

TEXAS

HOUSING FOUNDATION

RAISING THE STANDARD OF LIVING



BOARD MEETING
MAY 30, 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 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 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 Snyder GP, LLC

THF Casa Brendan GP, LLC
THF Casa GP, LLC
THF Chisholm Trail GP, LLC
THF Chisholm Trail GP II, LLC
THF Chisholm Trail LP, LLC
THF Crystal Falls Preservation GP, LLC
THF Hillside Village 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, LLC
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 PDV Mariposa at Fred 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 Evant 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., May 30, 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 April 25, 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 2023-0501 ratifying the purchase of real property in Llano County, Texas to be used a Community Resource Center in Kingsland, Texas
9. Discussion and possible approval of Resolution 2023-0502 in connection with a bond inducement for multi-site bond issuance involving the following properties in which Texas Housing Foundation and its instrumentalities already have ownership interests: Highland Oaks Apartments and the Vistas Apartments in Marble Falls, Texas; Kingsland Trails and Townepark Kingsland Apartments in Kingsland, Texas; TownePark Fredericksburg in Fredericksburg, Texas; and the Sagebrush Apartments in Brady, Texas

B. THE HOUSING DEVELOPMENT CORPORATION

1. Call to order, roll call and determination of quorum
2. Discussion and approval of the minutes of meeting held on April 25, 2023

C. THE PUBLIC FACILITY CORPORATION

1. Call to order, roll call and determination of quorum
2. Discussion and approval of the minutes of meeting held on March 28, 2023
3. Discussion and possible approval of Resolution 2023-0501 in connection with a bond inducement for multi-site bond issuance involving the following properties in which Texas Housing Foundation and its instrumentalities already have ownership interests: Highland Oaks Apartments and the Vistas Apartments in Marble Falls, Texas; Kingsland Trails and Townepark Kingsland in Kingsland, Texas; Townepark Fredericksburg Apartments in Fredericksburg, Texas; and the Sagebrush Apartments in Brady, Texas

D. SET NEXT MEETING DATE

E. 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.

POSTING CERTIFICATION

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 on May 24, 2023, before 10:00 a.m. on the Texas Secretary of State's website, 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 Meeting
Board of Commissioners

PRESENT: Susan Hamm, Johnny White, Phil Woods, Nancy Jackson, John Moman

ABSENT: Griff Morris

DATE: April 25, 2023

OTHERS PRESENT: Mark Mayfield, Allison Milliorn, Dominic Audino, Lucy Murphy,
Jonathan Coreas, Wendy Lang

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.
4. **Discussion and approval of the minutes of the meeting held on March 28, 2023.** Motion was made by Phil Woods to approve the minutes for the meeting held on March 28, 2023. This motion was seconded by Johnny White. Upon vote, the motion passed unanimously.
5. **Report from President and Chief Executive Officer.** Mark Mayfield reported to the Board on the ongoing activities across the state. Comments were brief, but notice was taken of the closing of the new site for the Llano County CRC was scheduled for Monday, May 1st. New developments and potential new partnerships were briefly discussed as well. Lastly, he reminded the Board members of the Grand Opening ceremonies planned for Oak Grove Apartments were immediately following this meeting.
6. **Report from Director of Community Resources.** Lucy Murphy briefed the Board per the report presented in the packet. There were a few questions and comments from the Board. The planning processes for the new Llano County CRC were well underway.

7. **Report from Chief Operations Officer.** Allison Milliorn did a brief review of the COO report issued as well. Brief comments and questions on both reports were voiced.
8. **Discussion and possible approval of Resolution 2023-0401 authorizing transactions to effectuate the refinance of Townepark Fredericksburg Apartments.** After discussion, motion was made by Johnny White and seconded by John Moman. Upon vote, the motion passed unanimously.
9. **Discussion and possible approval of Resolution 2023-0402 authorizing transactions to effectuate the refinance of Townepark Kingsland Apartments.** After discussion, motion was made by Nancy Jackson and seconded by Phil Woods. Upon vote, the motion passed unanimously.

NEXT MEETING DATE. The next meeting was scheduled for Tuesday, May 30, 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 April 25, 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 – addition of Hays County
- Update - Lubbock properties
- Update – Bastrop firm commitment, Lubbock, Creedmoor
- Update – 2023 bond deal(s)
- Discussion on deal preservation deals vs. ongoing CRC development

**TEXAS HOUSING FOUNDATION
A TEXAS REGIONAL HOUSING AUTHORITY**

RESOLUTION NO. 2018-0101

Authorizing the addition of Bastrop and Hays Counties into the Texas Housing Foundation

A. Declarations and Premises:

1. The Texas Housing Foundation ("THF") is a Texas regional housing authority authorized under state law to provide affordable housing to lower income residents at rents they can afford;
2. There exists in Bastrop and Hays counties a shortage of safe and sanitary housing available to lower income residents at rents they can afford;
3. The Texas Housing Foundation ("THF") has significant experience in providing, developing, financing, and managing housing developments that are affordable to lower income residents and is currently attempting to provide affordable housing to residents of Bastrop and Hays counties;
4. It is in the best interest of the THF to admit Bastrop and Hays counties into the THF and to amend THF bylaws to the extent necessary to expedite this process.

B. Resolutions of the THF Board of Commissioners:

1. In accordance with the purposes of the THF bylaws and associated organizational documents, as well as the laws of the State of Texas, the THF Board of Commissioners is authorized to add additional member counties to the regional housing authority in order to further its purpose of making safe and sanitary housing available to lower income residents at rents they can afford and hereby resolves to admit Bastrop and Hays counties;
2. THF has formerly declared that there exists in Bastrop and Hays counties a need for safe and sanitary housing and hereby finds and resolves that that the admission of Bastrop and Hays counties into the Texas Housing Foundation will aid in making safe and sanitary housing available to lower income residents of Bastrop and Hays counties at rents they can afford;
3. Because the THF has significant experience in providing, developing, financing, and managing housing developments that are affordable to lower income residents, and because THF is currently active in Bastrop and Hays counties, the THF Board of Commissioners hereby finds that it is in the best interest of the THF and to Bastrop and Hays counties residents to admit Bastrop and Hays counties into the Texas Housing Foundation and to amend THF bylaws to the extent necessary to add a representative member from Bastrop and Hays counties, Texas to the THF Board and to expedite this process in any other manner necessary.
4. The President and CEO and the Board, as well as authorized representatives of THF shall take any reasonable and necessary action to effectuate the direction and intention of this resolution.

PASSED AND APPROVED January 30, 2018.

By: 

Attest: 



**DIRECTOR OF
COMMUNITY
RESOURCES
REPORT**



CRC

Community Resource Centers
of Texas Inc.

April 2023 Report



Texas A&M AgriLife Extension hosted a Matter of Balance series at Blanco County CRC to help seniors with fall prevention and to improve stability



830.693.0700



info@crctx.org



www.crctx.org



www.facebook.com/CRCofTX

Community Resource Centers of Texas, Inc.

Our mission is to create hope and change futures by joining forces with providers and connecting people to resources. Our vision is to see everyone end their day without worries for tomorrow..

CRCTX LOCATIONS



Burnet County (Home Office)



Blanco County



Llano County



Williamson County



Coming Soon: Llano County-Kingsland



CRCTX Highlights & Updates

Kingsland Update

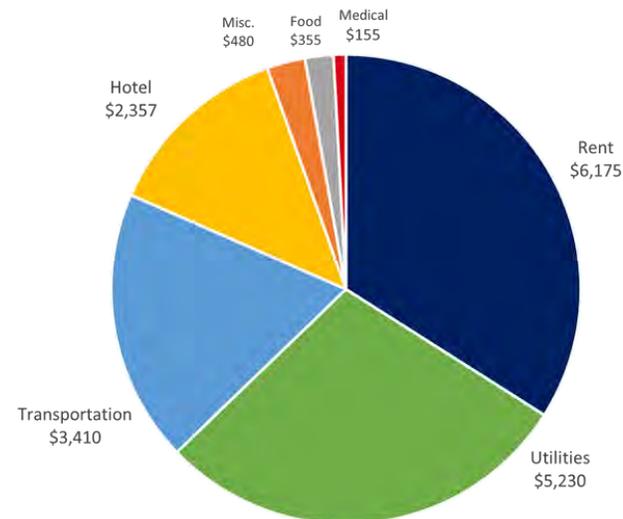
- Sale is completed and demolition of the interior walls is underway.
- Architects have started reviewing our needs and wish list.
- We toured Sharing the Harvest Food Pantry and the Kingsland Pregnancy & Life Center with the architect and met with those stakeholders.
- We have a revised front desk physical layout to accommodate the need for both client privacy and Site Coordinator safety. We are very excited about this update to our lobby design.
- We have completed multiple agency needs assessments and are in process of a client needs assessment survey with assistance from libraries and other organizations.
- We are doing specific outreach to the Spanish-speaking community and Hispanic churches.
- We have an upcoming meeting with First Baptist Church and Commissioner Raschke to discuss disaster preparedness efforts in Kingsland and how we can participate. They together call themselves “Partners in Crisis” and we would like to support that.

Financial Update: Year-to-Date Totals for All CRCTX Locations

Benevolence Totals

Incoming: \$9,105

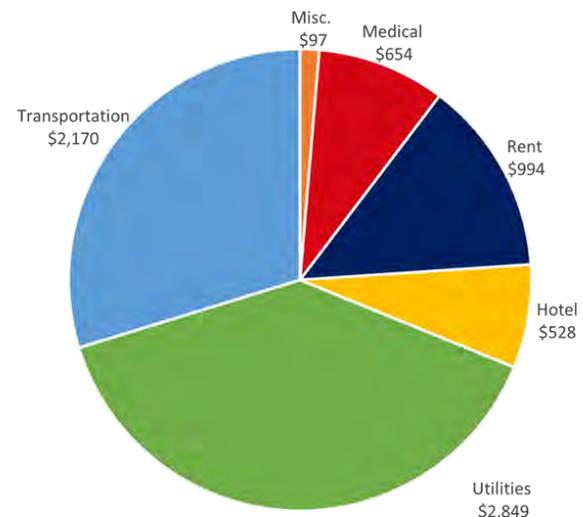
Outgoing: \$18,170



OARS Totals

Incoming: \$7,562

Outgoing: \$7,292





CRCTX Highlights & Updates



Top Donors - Year-to-Date

- Atmos Energy \$3,000
- Church of Horseshoe Bay \$2,568
- Kate Borota \$2,000
- Texas Materials \$2,000
- Garden Club Crafters \$1,500
- Blanco United Methodist \$1,500
- TJM Realty Group \$1,200
- Trinity Episcopal Church \$1,100



SO: Strategic Objectives

- SO 1:** Define aligned service providers
- SO 2:** Refine CRC Role in local homelessness initiative
- SO 3:** Conduct shared Highland Oaks/CRC partnership (RISE)
- SO 4:** Recognize local partners w/reports/gathering
- SO 5:** Prepare for growth
- SO 6:** Develop Llano County Kingsland CRC
- SO 7:** Write operational handbook
- SO 8:** Create CRC performance effectiveness model
- SO 9:** Conclude SIM Burnet County Project
- SO 10:** Determine ROI for navigation program
- SO 11:** Bring in no-strings funding [amended to allow strings]
- 2024 SO:** Explore satellite CRCs
- 2024 SO:** Employee development activities
- 2024 SO:** SIM Llano County
- 2024 SO:** Volunteer/Ambassador program
- Unplanned SO:** TAAHP Conference
- Unplanned SO:** BSW Collaboration
- Unplanned SO:** Williamson County Homelessness project
- Unplanned SO:** Complete updated CRC videos
- Unplanned SO:** Data - Measure What Matters for CRC 2023

Help for the Homeless Fund Year-to-Date Update

We are thankful to be entrusted as stewards for the Help for the Homeless Fund, formerly known as Haven for the Homeless Fund. The purpose of this fund is to meet needs for homelessness prevention & recovery, to help those who don't qualify for other programs, and to creatively address obstacles using local resources.

