant to these Regulations, any Manager may be removed, with or without cause, by a Required Interest. Any Manager may resign at any time. Such resignation will be made in writing and will take effect at the time specified therein, or if no time be specified, at the time of its receipt by the remaining Member. The acceptance of a resignation will not be necessary to make it effective, unless expressly so provided in the resignation.

6.06 Meetings.

(a) Unless otherwise required by law or provided in the Certificate of Formation or these Regulations, a majority of the total number the directors of the Sole Member fixed by, or in the manner provided in, the Certificate of Formation or these Regulations will constitute a quorum for the transaction of business of the Member, and the act of a majority of the directors of the Sole Member present at a meeting at which a quorum is present will be the act of the Member.

(b) Meetings of the Member may be held at such place or places as will be determined from time to time by resolution of the Member. At all meetings of the Member, business will be transacted in such order as will from time to time be determined by resolution of the Member. In connection with any annual meeting of Members at which Member were elected, the Member may, if a quorum is present, hold its first meeting for the transaction of business immediately after and at the same place as such annual meeting of the Members. Notice of such meeting at such time and place will not be required.

(c) Regular meetings of the Member will be held at such times and places as will be designated from time to time by resolution of the Member. Notice of such regular meetings will not be required.

(d) Special meetings of the Member may be called by any Manager on at least 24 hours' notice to each other Manager. Such notice need not state the purpose or purposes of, nor the business to be transacted at, such meeting, except as may otherwise be required by law or provided for by the Certificate of Formation or these Regulations.

6.07 Approval or Ratification of Acts or Contracts by Members. The Member in their discretion may submit any act or contract for approval or ratification at any annual meeting of the Members, or at any special meeting of the Members called for the purpose of considering any such act or contract, and any act or contract that will be approved or be ratified by a Required Interest will be as valid and as binding upon the Company and upon all the Members as if it will have been approved or ratified by every Member of the Company.

6.08 [Reserved]

6.09 Compensation. The Member will receive such compensation, if any, for its services as may be designated from time to time by the Member. In addition, the Member will be entitled to be reimbursed for out-of-pocket costs and expenses incurred in the course of its service hereunder, including the portion of their overhead reasonably allocable to Company activities.

6.10 Conflicts of Interest. Subject to the other express provisions of these Regulations, each Manager, Member, and officer of the Company at any time may engage in and possess interests in other business ventures of any and every type and description, independently or with others, including ones in competition with the Company, with no obligation to offer to the Company or any other Member, Manager, or officer the right to participate therein. The Company may transact business with any Manager, Member, officer, or Affiliate thereof, provided the terms of those transactions are no less favorable than those the Company could obtain from unrelated third parties.

6.11 Officers.

(a) The Member may, from time to time, designate one or more Persons to be officers of the Company. No officer need be a resident of the State of Texas, a Member, or a Manager. Any officers so designated will have such authority and perform such duties as the Member may, from time to time, delegate to them. The Member may assign titles to particular officers. Unless the Member decide otherwise, if the title is one commonly used for officers of a business corporation formed under the TBCA, the assignment of such title will constitute the delegation to such officer of the authority and duties that are normally associated with that office, subject to (i) any specific delegation of authority and duties made to such officer by the Member pursuant to the third sentence of this Section 6.011(a), or (ii) any delegation of authority and duties made to one or more Member pursuant to Section 6.02(c). Each officer will hold office until his successor will be duly designated and will qualify or until his death or until he will resign or will have been removed in the manner hereinafter provided. Any number of offices may be held by the Person. The salaries or other compensation, if any, of the officers and agents of the Company will be fixed from time to time by the Member.

(b) Any officer may resign as such at any time. Such resignation will be made in writing and will take effect at the time specified therein, or if no time be specified, at the time of its receipt by the Member. The acceptance of a resignation will not be necessary to make it effective, unless expressly so provided in the resignation. Any officer may be removed as such, either with or without cause, by the Member whenever in their judgment the best interests of the Company will be served thereby; provided, however, that such removal will be without prejudice to the contract rights, if any, of the Person so removed. Designation of an officer will not of itself create contract rights. Any vacancy occurring in any office of the Company (other than Manager) may be filled by the Member.

(c) The Executive Director & Secretary of the Company will be the Executive Director & Secretary of the Sole Member.

ARTICLE VII: MEETING OF MEMBER

7.01 Meetings.

(a) A quorum will be present at a meeting of the Sole Member if the holders of a Required Interest are represented at the meeting in person. With respect to any matter, other than a matter for which the affirmative vote of the holders of a specified portion of the Sharing Ratios of all Members entitled to vote is required by the Act or these Regulations, the affirmative vote of a Required Interest at a meeting of Members at which a quorum is present will be the act of the Members.

(b) All meetings of the Members will be held at the principal place of business of the Company or at such other place within or without the State of Texas as will be specified or fixed in the notices or waivers of notice thereof.

(c) Notwithstanding the other provisions of the Certificate of Formation or these Regulations, the chairman of the meeting or the holders of a Required Interest will have the power to adjourn such meeting from time to time, without any notice other than announcement at the

meeting of the time and place of the holding of the adjourned meeting. If such meeting is adjourned by the Members, such time and place will be determined by a vote of the holders of a Required Interest. Upon the resumption of such adjourned meeting, any business may be transacted that might have been transacted at the meeting as originally called.