\$33,216

AMOUNT USED FROM H4H FUND

65

NUMBER OF CLIENTS HELPED

\$511

AVERAGE SPENT PER CLIENT





Blanco County Highlights



Jam & Jelly Making Class hosted at our CRC. This is the first of many senior social events that will be held at our CRC to keep Blanco County seniors active and engaged.

Meals On Wheels program is back at our CRC on Tuesdays. Meals are delivered by volunteers to local clients.

Senior Services: After the Senior Expo in March, we started programs for people ages 55 & up. Educational & Informative classes will be held on 2nd Fridays of the month and Resourceful/Playful events will be held on 4th Fridays.

Blanco Interagency Working Group meeting was held in April. There were 24 attendees representing several agencies in Blanco County.

Tenant Agency Updates: Grief Share Classes continue on Tuesdays with the Wesley Nurse; Matter of Balance classes restart on Thursdays; and MHDD now has a full-time staff member in-house who is a Care Navigator.

Community Outreach: We distributed supplies and CRC information to Blanco ISD for their annual Kindergarten Round Up and did presentations to local churches.

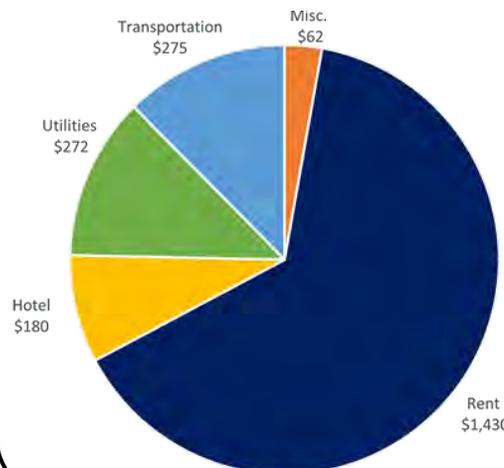
Client Storyboard

We started helping a couple in August of last year after the lady landed in the hospital from a car accident and the gentleman suffered a partial foot amputation. Since then, we have partnered with the local Wesley Nurse and Ministerial Alliance group to further assist the couple with partial rent, car and insurance payments. Recently, they came to our CRC and we assisted them with the application for Texas Rent Relief. She is now released to return to work so things are looking up for them.

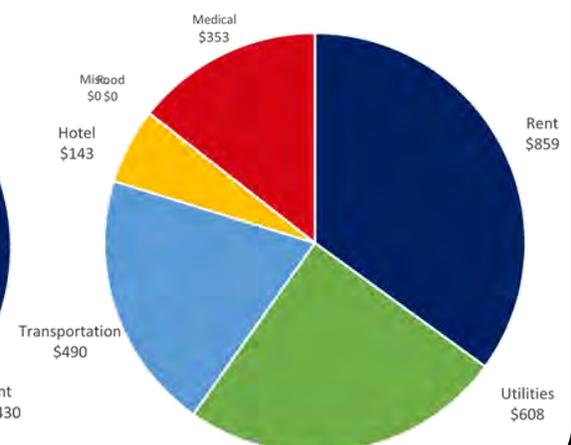


Financial Update - Year-to-Date Totals

Benevolence Incoming: \$1,090
Benevolence Outgoing: \$2,220



OARS Incoming: \$3,470
OARS Outgoing: \$2,452





Burnet County Highlights



Two of our loyal clients who we were able to assist with gaining stable housing after months of being homeless.

Agency Spotlight: Salvation Army-Burnet has paid the full tuition cost for 20 kids to attend a week-long summer camp in Dallas, TX. Many of these families are considered low-income and would not have had the opportunity to attend otherwise. They will also cover the transportation costs to and from the camp. What a great organization!

Older Adult Rural Services (OARS) program expanded and our site coordinator/navigator has been assisting residents at local senior living communities the past few months with any needs they may have.

Our Meeting & Conference Rooms were used for 45 meetings in April and saw approximately 177 meeting attendees. They are available for community use daily from 6:00 a.m. to 10:00 p.m.

Eldercare Fan Drive delivery arrived and we received 250 fans to be distributed to all four CRCTX locations. The fan drive happens annually between May and August.

Baylor Scott & White has approved \$4,500 in funding for transportation-related assistance for clients in 3 counties.

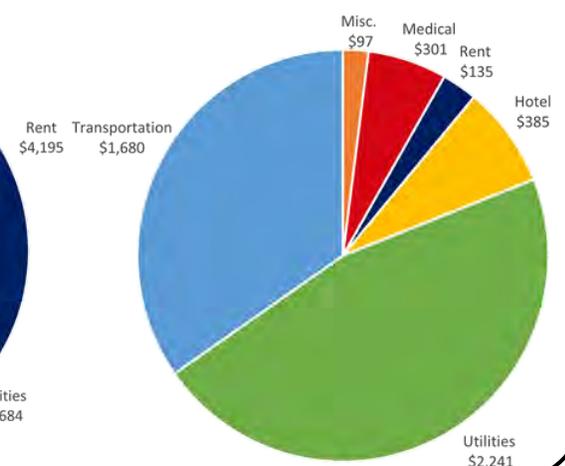
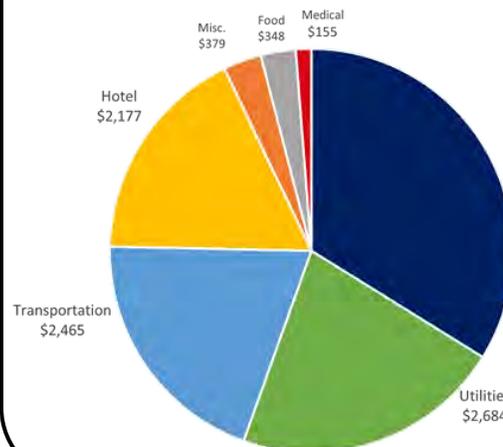
Client Storyboard

We had a 58-year-old widow contact us requesting assistance with rent. She works for a school district and was sick with COVID in April, but her doctor could not release her back to work yet, so she had to stay on a Leave of Absence without pay. She had to use all of her vacation & sick leave benefits and ultimately filed for unemployment temporarily until she could get released. Her rent is \$885. Given her circumstances, we were able to assist with \$750 from the Help for the Homeless Fund and pay the additional \$135 through our OARS program. She is now expected to return to work at the end of May.

Financial Update - Year-to-Date Totals

Benevolence Incoming: \$6,726
Benevolence Outgoing: \$12,411

OARS Incoming: \$4,092
OARS Outgoing: \$4,839



Llano County Highlights



Our CRC has been sponsoring Bingo Days at Townepark Kingsland Apartments the past few months as part of the new Resident Impact Services & Education (RISE) program.

Community Outreach: We went to the Llano Food Pantry to distribute information and resources about the CRC.

Tenant Agency Updates: Foundation Communities will be at our CRC every 1st and 3rd Tuesdays; LADI-Llano Alliance for Drug Intervention will be present every 3rd Wednesday of the month; and Hill Country Community Action is still assisting residents with utility assistance.

Professional Development: Our site coordinators participated in a Mental Health First Aid training in April. This was an all-day training that was coordinated through Bluebonnet Trails Community Services.

Peer Support Groups are starting up at our CRC on Mondays from 10:00 a.m. to 11:30 a.m. These groups are established to support mental health in adults.

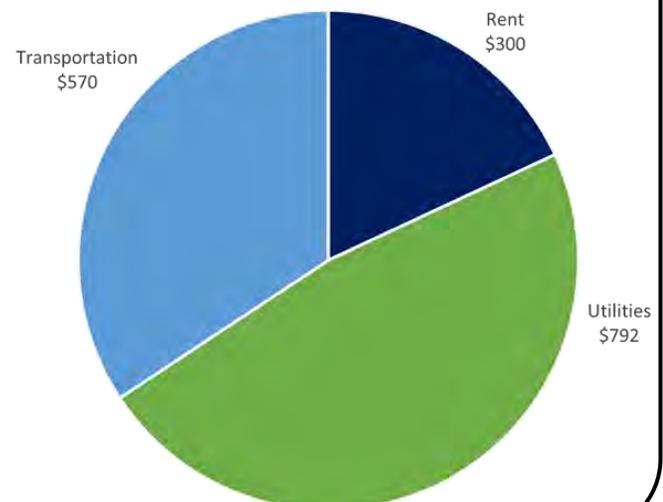
Client Storyboard

We recently encountered a 43 year old client who was experiencing a mental health crisis. The Llano County Sheriff's Department officer brought him in to see Hill Country MHDD. He had lost his job, insurance, and wallet. We were able to contact his apartment complex to get a copy of his ID and social security card. He had a notice for non-payment of rent. We contacted Hill Country Community Action to see if they had rental assistance still available. They required an application to be completed in order to help him so we contacted Kerrville State Hospital to assist him with this process. He was able to complete it and turn it in. Hill Country Community Action was able to get his rent paid for May and June.

Financial Update - Year-to-Date Totals

Benevolence Incoming: \$0

Benevolence Outgoing: \$1,662





Williamson County Highlights



English as a Second Language (ESL) classes are going so well, night classes will begin at our CRC starting in June.

Community Action has gotten approval to start GED classes at night starting in October. If classes reach capacity, the next step will be to have Adult Education Classes, HVAC, and Plumbing Certification classes.