(d) An annual meeting of the Members, for the election of the Member and for the transaction of such other business as may properly come before the meeting, will be held at such place, within or without the State of Texas, on such date and at such time as the Member will fix and set forth in the notice of the meeting, which date will be within thirteen months subsequent to the date of organization of the Company or the last annual meeting of Members, whichever most recently occurred.

(e) Special meetings of the Members for any proper purpose or purposes may be called at any time by the Member or the holders of at least ten percent of the Sharing Ratios of all Members. If not otherwise stated in or fixed in accordance with the remaining provisions hereof, the record date for determining Members entitled to call a special meeting is the date any Member first signs the notice of that meeting. Only business within the purpose or purposes described in the notice (or waiver thereof) required by these Regulations may be conducted at a special meeting of the Members.

(f) Written or printed notice stating the place, day, and hour of the meeting and, in the case of a special meeting, the purpose or purposes for which the meeting is called, will be delivered not less than ten nor more than sixty days before the date of the meeting, either personally or by mail, by or at the direction of the Member or Person calling the meeting, to each Member entitled to vote at such meeting. If mailed, any such notice will be deemed to be delivered when deposited in the United States mail, addressed to the Member at his address provided for in Section 13.02, with postage thereon prepaid.

(g) The date on which notice of a meeting of Members is mailed or the date on which the resolution of the Member declaring a distribution is adopted, as the case may be, will be the record date for the determination of the Members entitled to notice of or to vote at such meeting, including any adjournment thereof, or the Members entitled to receive such distribution.

(h) The right of Members to cumulative voting in the election of Member is expressly prohibited.

7.02 Voting List. The Member will make, at least ten days before each meeting of Members, a complete list of the Members entitled to vote at such meeting or any adjournment thereof, arranged in alphabetical order, with the address of and the Sharing Ratios held by each, which list, for a period of ten days prior to such meeting, will be kept on file at the registered office or principal place of business of the Company and will be subject to inspection by any Member at any time during usual business hours. Such list will also be produced and kept open at the time and place of the meeting and will be subject to the inspection of any Member during the whole time of the meeting. The original membership records will be prima-facie evidence as to who are the Members entitled to examine such list or transfer records or to vote at any meeting of Members. Failure to comply with the requirements of this Section will not affect the validity of any action taken at the meeting.

7.03 [Reserved].

7.04 Conduct of Meetings. All meetings of the Members will be presided over by the chairman of the meeting, who will be a Manager (or representative thereof) designated by a majority of the Member. The chairman of any meeting of Members will determine the order of business and the procedure at the meeting, including such regulation of the manner of voting and the conduct of discussion as seem to him in order.

7.05 [Reserved]

7.06 Member's Consent Required. Consent of a majority of Members is required, in accordance with Article 2.23(D) of the Act, to: (a) change the status of the Company from one which management is vested in one or more Member, or vice versa; (b) issue any additional Membership Interests in the Company subsequent to the issuance of Membership Interests to the initial Members of the Company; (c) approve any merger, conversion, share or interest exchange, or other transaction authorized by or subject to provisions of Part Ten of the Act; (d) voluntarily cause the dissolution of the Company; (e) authorize any transaction, agreement, or action on behalf of the Company that is unrelated to its purpose as set forth in the Regulations or Certificate of Formation or that otherwise contravenes these Regulations; or (f) authorize any act that would make it impossible to carry on the ordinary business of the Company.

Pursuant to Article 2.23(G) and (H) of the Act, consent of all of the Members is required to amend the Certificate of Formation if any capital has been paid into the Company. If no capital has been paid into the Company, a majority of the Members or Member may amend the Certificate of Formation.

7.07 Classes of Members; Voting. At an annual or special meeting called for that purpose, the Members may from time to time establish classes or groups of Members. One or more of the Members' groups or classes may have certain expressed relative rights, powers, and duties, including voting rights, to be established at the time when the classes or groups are created, with seniority granted to one or more class or group as designated by the Members.

ARTICLE VIII: INDEMNIFICATION

8.01 Right to Indemnification. Subject to the limitations and conditions as provided in this Article VIII, each Person who was or is made a party or is threatened to be made a party to or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative, arbitrative or investigative (hereinafter a "Proceeding"), or any appeal in such a Proceeding or any inquiry or investigation that could lead to such a Proceeding, by reason of the fact that he or she, or a Person of whom he or she is the legal representative, is or was a Manager of the Company or while a Manager of the Company is or was serving at the request of the Company as a Manager, director, officer, partner, venturer, proprietor, trustee, employee, agent, or similar functionary of another foreign or domestic limited liability company, corporation, partnership, joint venture, sole proprietorship, trust, employee benefit plan or other enterprise will be indemnified by the Company to the fullest extent permitted by the Act and the TBCA, as the same exist or may hereafter be amended (but, in the case of any such amendment, only to the extent that such

amendment permits the Company to provide broader indemnification rights than said law permitted the Company to provide prior to such amendment) against judgments, penalties (including excise and similar taxes and punitive damages), fines, settlements and reasonable expenses (including, without limitation, attorney's fees) actually incurred by such Person in connection with such Proceeding, and indemnification under this Article VIII will continue as to a Person who has ceased to serve in the capacity which initially entitled such Person to indemnity hereunder. The rights granted pursuant to this Article VIII will be deemed contract rights, and no amendments, modification or repeal of this Article VIII will have the effect of limiting or denying any such rights with respect to actions taken or Proceeding arising prior to any such amendment, modification, or repeal. It is expressly acknowledged that the indemnification provided in this Article VIII could involve indemnification for negligence or under theories of strict liability.