Bertram Library has partnered with our CRC to start creating a Resource Guide. Our site coordinator will be at Bertram Library on Wednesdays from June-September to collaborate with the community and assist clients in need.

Vaccination Clinic was held at our CRC in April. This clinic was hosted by Williamson County and Cities Health District. We supplied rack cards & flyers for information.

Meet Your Neighbor Event is scheduled in May. THF property manager and tenant agencies will be participating in the event with our CRC. Twist and Giggles Balloons will be making balloon animals for San Gabriel Crossing residents. This is a great opportunity to connect residents with our services.

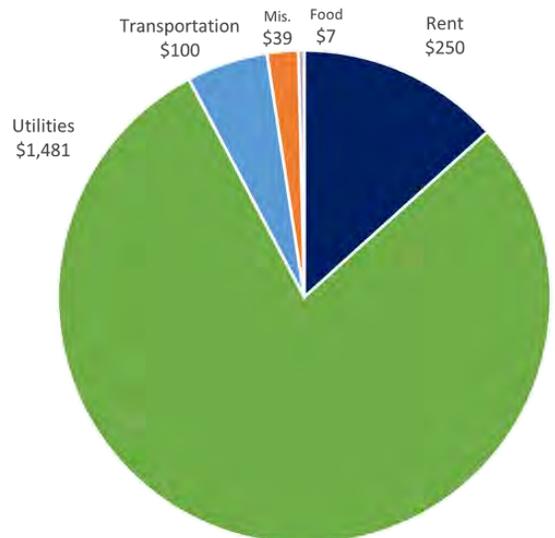
Client Storyboard

We worked with a client who had been sleeping in her vehicle for two days in Georgetown. During the intake and needs assessment, we discussed what led to her homelessness. She needed a Domestic Violence Shelter in Burnet County, yet she was in Williamson County. We referred her to the Hope Alliance & Highland Lakes Family Crisis Center to get on their waiting lists. In the meantime, we checked on hotel stay availability and provided a gas voucher so she could be safe for one night. Additional resources were given such as Operation Liberty Hill Food Pantry, Texas Health Benefits (SNAP, Medicaid), and Samaritan Health for medical care. We gave her a bag of food and she went to Operation Liberty Hill while residing in a hotel for the night. She made calls to the shelters and had a bed approved the following day. She had to quit work because of her abusive situation, so we asked her to call her old job back now that she was in a better situation. They reinstated her and she started work on the following Monday.

Financial Update - Year-to-Date Totals

Benevolence Incoming: \$1,289

Benevolence Outgoing: \$1,877



Community Resource Centers of Texas, Inc
Budget vs. Actuals: 2023 CRC - FY23 P&L Locations

April 2023

| | Blanco | | Burnet | | Liberty Hill | | Llano | | | Total | | % of Budget |
|-------------------------------------------------|---------------------|---------------------|---------------------|---------------------|--------------------|--------------------|---------------------|--------------------|---------------------|---------------------|----------------------|----------------|
| | Actual | Budget | Actual | Budget | Actual | Budget | Actual | Budget | over Budget | Budget | over Budget | |
| | Income | | | | | | | | | | | |
| 3346 Rental Income - Tenant | | | | | | | 177.50 | 177.50 | 0.00 | 177.50 | 0.00 | 100.00% |
| 3349 THF Funding - Payroll | 4,097.47 | 4,375.82 | 39,068.06 | 41,331.19 | 4,085.66 | 4,432.55 | 4,053.69 | 4,418.37 | -364.68 | 54,557.93 | -3,253.05 | 94.04% |
| 3500 THF Operational Funding | | | | 7,895.84 | | 1,850.84 | | 1,873.34 | -1,873.34 | 11,620.02 | -11,620.02 | 0.00% |
| 3501 Donations Unrestricted | | | 194.66 | | | | | | 0.00 | 0.00 | 194.66 | |
| 3504 Donations Restricted | | 931.67 | | | | | | | 0.00 | 931.67 | -931.67 | 0.00% |
| 3504.1 OARS | 1,600.00 | 166.67 | 867.00 | 483.00 | | | | | 0.00 | 649.67 | 1,817.33 | 379.73% |
| 3504.2 Benevolence | 200.00 | 166.67 | 2,800.00 | 833.34 | 630.00 | 166.67 | | 166.67 | -166.67 | 1,333.35 | 2,296.65 | 272.25% |
| Total 3504 Donations Restricted | \$ 1,800.00 | \$ 1,265.01 | \$ 3,667.00 | \$ 1,316.34 | \$ 630.00 | \$ 166.67 | \$ 0.00 | \$ 166.67 | -\$ 166.67 | \$ 2,914.69 | \$ 3,182.31 | 209.18% |
| Total Income | \$ 5,897.47 | \$ 5,640.83 | \$ 42,929.72 | \$ 50,543.37 | \$ 4,715.66 | \$ 6,450.06 | \$ 4,231.19 | \$ 6,635.88 | -\$ 2,404.69 | \$ 69,270.14 | -\$ 11,496.10 | 83.40% |
| Gross Profit | \$ 5,897.47 | \$ 5,640.83 | \$ 42,929.72 | \$ 50,543.37 | \$ 4,715.66 | \$ 6,450.06 | \$ 4,231.19 | \$ 6,635.88 | -\$ 2,404.69 | \$ 69,270.14 | -\$ 11,496.10 | 83.40% |
| Expenses | | | | | | | | | | | | |
| 4016 Admin Salaries | 3,078.50 | 3,270.31 | 31,799.47 | 32,546.62 | 3,037.83 | 3,270.31 | 3,014.47 | 3,270.31 | -255.84 | 42,357.55 | -1,427.28 | 96.63% |
| 4020 Health Insurance | 634.98 | 631.82 | 3,397.64 | 4,485.09 | 634.98 | 631.82 | 634.98 | 631.82 | 3.16 | 6,380.55 | -1,077.97 | 83.11% |
| 4025 Retirement - Safe Harbor | 93.87 | 99.62 | 1,006.18 | 976.13 | 91.89 | 101.13 | 92.69 | 100.75 | -8.06 | 1,277.63 | 7.00 | 100.55% |
| 4026 Retirement - Matching | | 66.41 | 363.16 | 650.75 | 61.26 | 67.42 | | 67.17 | -67.17 | 851.75 | -427.33 | 49.83% |
| 4030 Payroll Taxes | 239.39 | 257.35 | 2,427.94 | 2,521.66 | 234.34 | 261.25 | 236.36 | 260.27 | -23.91 | 3,300.53 | -162.50 | 95.08% |
| 4040 Overtime | 50.73 | 50.31 | 73.67 | 150.94 | 25.36 | 100.63 | 75.19 | 88.05 | -12.86 | 389.93 | -164.98 | 57.69% |
| 4102 Office Equipment & Furniture | | 16.67 | | 25.00 | | 62.50 | | 62.50 | -62.50 | 166.67 | -166.67 | 0.00% |
| 4105 Postage | | 5.00 | 15.78 | 41.67 | | 5.00 | | 5.00 | -5.00 | 56.67 | -40.89 | 27.85% |
| 4106 Office Supplies | | 83.34 | 150.75 | 500.00 | 40.04 | 83.34 | | 83.34 | -83.34 | 750.02 | -559.23 | 25.44% |
| 4107 Office Equip Rental | 138.71 | 125.00 | 222.37 | 291.67 | 117.27 | 125.00 | 93.69 | 125.00 | -31.31 | 666.67 | -94.63 | 85.81% |
| 4109 IT Hardware | | 83.34 | 16.82 | 125.00 | | 83.34 | | 83.34 | -83.34 | 375.02 | -358.20 | 4.49% |
| 4110 IT Software | | | 100.96 | 833.34 | | | | | 0.00 | 833.34 | -732.38 | 12.12% |
| 4111 Telephone | 337.43 | 254.17 | 1,037.02 | 950.00 | | | | | 0.00 | 1,204.17 | 170.28 | 114.14% |
| 4112 Internet | 525.00 | 550.00 | | | | | | | 0.00 | 550.00 | -25.00 | 95.45% |
| 4115 Employee Recognition | | 16.67 | 48.70 | 225.00 | | 16.67 | | 16.67 | -16.67 | 275.01 | -226.31 | 17.71% |
| 4116 Membership Dues | | 12.50 | | 25.00 | | 12.50 | | 8.34 | -8.34 | 58.34 | -58.34 | 0.00% |
| 4117 Events / Outreach | 75.00 | 166.67 | | 541.67 | 50.74 | 166.67 | 85.58 | 166.67 | -81.09 | 1,041.68 | -830.36 | 20.29% |
| 4119 Travel & Meetings | | 112.50 | 419.80 | 220.84 | 131.27 | 241.67 | 110.04 | 258.34 | -148.30 | 833.35 | -172.24 | 79.33% |
| 4120 Bank Fees | | 8.34 | | 8.34 | | 8.34 | | 8.34 | -8.34 | 33.36 | -33.36 | 0.00% |
| 4122 Screening Services | | 4.17 | | 4.17 | | 4.17 | | 4.17 | -4.17 | 16.68 | -16.68 | 0.00% |
| 4125 Homeless Program Expenses | | | 2,281.75 | | | | | | 0.00 | 0.00 | 2,281.75 | |
| 4200 Signage-Plaques | | 16.67 | | 41.67 | | 8.34 | | 8.34 | -8.34 | 75.02 | -75.02 | 0.00% |
| 4201 Printed Material | 20.48 | 50.00 | 129.48 | 166.67 | | 50.00 | | 50.00 | -50.00 | 316.67 | -166.71 | 47.36% |
| 4202 Internet Advertising - Employment | | 16.67 | | 16.67 | | 16.67 | | 16.67 | -16.67 | 66.68 | -66.68 | 0.00% |
| 4203 Marketing Advertising | | 8.34 | | 16.67 | | 8.34 | | 8.34 | -8.34 | 41.69 | -41.69 | 0.00% |
| 4301 Electricity | 463.00 | 583.34 | 304.37 | 550.00 | | | | | 0.00 | 1,133.34 | -365.97 | 67.71% |
| 4315 Water | 44.49 | 166.67 | 53.13 | 58.34 | | | | | 0.00 | 225.01 | -127.39 | 43.38% |
| 4325 Sewer | 44.70 | | 56.23 | 58.34 | | | | | 0.00 | 58.34 | 42.59 | 173.00% |
| 4335 Gas | | | 190.09 | | | | | | 0.00 | 0.00 | 190.09 | |
| 4340 Trash | 34.42 | 58.34 | | | | | | | 0.00 | 58.34 | -23.92 | 59.00% |
| 4341 Utilities Other | 14.00 | 14.00 | | | | | | | 0.00 | 14.00 | 0.00 | 100.00% |
| 4408 Janitorial Supplies | 50.98 | 83.34 | 38.49 | 250.00 | 117.48 | 83.34 | 111.46 | 83.34 | 28.12 | 500.02 | -181.61 | 63.68% |
| 4413 Keys & Locks | | | | 8.34 | | | | | 0.00 | 8.34 | -8.34 | 0.00% |
| 4418 Building Repairs | | 208.34 | | 333.34 | | | | | 0.00 | 541.68 | -541.68 | 0.00% |
| 4419 Equipment Repairs | | 41.67 | | 41.67 | | 41.67 | 55.00 | 41.67 | 13.33 | 166.68 | -111.68 | 33.00% |
| 4420 Building Maintenance | 283.71 | 125.00 | | 125.00 | | 41.67 | | 41.67 | -41.67 | 333.34 | -49.63 | 85.11% |
| 4500 Contract Costs - Pest Control | | 104.17 | 105.00 | 104.17 | | | | 104.17 | -104.17 | 312.51 | -207.51 | 33.60% |
| 4502 Contract Costs - IT Contract Labor | 93.75 | 166.67 | 375.00 | 333.34 | 37.50 | 166.67 | | 166.67 | -166.67 | 833.35 | -327.10 | 60.75% |
| 4503 Contract Costs - Marketing Admin | | | | 416.67 | | | | | 0.00 | 416.67 | -416.67 | 0.00% |
| 4516 Contract Costs - Custodian & Window Washer | 950.00 | 1,041.67 | 1,000.00 | 1,166.67 | 440.00 | 625.00 | 600.00 | 708.34 | -108.34 | 3,541.68 | -551.68 | 84.42% |
| 4900 Donations - Agencies | | | | 416.67 | | | | | 0.00 | 416.67 | -416.67 | 0.00% |
| 4901 Donations - Restricted | | | 425.00 | | | | | | 0.00 | 0.00 | 425.00 | |
| 4901.1 Benevolence | 344.31 | 166.67 | 2,165.63 | 833.34 | | 166.67 | 207.83 | 166.67 | 41.16 | 1,333.35 | 1,384.42 | 203.83% |
| 4901.3 OARS | 429.18 | 166.67 | 1,212.65 | 483.00 | | | | | 0.00 | 649.67 | 992.16 | 252.72% |
| Total 4901 Donations - Restricted | \$ 773.49 | \$ 333.34 | \$ 3,803.28 | \$ 1,316.34 | \$ 0.00 | \$ 166.67 | \$ 207.83 | \$ 166.67 | \$ 41.16 | \$ 1,983.02 | \$ 2,801.58 | 241.28% |
| Total Expenses | \$ 7,946.63 | \$ 8,832.42 | \$ 49,417.08 | \$ 50,543.46 | \$ 5,019.96 | \$ 6,450.13 | \$ 5,317.29 | \$ 6,635.96 | -\$ 1,318.67 | \$ 72,461.97 | -\$ 4,761.01 | 93.43% |
| Net Operating Income | -\$ 2,049.16 | -\$ 3,191.59 | -\$ 6,487.36 | -\$ 0.09 | -\$ 304.30 | -\$ 0.07 | -\$ 1,086.10 | -\$ 0.08 | -\$ 1,086.02 | -\$ 3,191.83 | -\$ 6,735.09 | 311.01% |
| Net Income | -\$ 2,049.16 | -\$ 3,191.59 | -\$ 6,487.36 | -\$ 0.09 | -\$ 304.30 | -\$ 0.07 | -\$ 1,086.10 | -\$ 0.08 | -\$ 1,086.02 | -\$ 3,191.83 | -\$ 6,735.09 | 311.01% |

Community Resource Centers of Texas, Inc

Balance Sheet

As of April 30, 2023

| | TOTAL |
|----------------------------------------------------------|---------------------|
| ASSETS | |
| Current Assets | |
| Bank Accounts | |
| 1059799 OARS - Burnet County | 6,902.41 |
| 1156595 Benevolence Burnet County | 9,775.36 |
| 1216993 Community Resource Centers of Texas | 19,127.07 |
| Homeless Restricted Donation | 10,094.42 |
| Restricted Henna Donation | 150,199.85 |
| Total 1216993 Community Resource Centers of Texas | 179,421.34 |
| 1234640 OARS - Blanco County | 5,147.18 |
| 1254192 Benevolence Liberty Hill | 1,001.03 |
| 1270008 Llano Benevolence | 2,974.66 |
| 1275714 Benevolence Blanco County | 26,925.62 |
| Total Bank Accounts | \$232,147.60 |
| Total Current Assets | \$232,147.60 |
| TOTAL ASSETS | \$232,147.60 |
| LIABILITIES AND EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Credit Cards | |
| 4246 3153 1304 0394 Chase | 527.65 |
| Total Credit Cards | \$527.65 |
| Total Current Liabilities | \$527.65 |
| Total Liabilities | \$527.65 |
| Equity | |
| Opening Balance Equity | -83,821.61 |
| Retained Earnings | 321,037.95 |
| Net Income | -5,596.39 |
| Total Equity | \$231,619.95 |
| TOTAL LIABILITIES AND EQUITY | \$232,147.60 |



**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



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Financial Status

Closing/Fee Revenue:

Bond Issuance Fees - \$420,000

Bond Admin Fees - \$252,000 (25,867 rec'd)

Legal Fees - \$130,000

Developer Fees - \$460,000

Contractor Fees - \$340,000 (48,579 rec'd)

Incentive Mgmt Fees - \$63,000 (86,634 rec'd)

GP Distributions - \$34,000 (345,680 rec'd)

Asset Mgmt Fees - \$20,000

ERC Receivable (in installments) - 1,292,109
(2022/2023) -

July 2022 - 90K

~May 2023 - \$506,622

Reserve Balance (5.22.23) - \$81,309, detailed
below

THFPFC - 10,237

THF - 15,580

THFHDC - 13,864

THFSHC - 15,000

THFDC - 10,760

THFHOC - 15,868



Property Updates

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

🏠 Property

📱 Update

| | |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Chandler Place | <ul style="list-style-type: none">  Occupancy - 79.2%  Past Due Recerts - 7  Staffing- hiring part time manager  Delinquent Rent - 743  Maintenance - dumpster repairs, restriping needed |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Costa Esmeralda | <ul style="list-style-type: none">  Occupancy - 93.8%  Past Due Recerts - 11  Staffing- stable  Delinquent Rent - 15,690  Maintenance - restriping, french drain needed, playground mulch |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Creek View | <ul style="list-style-type: none">  Occupancy - 89.3%, 90%, 93.8%  Past Due Recerts - 1  Staffing- hiring manager  Delinquent Rent - 85  Maintenance - seal/stripe needed |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Townepark Fredericksburg | <ul style="list-style-type: none">  Occupancy - 89.6%, 95.5%  Past Due Recerts - 10  Staffing- stable  Delinquent Rent - 135  Maintenance - erosion repair, seal/stripe, pool fence repair |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



Property Updates

Notable updates per property under management:

Property

Update

| | |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Gateway Northwest</p> | <ul style="list-style-type: none">  Occupancy - 91.7%  Past Due Recerts - 0  Staffing- stable  Delinquent Rent - 11,631  Maintenance -sidewalk repairs, mulch for playground |
| <p>Highland Oaks</p> | <ul style="list-style-type: none">  Occupancy - 98.7%  Past Due Recerts - 0  Staffing- stable  Delinquent Rent - 0  Maintenance - tree trimming, ramp reconfiguration, fence repairs |
| <p>Hill Country Villas</p> | <ul style="list-style-type: none">  Occupancy - 96.1%  Past Due Recerts - 0  Staffing- Stable  Delinquent Rent - 1,588  Maintenance - landscaping installation |
| <p>Kingsland Trails</p> | <ul style="list-style-type: none">  Occupancy - 97.4%  Past Due Recerts - 0  Staffing- hiring mgr  Delinquent Rent -5,238  Maintenance - seal/stripe, asphalt repair, roof repairs |



Property Updates

Notable updates per property under management:

🏠 Property

📢 Update

| | |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Oak Creek Townhomes | <ul style="list-style-type: none">  Occupancy - 96.2%  Past Due Recerts - 6  Staffing- stable  Delinquent Rent - 3,113  Maintenance - bldg 1 settling, tree trimming, seal/stripe |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Oasis Cove | <ul style="list-style-type: none">  Occupancy - 34.4%  Past Due Recerts - 2  Staffing- stable  Delinquent Rent - 0  Maintenance - storm repairs due at end of month |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Park Ridge | <ul style="list-style-type: none">  Occupancy - 92.2%  Past Due Recerts - 1  Staffing- stable  Delinquent Rent - 135  Maintenance - drainage repairs, recoat pool area |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sagebrush | <ul style="list-style-type: none">  Occupancy - 95%  Past Due Recerts - 0  Staffing- Stable  Delinquent Rent - 1,480  Maintenance - need tax credit allocation to make repairs |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



Property Updates

Notable updates per property under management:

Property

Update

| | |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| San Gabriel | <ul style="list-style-type: none">  Occupancy - 92.1%  Past Due Recerts - 4  Staffing- stable  Delinquent Rent - 1,441  Maintenance - playground mulch, leaf guards needed |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Southwest Village | <ul style="list-style-type: none">  Occupancy - 58.3%  Past Due Recerts - 1  Staffing- no staff pending transitional housing updates  Delinquent Rent - 0  Maintenance - no maintenance |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Vistas | <ul style="list-style-type: none">  Occupancy - 93.5%  Past Due Recerts - 1  Staffing- needs new assistant  Delinquent Rent - 804  Maintenance - stair repairs underway |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Townepark Kingsland | <ul style="list-style-type: none">  Occupancy - 98.7%  Past Due Recerts - 0  Staffing- Stable  Delinquent Rent - 0  Maintenance - ramps needed, roof repairs |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



Property Updates

Notable updates per property under management:

Property

Update

| | |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Trails of Brady</p> | <ul style="list-style-type: none">  Occupancy - 93.1%  Past Due Recerts - 2  Staffing- stable  Delinquent Rent - 7,844  Maintenance - minor items |
| <p>Westwind of Lamesa</p> | <ul style="list-style-type: none">  Occupancy - 85%  Past Due Recerts - 2  Staffing- stable  Delinquent Rent - 4,572  Maintenance - speed bumps, erosion control |
| <p>Oak Grove</p> | <ul style="list-style-type: none">  Occupancy - 46.67%  Past Due Recerts - 0  Staffing- stable  Delinquent Rent - 290  Maintenance - seeing the typical new construction hiccups. |



Human Resources

Turnover is at 11.03% as of this week. Annual goal is to stay under 30%

We currently have five open positions:

- Vistas assistant manager
- Oak Grove Maintenance
- Creek View manager
- Chandler Place manager
- Kingsland Trails manager

We received our second Employee Retention Credit payment on April 25th in the amount of 506K.