8.02 Advance Payment. The right to indemnification conferred in this Article VIII will include the right to be paid or reimbursed by the Company the reasonable expenses incurred by a Person of the type entitled to be indemnified under Section 8.01 who was, is or is threatened to be made a named defendant or respondent in a Proceeding in advance of the final disposition of the Proceeding and without any determination as to the Person's ultimate entitlement to indemnification; provided, however, that the payment of such expenses incurred by any such Person in advance of the final disposition of a Proceeding, will be made only upon delivery to the Company of a written affirmation by such person of his or her good faith belief that he has met the standard of conduct necessary for indemnification under this Article VIII and a written undertaking, by or on behalf of such Person, to repay all amounts so advanced if it will ultimately be determined that such indemnified Person is not entitled to be indemnified under this Article VIII or otherwise.

8.03 Indemnification of Officers, Employees and Agents. The Company, by adoption of a resolution of the Member, may indemnify and advance expenses to an officer, employee, or agent of the Company to the same extent and subject to the same conditions under which it may indemnify and advance expenses to Member under this Article VIII; and, the Company may indemnify and advance expenses to Persons who are not or were not Member, officers, employees, or agents of the Company but who are or were serving at the request of the Company as a Manager, director, officer, partner, venturer, proprietor, trustee, employee, agent or similar functionary of another foreign or domestic limited liability company, corporation, partnership, joint venture, sole proprietorship, trust, employee benefit plan or other enterprise against any liability asserted against him and incurred by him in such a capacity or arising out of his status as such a Person to the same extent that it may indemnify and advance expenses to Member under this Article VIII.

8.04 Appearance as a Witness. Notwithstanding any other provision of this Article VIII, the Company may pay or reimburse expenses incurred by a Manager in connection with his appearance as a witness or other participation in a Proceeding at a time when he is not a named defendant or respondent in the Proceeding.

8.05 Non-exclusivity of Rights. The right to indemnification and the advancement and payment of expenses conferred in this Article VIII will not be exclusive of any other right which a Manager or other Person indemnified pursuant to Section 8.03 may have or hereafter acquire under any law (common or statutory), provision of the Certificate of Formation or these Regulations, agreement, vote of disinterested Member or otherwise.

8.06 Insurance. The Company may purchase and maintain insurance, at its expense, to protect itself and any Person who is or was serving as a Manager, officer, employee or agent of the Company or is or was serving at the request of the Company as a Manager, director, officer, partner, venturer, proprietor, trustee, employee, agent or similar functionary of another foreign or domestic limited liability company, corporation, partnership, joint venture, sole proprietorship, trust, employee benefit plan or other enterprise against any expense, liability or loss, whether or not the Company would have the power to indemnify such Person against such expense, liability or loss under this Article VIII.

8.07 Member Notification. To the extent required by law, any indemnification of or advance of expenses to a Manager in accordance with this Article VIII will be reported in writing to the Members with or before the notice or waiver of notice of the next Members' meeting or with or before the next submission to Members of a consent to action without a meeting and, in any case, within the twelve month period immediately following the date of the indemnification or advance.

8.08 Savings Clause. If this Article VIII or any portion hereof will be invalidated on any ground by any court of competent jurisdiction, then the Company will nevertheless indemnify and hold harmless each Manager or any other Person indemnified pursuant to this Article VIII as to costs, charges, and expenses (including attorney's fees), judgments, fines and amounts paid in settlement with respect to any action, suit or Proceeding, whether civil, criminal, administrative or investigative to the full extent permitted by any applicable portion of this Article VIII that will not have been invalidated and to the fullest extent permitted by applicable law.

ARTICLE IX: TAXES

9.01 Tax Returns. The Member will cause to be prepared and filed all necessary federal and state income tax returns for the Company, including making the elections described in Section 9.02. Each Member will furnish to the Member all pertinent information in its possession relating to Company operations that is necessary to enable the Company's income tax returns to be prepared and filed.

9.02 Tax Elections. The Company will make the following elections on the appropriate tax returns:

- (a) to adopt the Company's fiscal year as January 1 - December 31.
- (b) to adopt the cash method of accounting for keeping the Company's books and records;
- (c) if a distribution of Company property as described in Section 734 of the Code occurs or if a transfer of a Membership Interest as described in Section 743 of the Code occurs, on written request of any Member, to elect, pursuant to Section 754 of the Code, to adjust the basis of Company properties;
- (d) to elect to amortize the organizational expenses of the Company and the startup expenditures of the Company under Section 195 of the Code ratably over a period of sixty months as permitted by Section 709(b) of the Code; and

(e) any other election the Member may deem appropriate and in the best interest of the Members.

Neither the Company nor any Manager or Member may make an election for the Company to be excluded from the application of the provisions of subchapter K of chapter 1 subtitle A of the Code or any similar provisions of applicable state law, and no provision of these Regulations (including, without limitation, Section 2.08) will be construed to sanction or approve such an election.