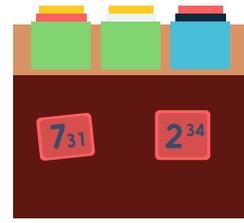
We will be hosting a Catapult event for our employees which includes:

vital signs

fingerstick for glucose, cholesterol, HDL, LDL, triglycerides, liver enzymes, and other items

Screening for lifestyle, medications, depression

Virtual meeting with a nurse to review finger stick, medical history and to plan to become healthier



Compliance

Updated HUD Model UA Schedules distributed to properties to post and submitted to TDHCA for approval for all properties other than Fredericksburg. Fredericksburg rates were too high to request and will be reviewed again in October in hopes of a lower rate at that time.

AFHMP's updated for CV I, II and II, Kingsland Trails, Southwest Village and Vistas. New AFHMP submitted to HUD for Cedar Creek development. We are continuing our updates as time allows.

Gateway Northwest TDHCA file audit is closed with a perfect, no-findings score.

Southwest Village TDHCA file audit scheduled for May 24th. First file audit after amending the LURA to serve as transitional housing for homeless persons, and possibly final file audit for the property before the HOME Contract and LURA expire.

Another revision was made to Southwest Village Rental Criteria and submitted again to TDHCA. Awaiting final results of TDHCA Legal Department review.

Application and Move in file submittals continue to be reviewed within 72 hours, with a very few exceptions normally due to travel or illness of staff.

Working on Recertification turnaround time to get back in 30 day range from current 45 to 50 days from submittal date.

Assisted Lindsay and Bridget with updates/revisions to several forms. Updated all Rental Criteria to align with a recent TDHCA review of CV I rental criteria. Completed annual Fair Housing Training.



Accounting

2022 audits in progress with DOZ and Tidwell (westwind). 13 final, 1 drafts, 3 in process

2021 Audits with BGC THFHLHC (disputing finding) and THFHDC.

2022 tax return in process, Franchise taxes filed

Starting 2024 budget process.

Annual owners compliance reports are complete.



Asset Management

Properties visited:

Oak Creek Townhomes – Overall Rating “A”. Property and files were in good to excellent condition. Only recommendation is to plan for exterior painting of the buildings, staircases and handrails.

The Vistas – Overall Rating “B”. Files were in great shape, it was the building/unit inspections that affected the score the most. The handrails was the most notable item, along with other exterior issues on the property.

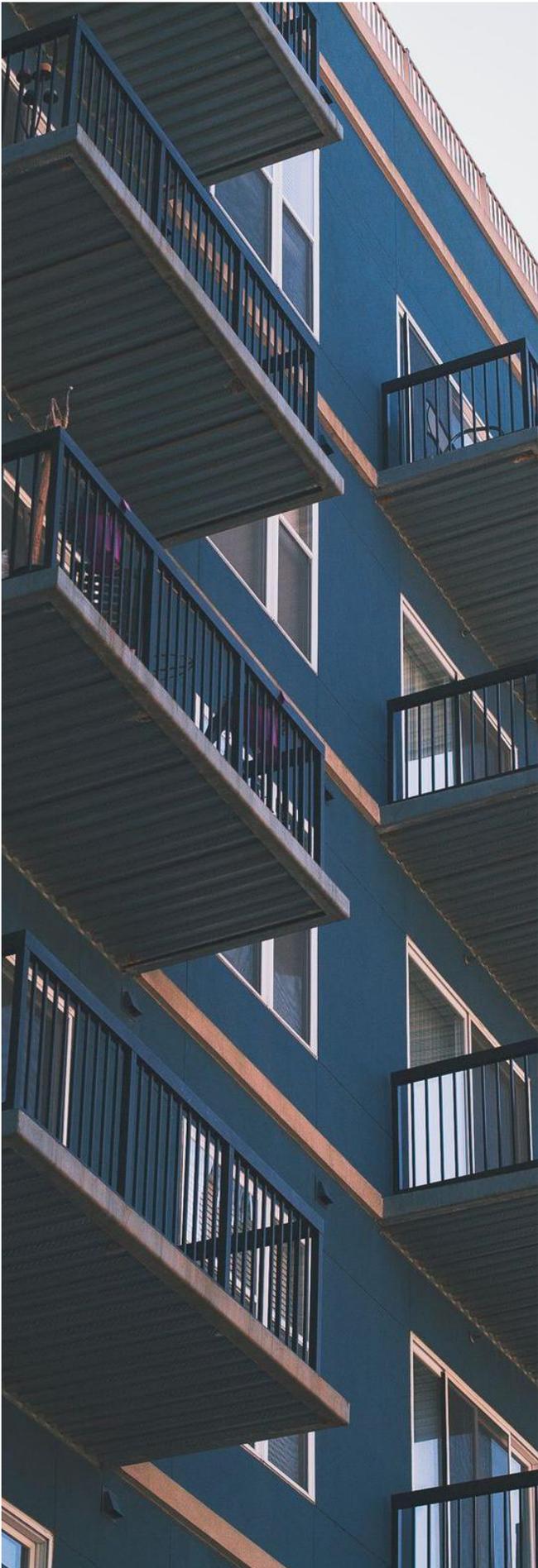
Bay City Village – Overall Rating “B”. New manager in place since January. Property has good curb appeal. Areas of improvement have been shared with HVM and can be easily corrected.

Estrada North and Estrada South – Each unit on both properties were inspected by 4 representatives of THFHMC to note all damages in units.

Upcoming property visits: May 23, 2023 Gateway Northwest and San Gabriel Crossing

Annual Property Performance Review meetings were held with Gateway Northwest, San Gabriel Crossing and Costa Esmeralda Apartments.

- Next month we will be holding the same meetings with Oak Creek,
- Trails of Brady and Sagebrush Apartments.



Housing

Five open positions were noted above in HR section.

House and Ground Rule updates have been drafted and submitted for review.

Leadership staff working through Realpage budget implementation process with accounting.

Quarterly tenant meetings have begun. Our first meeting was held at TPK on May 19.

Continuing to work with our partner to remove the pool in Lamesa.

Conclusion

HB 2071 just passed the Senate and is on its way to the governor. The bill aims to regulate the financing, ownership, and operation of multifamily residential developments by corporations or sponsors involved in providing affordable housing. It introduces requirements and restrictions related to the location of developments, compliance with applicable provisions, conflict of interest laws, taxation, and exemptions. The bill also specifies conditions for eligibility for tax exemptions and outlines additional requirements for beneficial tax treatment relating to certain public facilities. Overall, the bill seeks to establish guidelines and standards for public facilities used to provide affordable housing in the state of Texas.

Section 9 of the proposed bill suggests amendments to Sections 392.005(c) and (d) of the Local Government Code. The amendments outline conditions for exemptions related to multifamily residential developments owned by housing development corporations or similar entities created by housing authorities. The exemptions apply only if certain criteria are met, including the housing authority conducting a public hearing and reserving a specific percentage of units for various income categories. Specifically, 12 percent of units must be reserved for very low-income housing or participants in the housing choice voucher program, another 12 percent for lower-income housing, and 12 percent for moderate-income housing. The definition of "public housing unit" is also clarified, distinguishing it from units covered by the federal Section 8 Housing Choice Voucher

“

Public service is about serving all the people, including the ones that don't like you.

”

Allison Milliom





FINANCIAL REPORTS

Texas Housing Foundation Corporate Entities Balance Sheet

As of April 30, 2023

| | 140--THF Housing Management Corporation Year To Date 04/30/2023 | 157--Texas Housing Foundation Year To Date 04/30/2023 | 165--THF Public Facility Corporation Year To Date 04/30/2023 | 170--THF Housing Development Corporation Year To Date 04/30/2023 | 171--THF Sole Holdings Corporation Year To Date 04/30/2023 | 174--THF Development Company, LLC Year To Date 04/30/2023 | 175--THF Housing Opportunity Corporation Year To Date 04/30/2023 | All Locations Year To Date 04/30/2023 |
|-----------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------------------------|-----------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------|
| | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual |
| 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 |
| 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 | 258,422.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 258,422.00 |
| 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 | 42,557.74 | 0.00 | 0.00 | 0.00 | 44,318.04 | 0.00 | 86,875.78 |
| 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 | 258,422.00 | 127,765.74 | 0.00 | 5,064,015.68 | 0.00 | 315,094.56 | 0.00 | 5,765,297.98 |
| Total Assets | 3,939,605.69 | 56,885,414.61 | 12,005.64 | 5,696,544.62 | 16,286.27 | 325,855.50 | 11,705.06 | 66,887,417.39 |
| Liabilities & Equity | | | | | | | | |
| Liabilities | | | | | | | | |
| Current Liabilities | | | | | | | | |
| 2000 - A/P – Trade | 5,894.61 | 519.57 | 0.00 | (598.78) | 0.00 | 0.00 | 0.00 | 5,815.40 |
| 2001 - A/P – THFHMC | 0.00 | 32,734.61 | 57,315.48 | 67,608.00 | 0.00 | 0.00 | 0.00 | 157,658.09 |

Texas Housing Foundation Corporate Entities Balance Sheet

As of April 30, 2023

| | 140--THF Housing Management Corporation Year To Date 04/30/2023 | 157--Texas Housing Foundation Year To Date 04/30/2023 | 165--THF Public Facility Corporation Year To Date 04/30/2023 | 170--THF Housing Development Corporation Year To Date 04/30/2023 | 171--THF Sole Holdings Corporation Year To Date 04/30/2023 | 174--THF Development Company, LLC Year To Date 04/30/2023 | 175--THF Housing Opportunity Corporation Year To Date 04/30/2023 | All Locations Year To Date 04/30/2023 |
|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------------------------|-----------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------|
| | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual |
| 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 Woodrow, LP | 0.00 | 5,500,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,500,000.00 |
| 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 | 139,684.50 | 0.00 | 0.00 | 0.00 | 0.00 | 139,684.50 |
| Total Other Liabilities | <u>1,359,948.93</u> | <u>49,946,198.22</u> | <u>139,684.50</u> | <u>4,888,037.13</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>56,333,868.78</u> |
| Total Liabilities | <u>2,056,535.75</u> | <u>50,815,790.40</u> | <u>196,999.98</u> | <u>5,309,172.13</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>58,378,498.26</u> |
| 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 | <u>0.00</u> | <u>(134,752.00)</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>(134,752.00)</u> |
| Retained Earnings | | | | | | | | |
| 2900 - Retained Earnings | 1,170,810.79 | 6,594,057.04 | (96,185.84) | 634,307.81 | 1,536,954.95 | 324,857.24 | 7,277.84 | 10,172,079.83 |
| Total Retained Earnings | <u>1,170,810.79</u> | <u>6,594,057.04</u> | <u>(96,185.84)</u> | <u>634,307.81</u> | <u>1,536,954.95</u> | <u>324,857.24</u> | <u>7,277.84</u> | <u>10,172,079.83</u> |
| Current Net Income | 712,259.15 | (389,680.83) | (88,808.50) | (246,935.32) | (1,520,668.68) | 998.26 | 4,427.22 | (1,528,408.70) |
| Total Equity | <u>1,883,069.94</u> | <u>6,069,624.21</u> | <u>(184,994.34)</u> | <u>387,372.49</u> | <u>16,286.27</u> | <u>325,855.50</u> | <u>11,705.06</u> | <u>8,508,919.13</u> |
| Total Liabilities & Equity | <u>3,939,605.69</u> | <u>56,885,414.61</u> | <u>12,005.64</u> | <u>5,696,544.62</u> | <u>16,286.27</u> | <u>325,855.50</u> | <u>11,705.06</u> | <u>66,887,417.39</u> |

THF Housing Management Corporation
Budget Comparison
April 30, 2023
140 - THFHMC

| | 140--THF Housing Management Corporation | | | | | | | | | | |
|-------------------------------------------------------------|-----------------------------------------|-------------------------|-------------------|-------------------------|-----------------|--------------------------------------|-------------------------|-------------------|--------------------|-----------------|-----------------------------------------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date 04/30/2023 | | | | |
| | 12/31/2023 | Month Ending 04/30/2023 | | Month Ending 04/30/2023 | 04/30/2023 | Year to Date 04/30/2023 | | 04/30/2023 | | | |
| | Budget | Actual | Budget | Variance | % | Budget | Actual | Budget | Variance | % | Budget variance note |
| Income | | | | | | | | | | | |
| Service Related Income | | | | | | | | | | | |
| 3330 - IT Reimbursement | 37,512.00 | 3,126.00 | 3,126.00 | 0.00 | 0.00 % | | 12,504.00 | 12,504.00 | 0.00 | 0.00 % | |
| 3331 - Resident Services Fees | 52,000.00 | 4,216.68 | 4,333.00 | (116.32) | (2.68) % | | 16,866.72 | 17,332.00 | (465.28) | (2.68) % | |
| 3332 - Compliance Fees | 131,250.00 | 10,450.00 | 10,938.00 | (488.00) | (4.46) % | | 41,800.00 | 43,752.00 | (1,952.00) | (4.46) % | |
| 3333 - Legal Fees | 117,315.00 | 9,405.00 | 9,776.00 | (371.00) | (3.79) % | | 37,620.00 | 39,104.00 | (1,484.00) | (3.79) % | |
| 3335 - Management Fees | 594,616.00 | 55,102.91 | 49,551.00 | 5,551.91 | 11.20 % | | 220,063.82 | 198,204.00 | 21,859.82 | 11.02 % | |
| Total Service Related Income | 932,693.00 | 82,300.59 | 77,724.00 | 4,576.59 | 5.88 % | | 328,854.54 | 310,896.00 | 17,958.54 | 5.77 % | |
| Other Income | | | | | | | | | | | |
| 3315 - Interest income | 0.00 | 41,452.89 | 0.00 | 41,452.89 | 100.00 % | Interest from IRS for ERC tax credit | 41,452.89 | 0.00 | 41,452.89 | 100.00 % | 4-2023 Interest from IRS for ERC tax credit |
| 3325 - Other Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 78.36 | 0.00 | 78.36 | 100.00 % | |
| Total Other Income | 0.00 | 41,452.89 | 0.00 | 41,452.89 | 100.00 % | | 41,531.25 | 0.00 | 41,531.25 | 100.00 % | |
| Total Income | 932,693.00 | 123,753.48 | 77,724.00 | 46,029.48 | 59.22 % | | 370,385.79 | 310,896.00 | 59,489.79 | 19.13 % | |
| Expenses | | | | | | | | | | | |
| Payroll & Related | | | | | | | | | | | |
| 4016 - Administrative Salaries | 4,421,609.65 | 305,734.73 | 368,468.37 | 62,733.64 | 17.02 % | | 1,220,093.51 | 1,473,873.48 | 253,779.97 | 17.21 % | |
| 4020 - Health Insurance | 437,906.91 | 37,053.72 | 36,492.58 | (561.14) | (1.53) % | | 146,682.87 | 145,970.32 | (712.55) | (0.48) % | |
| 4021 - Dental Insurance | 29,359.14 | 2,559.52 | 2,446.60 | (112.92) | (4.61) % | | 10,143.98 | 9,786.40 | (357.58) | (3.65) % | |
| 4022 - Vision Insurance | 6,965.38 | 598.98 | 580.45 | (18.53) | (3.19) % | | 2,373.57 | 2,321.80 | (51.77) | (2.22) % | |
| 4025 - Retirement - Safe Harbor | 110,389.79 | 10,091.95 | 9,199.15 | (892.80) | (9.70) % | | 40,375.35 | 36,796.60 | (3,578.75) | (9.72) % | |
| 4026 - Retirement - Matching | 73,593.19 | 3,945.25 | 6,132.77 | 2,187.52 | 35.66 % | | 16,236.92 | 24,531.08 | 8,294.16 | 33.81 % | |
| 4027 - Life Insurance | 24,608.15 | 161.30 | 2,050.68 | 1,889.38 | 92.13 % | | 639.75 | 8,202.72 | 7,562.97 | 92.20 % | |
| 4028 - Disability Insurance | 0.00 | 2,276.65 | 0.00 | (2,276.65) | (100.00) % | | 8,555.99 | 0.00 | (8,555.99) | (100.00) % | |
| 4030 - Payroll Taxes | 264,393.37 | 27,632.43 | 22,032.78 | (5,599.65) | (25.41) % | | 116,997.03 | 88,131.12 | (28,865.91) | (32.75) % | |
| 4032 - Worker's Compensation Insurance | 39,770.36 | 3,552.58 | 3,314.19 | (238.39) | (7.19) % | | 10,008.66 | 13,256.76 | 3,248.10 | 24.50 % | |
| 4040 - Overtime | 41,578.37 | 5,641.65 | 3,464.86 | (2,176.79) | (62.82) % | | 18,320.47 | 13,859.44 | (4,461.03) | (32.18) % | |
| 4045 - Bonuses | 268,210.00 | 10,875.98 | 40,375.00 | 29,499.02 | 73.06 % | | 80,478.59 | 58,125.00 | (22,353.59) | (38.45) % | |
| 4050 - Sick Pay | 0.00 | 4,483.95 | 0.00 | (4,483.95) | (100.00) % | | 16,206.29 | 0.00 | (16,206.29) | (100.00) % | |
| 4055 - Compensated Absenses | 0.00 | 29,519.42 | 0.00 | (29,519.42) | (100.00) % | | 145,116.94 | 0.00 | (145,116.94) | (100.00) % | |
| 4056 - Payroll Reimbursement - Development & Public Finance | (1,060,888.83) | (86,353.97) | (88,407.41) | (2,053.44) | (2.32) % | | (303,491.90) | (353,629.64) | (50,137.74) | (14.17) % | |
| 4057 - Payroll Reimbursement - Portfolio | (2,379,838.49) | (186,071.21) | (198,319.87) | (12,248.66) | (6.17) % | | (772,315.70) | (793,279.48) | (20,963.78) | (2.64) % | |
| 4059 - Payroll Allocation - CRC | (660,583.74) | (51,304.88) | (55,048.65) | (3,743.77) | (6.80) % | | (207,197.59) | (220,194.60) | (12,997.01) | (5.90) % | |
| 4060 - Payroll Service Fees | 13,907.00 | 1,041.86 | 1,159.00 | 117.14 | 10.10 % | | 5,335.91 | 4,636.00 | (699.91) | (15.09) % | |
| 4061 - Employee Recruiting/Screening | 0.00 | 558.77 | 0.00 | (558.77) | (100.00) % | | 1,248.56 | 0.00 | (1,248.56) | (100.00) % | 4-2023 New GL - combined budget in Acct# 4122 |
| Total Payroll & Related | 1,630,980.25 | 121,998.68 | 153,940.50 | 31,941.82 | 20.74 % | | 555,809.20 | 512,387.00 | (43,422.20) | (8.47) % | |
| Administrative Expenses | | | | | | | | | | | |
| 4035 - Uniforms | 2,200.00 | 367.07 | 183.00 | (184.07) | (100.58) % | | 1,881.40 | 732.00 | (1,149.40) | (157.02) % | |
| 4102 - Office Equipment & Furniture | 4,000.00 | 382.69 | 333.00 | (49.69) | (14.92) % | | 382.69 | 1,332.00 | 949.31 | 71.26 % | |
| 4103 - Paper | 500.00 | 91.27 | 42.00 | (49.27) | (117.30) % | | 304.69 | 168.00 | (136.69) | (81.36) % | |
| 4104 - Toner | 1,800.00 | 0.00 | 150.00 | 150.00 | 100.00 % | | 721.02 | 600.00 | (121.02) | (20.17) % | |
| 4105 - Postage | 7,000.00 | 80.68 | 583.00 | 502.32 | 86.16 % | | 343.46 | 2,332.00 | 1,988.54 | 85.27 % | |
| 4106 - Office Supplies | 20,000.00 | 914.07 | 1,667.00 | 752.93 | 45.16 % | | 4,539.97 | 6,668.00 | 2,128.03 | 31.91 % | |