9.03 “Tax Matters Partner.” A majority of the Member will designate one Manager to be the “tax matters partner” of the Company pursuant to Section 6231 (a)(7) of the Code. Any Manager who is designated "tax matters partner" will take such action as may be necessary to cause each Member to become a "notice partner" within the meaning of Section 6223 of the Code. Any Manager who is designated “tax matters partner” will inform each Member of all significant matters that may come to its attention in its capacity as "tax matters partner" by giving notice thereof on or before the fifth Business Day after becoming aware thereof and, within that time, will forward to each Member copies of all significant written communications it may receive in that capacity. Any Manager who is designated "tax matters partner" may not take action contemplated by Section 6222 through 6232 of the Code without the consent of a Required Interest, but this sentence does not authorize such Manager (or any other Manager) to take any action left to the determination of a Member under Sections 6222 through 6232 of the Code.

ARTICLE X: BOOKS, RECORDS, REPORTS, AND BANK ACCOUNTS

10.01 Maintenance of Books. The Company will keep books and records of accounts and will keep minutes of the proceedings of its Member and each committee of the Member. The books of account for the Company will be maintained on a cash basis in accordance with the terms of these Regulations, except that the capital accounts of the Member will be maintained in accordance with Section 4.06. The calendar year will be the accounting year of the Company.

10.02 Accounts. The Member will establish and maintain one or more separate bank and investment accounts and arrangements for Company funds in the Company name with financial institutions and firms that the Member determine. The Member may not commingle the company’s funds with the funds of any Member; however, Company funds may be invested in a manner the same as or similar to the Member's investment of their own funds or investments by their Affiliates.

ARTICLE XI: BANKRUPTCY OF A MEMBER

11.01 Bankrupt Members. Subject to Section 12.01(b), if any Member becomes a Bankrupt Member, the Company will have the option, exercisable by notice from the Member to the Bankrupt Member (or its representative) at any time prior to the 180th day after receipt of notice of the occurrence of the event causing it to become a Bankrupt Member, to buy, and on the exercise of this option the Bankrupt Member or its representative will sell, its Membership Interest. The purchase price will be an amount equal to the fair market value thereof determined by agreement

by the Bankrupt Member (or its representative) and the Member; however, if those Persons do not agree on the fair market value on or before the thirtieth day following the exercise of the option, either such Person, by notice to the other, may require the determination of fair market value to be made by an independent appraiser specified in that notice. If the Person receiving that notice objects on or before the tenth day following receipt to the independent appraiser designated in that notice, and those Persons otherwise fail to agree on an independent appraiser, either such Person may petition the United States District Judge who is then senior in service, for the District and Division in which the registered office is located, to designate an independent appraiser. The determination of the independent appraiser, however designated, is final and binding on all parties. The Bankrupt Member and the Company each will pay one-half of the costs of the appraisal. The purchaser will pay the fair market value as so determined in four equal cash installments, the first due on closing and the remainder (together with accumulated interest on the amount unpaid at the General Interest Rate) due on each of the first three anniversaries thereof. The payment to be made to the Bankrupt Member or its representative pursuant to this Section 11.01 is in complete liquidation and satisfaction of all the rights and interest of the Bankrupt Member and its representative (and of all Persons claiming by, through, or under the Bankrupt Member and its representative) in and in respect of the Company, including, without limitation, any Membership Interest, any rights in specific Company property, and any rights against the Company and (insofar as the affairs of the Company are concerned) against the Members, and constitutes a compromise to which all Members have agreed pursuant to Article 5.02(D) of the Act.

ARTICLE XII: DISSOLUTION, LIQUIDATION, AND TERMINATION

12.01 Dissolution. The Company will dissolve and its affairs will be wound up on the first to occur of the following:

- (a) the written consent of a Required Interest;
 - (b) entry of a decree of judicial dissolution of the Company under Article 6.02 of the Act;
- and
- (c) by the act of the Member, if no capital has been paid into the Company.

Except as provided in Section 12.01(b), the death, expulsion, withdrawal, bankruptcy, or dissolution of the Member, or the occurrence of any other event that terminates the continued membership of the Member in the Company, will not cause a dissolution of the Company.

12.02 Purchase of Former Member's Membership Interest.

(a) Upon events of Section 12.01, excluding Article XI, the Company's books will be closed upon the date of the dissolution event, so as to determine the Former Member's Membership Interest value on the date ending all of the Former Member's financial interest in the Company.

(b) The Company will purchase the Membership Interest at its fair market value thereof, considering the valuation of Membership Interest in Section 12.02(b), as agreed upon the Former Member or its successor in interest and the Member. If these parties cannot agree on the fair market value on or

before the thirtieth day following the exercise of the option, either such Person, by notice to the other, may require the determination of fair market value to be made by an independent appraiser specified in that notice. If the Person receiving that notice objects on or before the tenth day following receipt to the independent appraiser designated in that notice, and those Persons otherwise fail to agree on an independent appraiser, either such Person may petition the United States District Judge who is then senior in service, for the District and Division in which the registered office is located, to designate an independent appraiser. The determination of the independent appraiser, however designated, is final and binding on all parties. The Former Member or its successor and the Company each will pay one-half of the costs of the appraisal. The purchaser will pay the fair market value as so determined in four equal cash installments, the first due on closing and the remainder (together with accumulated interest on the amount unpaid at the General Interest Rate) due on each of the first three anniversaries thereof. The payment to be made to the Former Member or its successor in interest pursuant to this Section 12.01 is in complete liquidation and satisfaction of all the rights and interest of the Former Member or its successor in interest in and in respect of the Company, including, without limitation, any Membership Interest, any rights in specific Company property, and any rights against the Company and (insofar as the affairs of the Company are concerned) against the Members, and constitutes a compromise to which all Members have agreed pursuant to Article 5.02(D) of the Act.