THF Housing Management Corporation
Budget Comparison
April 30, 2023
140 - THFHMC

| | 140--THF Housing Management Corporation | | | | | | | | | | |
|--------------------------------------------|-----------------------------------------|-------------------------|------------------|-----------------|-------------------|----------------------|-------------------|-------------------------|------------------|------------------|-------------------------------------------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Month Ending | Year to Date 04/30/2023 | | | Year To Date |
| | 12/31/2023 | Month Ending 04/30/2023 | | | | 04/30/2023 | 04/30/2023 | Year to Date 04/30/2023 | | | 04/30/2023 |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| 4107 - Office Equip Rental | 5,000.00 | 361.98 | 417.00 | 55.02 | 13.19 % | | 1,567.54 | 1,668.00 | 100.46 | 6.02 % | |
| 4108 - IT Contract | 150,000.00 | 6,333.33 | 12,500.00 | 6,166.67 | 49.33 % | | 25,333.32 | 50,000.00 | 24,666.68 | 49.33 % | |
| 4109 - IT Hardware | 40,000.00 | 1,733.71 | 3,333.00 | 1,599.29 | 47.98 % | | 2,530.71 | 13,332.00 | 10,801.29 | 81.01 % | |
| 4110 - IT Software | 66,000.00 | 3,972.43 | 5,500.00 | 1,527.57 | 27.77 % | | 24,169.52 | 22,000.00 | (2,169.52) | (9.86) % | |
| 4111 - Telephone & Fax | 27,800.00 | 1,827.20 | 2,317.00 | 489.80 | 21.13 % | | 7,793.77 | 9,268.00 | 1,474.23 | 15.90 % | |
| 4112 - Internet | 7,000.00 | 573.00 | 583.00 | 10.00 | 1.71 % | | 2,579.06 | 2,332.00 | (247.06) | (10.59) % | |
| 4113 - Television | 1,200.00 | 104.63 | 100.00 | (4.63) | (4.63) % | | 417.76 | 400.00 | (17.76) | (4.44) % | |
| 4114 - Misc Admin Expense | 16,000.00 | 821.70 | 1,333.00 | 511.30 | 38.35 % | | 2,820.53 | 5,332.00 | 2,511.47 | 47.10 % | |
| 4115 - Staff Training | 35,000.00 | 3,440.00 | 2,917.00 | (523.00) | (17.92) % | | 16,995.00 | 11,668.00 | (5,327.00) | (45.65) % | |
| 4116 - Membership Dues | 20,000.00 | 200.00 | 1,667.00 | 1,467.00 | 88.00 % | | 1,976.13 | 6,668.00 | 4,691.87 | 70.36 % | |
| 4117 - Vehicle Maintenance & Repairs | 7,500.00 | 1,903.11 | 625.00 | (1,278.11) | (204.49) % | | 3,174.24 | 2,500.00 | (674.24) | (26.96) % | |
| 4118 - Leased Vehicle | 33,456.00 | 1,510.38 | 2,788.00 | 1,277.62 | 45.82 % | | 6,041.52 | 11,152.00 | 5,110.48 | 45.82 % | |
| 4119 - Travel | 21,000.00 | 9,495.06 | 1,750.00 | (7,745.06) | (442.57) % | | 15,076.04 | 7,000.00 | (8,076.04) | (115.37) % | |
| 4120 - Bank Fees | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| 4122 - Resident Screening Services | 2,000.00 | 0.00 | 167.00 | 167.00 | 100.00 % | | 0.00 | 668.00 | 668.00 | 100.00 % | 4-2023 Budget includes expenses in new GL# 4061 |
| 4124 - Consulting Fees | 8,400.00 | 0.00 | 700.00 | 700.00 | 100.00 % | | 0.00 | 2,800.00 | 2,800.00 | 100.00 % | |
| 4126 - Legal Fees | 5,000.00 | 2.00 | 417.00 | 415.00 | 99.52 % | | 7.00 | 1,668.00 | 1,661.00 | 99.58 % | |
| 4129 - Fuel | 17,500.00 | 1,435.35 | 1,458.00 | 22.65 | 1.55 % | | 6,472.92 | 5,832.00 | (640.92) | (10.98) % | |
| 4130 - Late Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 33.80 | 0.00 | (33.80) | (100.00) % | |
| 4132 - Employee Gifts | 3,000.00 | 305.05 | 250.00 | (55.05) | (22.02) % | | 797.67 | 1,000.00 | 202.33 | 20.23 % | |
| 4136 - Contract Labor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 1,850.00 | 0.00 | (1,850.00) | (100.00) % | |
| 4900 - Donations | 4,000.00 | 259.05 | 333.00 | 73.95 | 22.20 % | | 259.05 | 1,332.00 | 1,072.95 | 80.55 % | |
| 4904 - Rent | 13,800.00 | 1,150.00 | 1,150.00 | 0.00 | 0.00 % | | 4,600.00 | 4,600.00 | 0.00 | 0.00 % | |
| Total Administrative Expenses | 519,656.00 | 37,263.76 | 43,305.00 | 6,041.24 | 13.95 % | | 132,668.81 | 173,220.00 | 40,551.19 | 23.41 % | |
| Marketing Expenses | | | | | | | | | | | |
| 4201 - Printed Material | 200.00 | 153.00 | 17.00 | (136.00) | (800.00) % | | 153.00 | 68.00 | (85.00) | (125.00) % | |
| 4203 - Flags/Poles | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 79.58 | 0.00 | (79.58) | (100.00) % | |
| 4204 - Advertising - Other | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| Total Marketing Expenses | 700.00 | 153.00 | 59.00 | (94.00) | (159.32) % | | 232.58 | 236.00 | 3.42 | 1.44 % | |
| Utilities | | | | | | | | | | | |
| 4301 - Utilities - Electric - Office/Other | 8,000.00 | 352.70 | 667.00 | 314.30 | 47.12 % | | 1,410.80 | 2,668.00 | 1,257.20 | 47.12 % | |
| 4311 - Utilities - Water - Other | 0.00 | 359.67 | 0.00 | (359.67) | (100.00) % | | 813.80 | 0.00 | (813.80) | (100.00) % | |
| 4315 - Utilities - Water | 2,000.00 | 17.32 | 167.00 | 149.68 | 89.62 % | | 51.96 | 668.00 | 616.04 | 92.22 % | |
| 4325 - Utilities - Sewer | 11,500.00 | 1,369.68 | 958.00 | (411.68) | (42.97) % | | 5,062.92 | 3,832.00 | (1,230.92) | (32.12) % | |
| 4340 - Utilities - Trash | 2,000.00 | 0.00 | 167.00 | 167.00 | 100.00 % | | 0.00 | 668.00 | 668.00 | 100.00 % | |
| 4341 - Utilities - Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 1,203.97 | 0.00 | (1,203.97) | (100.00) % | |
| Total Utilities | 23,500.00 | 2,099.37 | 1,959.00 | (140.37) | (7.16) % | | 8,543.45 | 7,836.00 | (707.45) | (9.02) % | |
| Maintenance & Repairs | | | | | | | | | | | |
| 4401 - Materials - A/C | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 375.00 | 0.00 | (375.00) | (100.00) % | |
| 4407 - Materials - Paint | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 177.32 | 0.00 | (177.32) | (100.00) % | |
| 4414 - Materials - Light Bulbs/Fixtures | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | (83.34) | 0.00 | 83.34 | 100.00 % | |
| 4416 - Materials - Other | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 0.00 | 500.00 | 500.00 | 100.00 % | |
| 4417 - Small Tools | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 54.60 | 0.00 | (54.60) | (100.00) % | |
| 4419 - Equipment | 0.00 | 75.06 | 0.00 | (75.06) | (100.00) % | | 75.06 | 0.00 | (75.06) | (100.00) % | |
| Total Maintenance & Repairs | 1,500.00 | 75.06 | 125.00 | 49.94 | 39.95 % | | 598.64 | 500.00 | (98.64) | (19.72) % | |

THF Housing Management Corporation
Budget Comparison
April 30, 2023
140 - THFHMC

| | 140--THF Housing Management Corporation | | | | | | | | | | |
|-------------------------------------------|-----------------------------------------|-------------------------|---------------------|--------------------|-------------------------|------------|-------------------------|---------------------|---------------------|----------------------|---------------------------------|
| | Year Ending | | | | Month Ending | | | | Year To Date | | |
| | 12/31/2023 | Month Ending 04/30/2023 | | | Month Ending 04/30/2023 | 04/30/2023 | Year to Date 04/30/2023 | | | 04/30/2023 | |
| Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note | |
| Contract Costs | | | | | | | | | | | |
| 4500 - Contract Costs - Pest Control | 800.00 | 0.00 | 67.00 | 67.00 | 100.00 % | | 186.00 | 268.00 | 82.00 | 30.59 % | |
| 4501 - Contract Costs - Landscaping | 0.00 | 3,783.00 | 0.00 | (3,783.00) | (100.00) % | | 11,808.00 | 0.00 | (11,808.00) | (100.00) % | |
| 4504 - Contract Costs - A/C Repair | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 0.00 | 332.00 | 332.00 | 100.00 % | |
| 4516 - Contract Costs - Custodian | 15,000.00 | 1,757.00 | 1,250.00 | (507.00) | (40.56) % | | 7,028.00 | 5,000.00 | (2,028.00) | (40.56) % | |
| 4524 - Contract Costs - Other | 10,000.00 | 297.50 | 833.00 | 535.50 | 64.28 % | | 717.50 | 3,332.00 | 2,614.50 | 78.46 % | |
| 4527 - Contract Costs - THF Admin | 0.00 | 92,092.14 | 0.00 | (92,092.14) | (100.00) % | | 92,092.14 | 0.00 | (92,092.14) | (100.00) % | 4-2023 ERC tax credit study fee |
| Total Contract Costs | 26,800.00 | 97,929.64 | 2,233.00 | (95,696.64) | (4,285.56) % | | 111,831.64 | 8,932.00 | (102,899.64) | (1,152.03) % | |
| Taxes & Insurance | | | | | | | | | | | |
| 4601 - Other Insurance | 19,000.00 | 1,577.47 | 1,583.00 | 5.53 | 0.34 % | | 6,309.88 | 6,332.00 | 22.12 | 0.34 % | |
| Total Taxes & Insurance | 19,000.00 | 1,577.47 | 1,583.00 | 5.53 | 0.34 % | | 6,309.88 | 6,332.00 | 22.12 | 0.34 % | |
| Total Operating Expenses | 2,222,136.25 | 261,096.98 | 203,204.50 | (57,892.48) | (28.48) % | | 815,994.20 | 709,443.00 | (106,551.20) | (15.01) % | |
| Net Operating Income (Loss) | (1,289,443.25) | (137,343.50) | (125,480.50) | (11,863.00) | (9.45) % | | (445,608.41) | (398,547.00) | (47,061.41) | (11.80) % | |
| Non-Operating Income | | | | | | | | | | | |
| 3321 - Grant Revenue | 1,000,000.00 | 465,169.20 | 83,333.00 | 381,836.20 | 458.20 % | | 465,169.20 | 333,332.00 | 131,837.20 | 39.55 % | |
| 3326 - Contribution Income - from THF | 0.00 | 275,000.00 | 0.00 | 275,000.00 | 100.00 % | | 905,000.00 | 0.00 | 905,000.00 | 100.00 % | |
| Total Non-Operating Income | 1,000,000.00 | 740,169.20 | 83,333.00 | 656,836.20 | 788.20 % | | 1,370,169.20 | 333,332.00 | 1,036,837.20 | 311.05 % | |
| Non-Operating Expenses | | | | | | | | | | | |
| Capital Expenditures | | | | | | | | | | | |
| 3327 - Insurance Proceeds | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | (1,680.98) | 0.00 | 1,680.98 | 100.00 % | |
| 4736 - Insurance Claims | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 6,523.79 | 0.00 | (6,523.79) | (100.00) % | |
| Total Capital Expenditures | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 4,842.81 | 0.00 | (4,842.81) | (100.00) % | |
| Debt Services | | | | | | | | | | | |
| 4705 - Vehicle Interest | 714.00 | 63.12 | 60.00 | (3.12) | (5.20) % | | 261.24 | 240.00 | (21.24) | (8.85) % | |
| Total Debt Services | 714.00 | 63.12 | 60.00 | (3.12) | (5.20) % | | 261.24 | 240.00 | (21.24) | (8.85) % | |
| Other Non-Operating Expenses | | | | | | | | | | | |
| 4902 - CRC Funding | 660,583.74 | 51,304.88 | 55,048.65 | 3,743.77 | 6.80 % | | 207,197.59 | 220,194.60 | 12,997.01 | 5.90 % | |
| Total Other Non-Operating Expenses | 660,583.74 | 51,304.88 | 55,048.65 | 3,743.77 | 6.80 % | | 207,197.59 | 220,194.60 | 12,997.01 | 5.90 % | |
| Total Non-Operating Expenses | 661,297.74 | 51,368.00 | 55,108.65 | 3,740.65 | 6.78 % | | 212,301.64 | 220,434.60 | 8,132.96 | 3.68 % | |
| Net Income (Loss) | (950,740.99) | 551,457.70 | (97,256.15) | 648,713.85 | 667.01 % | | 712,259.15 | (285,649.60) | 997,908.75 | 349.34 % | |