12.03 Liquidation and Termination. On dissolution of the Company, the Member will act as liquidator or may appoint one or more Members as liquidator. The liquidator will proceed diligently to wind up the affairs of the Company and make final distributions as provided herein and in the Act. The costs of liquidation will be borne as a Company expense. Until final distribution, the liquidator will continue to operate the Company properties with all of the power and authority of the Member. The steps to be accomplished by the liquidator are as follows:

(a) as promptly as possible after dissolution and again after final liquidation, the liquidator will cause a proper accounting to be made by a recognized firm of certified public accountants of the Company's assets, liabilities, and operations through the last day of the calendar month in which the dissolution occurs or the final liquidation is completed, as applicable;

(b) the liquidator will cause the notice described in Article 6.05(A)(2) of the Act to be mailed to each known creditor of and claimant against the Company in the manner described in such Article 6.05(A)(2);

(c) the liquidator will pay, satisfy, or discharge from Company funds all of the debts, liabilities, and obligations of the Company (including, without limitation, all expenses incurred in liquidation and any advances described in Section 4.05) or otherwise make adequate provision for payment and discharge thereof (including, without limitation, the establishment of a cash escrow fund for contingent liabilities in such amount and for such term as the liquidator may reasonably determine); and

(d) all remaining assets of the Company will be distributed to the Members as follows:

(i) the liquidator may sell any or all Company property, including to Members, and any resulting gain or loss from each sale will be computed and allocated to the capital accounts of the Members;

(ii) with respect to all Company property that has not been sold, the fair market value of that property will be determined and the capital accounts of the Members will be adjusted to reflect the manner in which the unrealized income, gain, loss, and deduction inherent in property that has not been reflected in the capital accounts previously would be allocated among the Members if there were a taxable disposition of that property for the fair market value of that property on the date of distribution; and

(iii) Company property will be distributed among the Members in accordance with the positive capital account balances of the Members, as determined after taking into account all capital account adjustments for the taxable year of the Company during which the liquidation of the company occurs (other than those made by reason of this clause (iii)); and those distributions will be made by the end of the taxable year of the Company during which the liquidation of the Company occurs (or, if later, ninety days after the date of liquidation).

All distributions in kind to the Members will be made subject to the liability of each distributee for costs, expenses, and liabilities theretofore incurred or for which the Company has committed prior to the date of termination and those costs, expenses, and liabilities will be allocated to the distributee pursuant to this Section 12.03. Upon completion of all distributions to the Member, such distribution will constitute a complete return to the Member of its Capital Contributions and release all claims against the Company and will constitute a compromise to which all Members have consented within the meaning of Article 5.02(D) of the Act. To the extent that a Member returns funds to the Company, it has no claim against any other Member for those funds.

12.04 Deficit Capital Accounts. Notwithstanding anything to the contrary contained in these Regulations, and notwithstanding any custom or rule of law to the contrary, to the extent that the deficit, if any, in the capital account of any Member results from or is attributable to deductions and losses of the Company (including non-cash items such as depreciation), or distributions of money pursuant to these Regulations to all Members in proportion to their respective Sharing Ratios, upon dissolution of the Company such deficit will not be an asset of the Company and such Members will not be obligated to contribute such amount to the Company to bring the balance of such Member's capital account to zero.

12.05 Articles of Dissolution. On completion of the distribution of Company assets as provided herein, the Company is terminated, and the Member (or such other Person or Persons as the Act may require or permit) will file Articles of Dissolution pursuant to Articles 6.07 and 6.08 of the Act with the Secretary of State of Texas along with a certificate from the comptroller that all franchise taxes have been paid, cancel any other filings made pursuant to Section 2.05, and take such other actions as may be necessary to terminate the Company.

ARTICLE XIII: GENERAL PROVISIONS

13.01 Offset. Whenever the Company is to pay any sum to any Member, any amounts that Member owes the Company may be deducted from that sum before payment.

13.02 Notices. Except as expressly set forth to the contrary in these Regulations, all notices, requests, or consents provided for or permitted to be given under these Regulations must be in writing and must be given either by depositing that writing in the United States mail, addressed to the recipient, postage paid, and registered or certified with return receipt requested or by delivering that writing to the recipient in person, by courier, or by facsimile transmission; and a notice, request, or consent given under these Regulations is effective on receipt by the Person to receive it. All notices, requests, and consents to be sent to a Member must be sent to or made at the addresses given for that Member on Exhibit A or in the instrument described in Section 3.03(c) or 3.04, or such other address as that Member may specify by notice to the other Members. Any notice, request, or consent to the Company or the Member must be given to the Member at the following address: 1110 Broadway, Marble Falls, Texas 78654. Whenever any notice is required to be given by law, the Certificate of Formation or these Regulations, a written waiver thereof, signed by the Person entitled to notice, whether before or after the time stated therein, will be deemed equivalent to the giving of such notice.

13.03 Entire Agreement; Supersedes Other Agreements. These Regulations include the entire agreement of the Members and their Affiliates relating to the Company and supersedes all prior contracts or agreements with respect to the Company, whether oral or written.

13.04 Effect of Waiver or Consent. A waiver or consent, express or implied, to or of any breach or default by any Person in the performance by that Person of its obligations with respect to the Company is not a consent or waiver to or of any other breach or default in the performance by that Person of the same or any other obligations of that Person with respect to the Company. Failure on the part of a Person to complain of any act of any Person or to declare any Person in default with respect to the Company, irrespective of how long that failure continues, does not constitute a waiver by that Person of its rights with respect to that default until the applicable statute-of-limitations period has run.

13.05 Amendment or Modification. These Regulations may be amended or modified from time to time only by a written instrument adopted by the Member and executed and agreed to by a Required Interest; provided, however, that (a) an amendment or modification reducing a Member's Sharing Ratio or increasing its Commitment (other than to reflect changes otherwise provided by these Regulations) is effective only with that Member's consent, (b) an amendment or modification reducing the required Sharing Ratio or other measure for any consent or vote in these Regulations is effective only with the consent or vote of Members having the Sharing Ratio or other measure theretofore required, and (c) amendments of the type described in Section 3.04 may be adopted as herein provided, (d) amendments to establish the relative rights and preferences of the Membership Interests of any class or series may be made by a committee of Member, within the authority of Member or otherwise provided in the Certificate of Formation, the BOC, the Act, or resolutions by Members forming the committee.

13.06 Binding Effect. Subject to the restrictions on Dispositions set forth in these Regulations, these Regulations are binding on and inure to the benefit of the Members and their respective heirs, legal representatives, successors, and assigns.

13.07 Governing Law; Severability. THESE REGULATIONS ARE GOVERNED BY AND WILL BE CONSTRUED IN ACCORDANCE WITH THE LAW OF THE STATE OF TEXAS, EXCLUDING ANY CONFLICT-OF-LAWS RULE OR PRINCIPLE THAT MIGHT REFER THE GOVERNANCE OR THE CONSTRUCTION OF THESE REGULATIONS TO THE LAW OF ANOTHER JURISDICTION. In the event of a direct conflict between the provisions of these Regulations and (a) any provision of the Certificate of Formation, or (b) any mandatory provision of the BOC, the Act or (to the extent such statutes are incorporated into the Act) the TBCA or the Texas Miscellaneous Corporation Laws Act, the application provision of the Certificate of Formation, the BOC, the Act, the TBCA or the Texas Miscellaneous Corporation Laws Act will control. If any provision of these Regulations or the application thereof to any Person or circumstance is held invalid or unenforceable to any extent, the remainder of these Regulations and the application of that provision to other Persons or circumstances is not affected thereby and that provision will be enforced to the greatest extent permitted by law.

13.08 Further Assurances. In connection with these Regulations and the transactions contemplated hereby, each Member will execute and deliver any additional documents and instruments and perform any additional acts that may be necessary or appropriate to effectuate and perform the provisions of these Regulations and those transactions.

13.09 Waiver of Certain Rights. Each Member irrevocably waives any right it may have to maintain any action for dissolution of the Company or for partition of the property of the Company.

13.10 Indemnification. To the fullest extent permitted by law, each Member will indemnify the Company, each Manager and each other Member and hold them harmless from and against all losses, costs, liabilities, damages, and expenses (including, without limitation, costs of suit and attorney's fees) they may incur on account of any breach by that Member of these Regulations.

13.11 Notice to Members of Provisions of this Agreement. By executing these Regulations, each Member acknowledges that it has actual notice of (a) all of the provisions of this agreement, including, without limitation, the restrictions on the transfer of Membership Interests set forth in Article III, and (b) all of the provisions of the Certificate of Formation, including, without limitation, the fact that the Certificate of Formation provide that no Member will have the preemptive right to acquire any Membership Interests or securities of any class that may at any time be issued, sold or offered for sale by the Company. Except as otherwise expressly provided by law, each Member hereby agrees that these Regulations constitute adequate notice of all such provisions, including, without limitation, any notice requirement under Article 2.19(D) of the TBCA and Chapter 8 of the Texas Uniform Commercial Code, and each Member hereby waives any requirement that any further notice thereunder be given.

13.12 Counterparts. These Regulations may be executed in any number of counterparts with the same effect as if all signing parties had signed the same instrument.

Following adoption of these Regulations for the Company by the Sole Member, the Member has executed these Regulations effective February ____, 2023.

MEMBER:

By: THF Housing Development Corporation

By: _____
Mark A. Mayfield,
President & CEO

Attest: _____

EXHIBIT A

**MEMBERSHIP INTERESTS AUTHORIZED
AND
PROPERTY CONTRIBUTED BY ORIGINAL MEMBER
OF THF PDV Mariposa GP, LLC**

NAME	INITIAL CAPITAL CONTRIBUTION	PROPERTY CONTRIBUTED	INITIAL SHARING RATIO
THF Housing Development Corporation	\$1,000.00	N/A	100%

CERTIFICATION

I HEREBY CERTIFY that I am the current acting President of the Board of Directors of the THF Housing Development Corporation, sole managing member of the THF PDV Mariposa GP, LLC, these twenty-eight (28) pages are a full, true and correct copy of the Regulations as adopted by the Corporation's Board of Directors and approved by the Board of Commissioners of the Texas Housing Foundation on February ____, 2023.

President

Secretary

THF

Housing

Development

Corporation

THF Housing Development Corporation

Minutes of Annual Meeting of the Board of Directors

January 31, 2023

PRESENT: Susan Hamm, Griff Morris, Phil Woods, Johnny White, Nancy Jackson

ABSENT: John Moman

OTHERS PRESENT: Mark Mayfield, Dominic Audino, Jonathan Coreas

There being a quorum present, the meeting was called to order.

FIRST ORDER OF BUSINESS: Discussion and possible approval of minutes of the meeting held on November 29, 2022. Phil Woods moved to approve the minutes as presented. Griff Morris seconded the motion. Upon vote the motion passed unanimously.

SECOND ORDER OF BUSINESS: Election of officers for new year: Motion was made by Nancy Jackson to continue with the same slate of Officers; those being Susan Hamm as Chair, Johnny White as Vice Chair and Griff Morris as Secretary for the new year, seconded by Phil Woods. The motion upon vote passed unanimously.

ADJOURN: The meeting was adjourned by Susan Hamm.

CERTIFICATION OF MINUTES

I HEREBY CERTIFY that I am the currently elected Chair of the Board of Directors of the THF Housing Development Corporation and the foregoing Minutes of the proceedings of the meeting of the Board of Directors of the THF Housing Development Corporation are accurate and adopted by the Board of Directors at the duly called meeting held on January 31, 2023.

Susan Hamm, Chair

Attest: _____
Griff Morris, Secretary

**THF HOUSING DEVELOPMENT CORPORATION
RESOLUTION NO. 2023-0201**

Authorizing the creation of THF Chisholm Trail GP II, LLC, as well as authorizing it to act as the General Partner of THF Chisholm Trail, LP, authorizing Mark Mayfield to execute documents and take necessary action to effectuate the acquisition and rehabilitation of the Chisholm Trail Apartments; and hold the organizational meeting of THF Chisholm Trail GP II, LLC

A. Declarations and Premises:

1. The Texas Housing Foundation is a Texas regional housing authority authorized under state law to provide affordable housing to lower income residents at rents they can afford;

2. The Texas Housing Foundation (“THF”) has instrumentalities that it sponsors and maintains control over pursuant to the Texas Local Government Code. The THF Housing Development Corporation (hereinafter “the Corporation”) is an instrumentality of the THF.

3. The Corporation, as an instrumentality of THF, has been provided with an opportunity to participate in the acquisition, rehabilitation and operation of an affordable housing apartment development in Houston, Texas named “Chisholm Trails Apartments” (hereinafter “the Development”). Providers of the Development’s funding require the creation of a limited partnership in which to own the Development. As is customary in THF developments, the Corporation will act as the sole managing member of an LLC that will act as the general partner of the Development’s owner/limited partnership. Here, the Development’s limited partnership/owner shall be the THF Chisholm Trails, LP, which was recently created (“the Partnership”). The recently-created limited liability company formed to act as the Partnership’s general partner is known as the THF Chisholm Trails GP II, LLC (the “GP”). The Corporation shall act as the sole managing member of the GP. It is in the best interest of THF and the Corporation and the people they serve to approve/ratify the creation of the Partnership and the GP and to authorize the Corporation to act as the sole managing member of the GP. It is also in the best interest of THF and the Corporation and the people they serve to authorize the GP to act as general partner for the Partnership and for Mark Mayfield to sign on behalf of the Corporation, for the GP, and for the Partnership in order to own, rehabilitate and operate the Development and provide affordable housing consistent with the stated purpose of THF and its instrumentalities.

B. Resolutions of the Board:

1. In accordance with the purposes of the THF bylaws and associated organizational documents, the Corporation’s organizational documents, bylaws and stated purpose, as well as the laws of the State of Texas, the Board is authorized to approve, ratify and authorize the actions contemplated herein.

2. The Board hereby approves and, to the extent necessary, ratifies the creation of the Partnership and the GP.

3. The Board authorizes the Corporation to act as the sole managing member of the GP. The Board further authorizes the GP to act as the general partner for the Partnership and authorizes Mark Mayfield, as the president of the Corporation, to sign for the Corporation, for the GP, and for the Partnership in all actions taken in that capacity in order to own and operate the Development and provide affordable housing consistent with the stated purpose of THF and its instrumentalities.

THE HOUSING DEVELOPMENT CORPORATION
RESOLUTION NO. 2023-0201
Page 2 of 2

4. The President & CEO, as well as authorized representatives of the Board shall take any reasonable and necessary action to effectuate the direction and intention of this resolution.

PASSED AND APPROVED February __, 2023.

By:_____

Attest:_____

**THF HOUSING DEVELOPMENT CORPORATION
RESOLUTION NO. 2023-0202**

Authorizing the creation of THF Hillside Village GP, LLC, as well as authorizing it to act as the General Partner of THF Hillside Village, LP, authorizing Mark Mayfield to execute documents and take necessary action to effectuate the acquisition and rehabilitation of the Hillside Village Apartments; and hold the organizational meeting of THF Hillside Village GP, LLC

A. Declarations and Premises:

1. The Texas Housing Foundation is a Texas regional housing authority authorized under state law to provide affordable housing to lower income residents at rents they can afford;

2. The Texas Housing Foundation (“THF”) has instrumentalities that it sponsors and maintains control over pursuant to the Texas Local Government Code. The THF Housing Development Corporation (hereinafter “the Corporation”) is an instrumentality of the THF.

3. The Corporation, as an instrumentality of THF, has been provided with an opportunity to participate in the acquisition, rehabilitation and operation of an existing affordable housing apartment development in Longview, Texas named “Hillside Village Apartments” (hereinafter “the Development”). Providers of the Development’s funding require the creation of a limited partnership in which to own the Development. As is customary in THF developments, the Corporation will act as the sole managing member of an LLC that will act as the general partner of the Development’s owner/limited partnership. Here, the Development’s limited partnership/owner shall be the THF Hillside Village, LP, which was recently created (“the Partnership”). The recently-created limited liability company formed to act as the Partnership’s general partner is known as the THF Hillside Village GP, LLC (the “GP”). The Corporation shall act as the sole managing member of the GP. It is in the best interest of THF and the Corporation and the people they serve to approve/ratify the creation of the Partnership and the GP and to authorize the Corporation to act as the sole managing member of the GP. It is also in the best interest of THF and the Corporation and the people they serve to authorize the GP to act as general partner for the Partnership and for Mark Mayfield to sign on behalf of the Corporation, for the GP, and for the Partnership in order to own, rehabilitate and operate the Development and provide affordable housing consistent with the stated purpose of THF and its instrumentalities.

B. Resolutions of the Board:

1. In accordance with the purposes of the THF bylaws and associated organizational documents, the Corporation’s organizational documents, bylaws and stated purpose, as well as the laws of the State of Texas, the Board is authorized to approve, ratify and authorize the actions contemplated herein.

2. The Board hereby approves and, to the extent necessary, ratifies the creation of the Partnership and the GP.

3. The Board authorizes the Corporation to act as the sole managing member of the GP. The Board further authorizes the GP to act as the general partner for the Partnership and authorizes Mark Mayfield, as the president of the Corporation, to sign for the Corporation, for the GP, and for the Partnership in all actions taken in that capacity in order to own and operate the Development and provide affordable housing consistent with the stated purpose of THF and its instrumentalities.

**THF HOUSING DEVELOPMENT CORPORATION
RESOLUTION NO. 2023-0202**

Page 2 of 2

4. The President & CEO, as well as authorized representatives of the Board shall take any reasonable and necessary action to effectuate the direction and intention of this resolution.

PASSED AND APPROVED February __, 2023.

By:_____

Attest:_____

**THF HOUSING DEVELOPMENT CORPORATION
RESOLUTION NO. 2023-0203**

Authorizing the creation of THF PDV Mariposa GP, LLC, as well as authorizing it to act as the General Partner of THF Mariposa at Fredericksburg, LP, authorizing Mark Mayfield to execute documents and take necessary action to effectuate the Development of the Mariposa at Fredericksburg Apartments; and hold the organizational meeting of THF PDV Mariposa GP, LLC

A. Declarations and Premises:

1. The Texas Housing Foundation is a Texas regional housing authority authorized under state law to provide affordable housing to lower income residents at rents they can afford;

2. The Texas Housing Foundation (“THF”) has instrumentalities that it sponsors and maintains control over pursuant to the Texas Local Government Code. The THF Housing Development Corporation (hereinafter “the Corporation”) is an instrumentality of the THF.

3. The Corporation, as an instrumentality of THF, has been provided with an opportunity to participate in the development and operation of a new affordable housing apartment development in Fredericksburg, Texas named “Mariposa at Fredericksburg Apartments” (hereinafter “the Development”). Providers of the Development’s funding require the creation of a limited partnership in which to own the Development. As is customary in THF developments, the Corporation will act as the sole managing member of an LLC that will act as the general partner of the Development’s owner/limited partnership. Here, the Development’s limited partnership/owner shall be the THF Mariposa at Fredericksburg, LP, which was recently created (“the Partnership”). The recently-created limited liability company formed to act as the Partnership’s general partner is known as the THF PDV Mariposa GP, LLC (the “GP”). The Corporation shall act as the sole managing member of the GP. It is in the best interest of THF and the Corporation and the people they serve to approve/ratify the creation of the Partnership and the GP and to authorize the Corporation to act as the sole managing member of the GP. It is also in the best interest of THF and the Corporation and the people they serve to authorize the GP to act as general partner for the Partnership and for Mark Mayfield to sign on behalf of the Corporation, for the GP, and for the Partnership in order to own, rehabilitate and operate the Development and provide affordable housing consistent with the stated purpose of THF and its instrumentalities.

B. Resolutions of the Board:

1. In accordance with the purposes of the THF bylaws and associated organizational documents, the Corporation’s organizational documents, bylaws and stated purpose, as well as the laws of the State of Texas, the Board is authorized to approve, ratify and authorize the actions contemplated herein.

2. The Board hereby approves and, to the extent necessary, ratifies the creation of the Partnership and the GP.

3. The Board authorizes the Corporation to act as the sole managing member of the GP. The Board further authorizes the GP to act as the general partner for the Partnership and authorizes Mark Mayfield, as the president of the Corporation, to sign for the Corporation, for the GP, and for the Partnership in all actions taken in that capacity in order to own and operate the Development and provide affordable housing consistent with the stated purpose of THF and its instrumentalities.

THF HOUSING DEVELOPMENT CORPORATION
RESOLUTION NO. 2023-0203

Page 2 of 2

4. The President & CEO, as well as authorized representatives of the Board shall take any reasonable and necessary action to effectuate the direction and intention of this resolution.

PASSED AND APPROVED February __, 2023.

By:_____

Attest:_____

**Set Next
Meeting Date**

**Summation &
Adjournment**