Texas Housing Foundation
Budget Comparison
April 30, 2023
157 - THF

| | 157--Texas Housing Foundation | | | | | Month Ending | | | | | Year To Date |
|----------------------------------------------|-------------------------------|-------------------------|------------------|-------------------|------------------|-------------------------|-------------------|-------------------|-------------------|-----------------|---------------------------|
| | Year Ending | Month Ending 04/30/2023 | | | Month Ending | Year to Date 04/30/2023 | | | | 04/30/2023 | |
| | 12/31/2023 | Actual | Budget | Variance | 04/30/2023 | Budget | Actual | Budget | Variance | Budget | |
| | Budget | | | | % | Budget variance note | | | | % | Budget variance note |
| Income | | | | | | | | | | | |
| Financial Income | | | | | | | | | | | |
| 3317 - Rental Income | 11,400.00 | 950.00 | 950.00 | 0.00 | 0.00 % | | 3,800.00 | 3,800.00 | 0.00 | 0.00 % | |
| 3341 - Land Lease | 2,500.00 | 0.00 | 208.00 | (208.00) | (100.00) % | | 25,000.00 | 832.00 | 24,168.00 | 2,904.80 % | |
| 3502 - General Partner - Incentive Mgmt Fees | 15,000.00 | 0.00 | 1,250.00 | (1,250.00) | (100.00) % | | 0.00 | 5,000.00 | (5,000.00) | (100.00) % | |
| Total Financial Income | 28,900.00 | 950.00 | 2,408.00 | (1,458.00) | (60.54) % | | 28,800.00 | 9,632.00 | 19,168.00 | 199.00 % | |
| Other Income | | | | | | | | | | | |
| 3315 - Interest income | 0.00 | 0.50 | 0.00 | 0.50 | 100.00 % | | 7.48 | 0.00 | 7.48 | 100.00 % | |
| Total Other Income | 0.00 | 0.50 | 0.00 | 0.50 | 100.00 % | | 7.48 | 0.00 | 7.48 | 100.00 % | |
| Total Income | 28,900.00 | 950.50 | 2,408.00 | (1,457.50) | (60.52) % | | 28,807.48 | 9,632.00 | 19,175.48 | 199.08 % | |
| Expenses | | | | | | | | | | | |
| Payroll & Related | | | | | | | | | | | |
| 4016 - Administrative Salaries | 210,095.61 | 15,160.42 | 17,507.97 | 2,347.55 | 13.40 % | | 60,641.67 | 70,031.88 | 9,390.21 | 13.40 % | |
| 4020 - Health Insurance | 0.00 | 599.12 | 0.00 | (599.12) | (100.00) % | | 2,396.48 | 0.00 | (2,396.48) | (100.00) % | |
| 4022 - Vision Insurance | 0.00 | 8.96 | 0.00 | (8.96) | (100.00) % | | 35.84 | 0.00 | (35.84) | (100.00) % | |
| 4026 - Retirement - Matching | 0.00 | 767.23 | 0.00 | (767.23) | (100.00) % | | 3,041.41 | 0.00 | (3,041.41) | (100.00) % | |
| 4027 - Life Insurance | 0.00 | 2.32 | 0.00 | (2.32) | (100.00) % | | 9.28 | 0.00 | (9.28) | (100.00) % | |
| 4028 - Disability Insurance | 0.00 | 64.06 | 0.00 | (64.06) | (100.00) % | | 248.12 | 0.00 | (248.12) | (100.00) % | |
| 4030 - Payroll Taxes | 0.00 | 1,168.48 | 0.00 | (1,168.48) | (100.00) % | | 4,640.78 | 0.00 | (4,640.78) | (100.00) % | |
| 4032 - Worker's Compensation Insurance | 0.00 | 176.16 | 0.00 | (176.16) | (100.00) % | | 470.24 | 0.00 | (470.24) | (100.00) % | |
| 4040 - Overtime | 0.00 | 33.29 | 0.00 | (33.29) | (100.00) % | | 33.29 | 0.00 | (33.29) | (100.00) % | |
| 4045 - Bonuses | 0.00 | 150.00 | 0.00 | (150.00) | (100.00) % | | 150.00 | 0.00 | (150.00) | (100.00) % | |
| Total Payroll & Related | 210,095.61 | 18,130.04 | 17,507.97 | (622.07) | (3.55) % | | 71,667.11 | 70,031.88 | (1,635.23) | (2.33) % | |
| Administrative Expenses | | | | | | | | | | | |
| 4120 - Bank Fees | 0.00 | 10.00 | 0.00 | (10.00) | (100.00) % | | 40.00 | 0.00 | (40.00) | (100.00) % | |
| 4125 - Audit Fees | 20,000.00 | 0.00 | 1,667.00 | 1,667.00 | 100.00 % | | 0.00 | 6,668.00 | 6,668.00 | 100.00 % | |
| 4126 - Legal Fees | 4,000.00 | 0.00 | 333.00 | 333.00 | 100.00 % | | 46.22 | 1,332.00 | 1,285.78 | 96.53 % | |
| 4127 - Tax Prep Fees | 6,510.00 | 0.00 | 543.00 | 543.00 | 100.00 % | | 0.00 | 2,172.00 | 2,172.00 | 100.00 % | |
| 4259 - Resident Displacement | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 4,000.00 | 0.00 | (4,000.00) | (100.00) % | |
| 4530 - Contract Costs - Consulting | 138,000.00 | 11,511.13 | 11,500.00 | (11.13) | (0.09) % | | 46,044.52 | 46,000.00 | (44.52) | (0.09) % | 4-2023 Klaeger Consulting |
| 4900 - Donations | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 3,619.50 | 0.00 | (3,619.50) | (100.00) % | |
| 4905 - Events | 25,000.00 | 0.00 | 2,083.00 | 2,083.00 | 100.00 % | | 0.00 | 8,332.00 | 8,332.00 | 100.00 % | |
| Total Administrative Expenses | 193,510.00 | 11,521.13 | 16,126.00 | 4,604.87 | 28.55 % | | 53,750.24 | 64,504.00 | 10,753.76 | 16.67 % | |
| Contract Costs | | | | | | | | | | | |
| 4524 - Contract Costs - Other | 53,500.00 | 519.57 | 4,458.00 | 3,938.43 | 88.34 % | | 5,227.96 | 17,832.00 | 12,604.04 | 70.68 % | |
| Total Contract Costs | 53,500.00 | 519.57 | 4,458.00 | 3,938.43 | 88.34 % | | 5,227.96 | 17,832.00 | 12,604.04 | 70.68 % | |
| Taxes & Insurance | | | | | | | | | | | |
| 4600 - Property Insurance | 37,500.00 | 3,099.51 | 3,125.00 | 25.49 | 0.81 % | | 12,398.04 | 12,500.00 | 101.96 | 0.81 % | |
| 4601 - Other Insurance | 6,180.00 | 514.34 | 515.00 | 0.66 | 0.12 % | | 2,057.36 | 2,060.00 | 2.64 | 0.12 % | |
| Total Taxes & Insurance | 43,680.00 | 3,613.85 | 3,640.00 | 26.15 | 0.71 % | | 14,455.40 | 14,560.00 | 104.60 | 0.71 % | |
| Total Operating Expenses | 500,785.61 | 33,784.59 | 41,731.97 | 7,947.38 | 19.04 % | | 145,100.71 | 166,927.88 | 21,827.17 | 13.07 % | |

Texas Housing Foundation
Budget Comparison
April 30, 2023
157 - THF

| | 157--Texas Housing Foundation | | | | | | | | | | |
|-----------------------------------------------------------------------|-------------------------------|-------------------------|--------------------|-------------------------|-------------------|-------------------------|-------------------------|---------------------|---------------------|-------------------|--------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date 04/30/2023 | | | | Year To Date |
| | 12/31/2023 | Month Ending 04/30/2023 | | Month Ending 04/30/2023 | 04/30/2023 | Year to Date 04/30/2023 | | 04/30/2023 | Year To Date | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | |
| Net Operating Income (Loss) | (471,885.61) | (32,834.09) | (39,323.97) | 6,489.88 | 16.50 % | | (116,293.23) | (157,295.88) | 41,002.65 | 26.06 % | |
| Non-Operating Income | | | | | | | | | | | |
| 3347 - Contribution Income - from THFHDC | 391,168.39 | 120,000.00 | 32,597.36 | 87,402.64 | 268.12 % | | 495,496.50 | 130,389.44 | 365,107.06 | 280.01 % | |
| 3354 - Cash Out Contributions | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 200,035.12 | 0.00 | 200,035.12 | 100.00 % | |
| 3362 - Contribution Income - from THF Housing Opportunity Corporation | 0.00 | 2,319.34 | 0.00 | 2,319.34 | 100.00 % | | 2,319.34 | 0.00 | 2,319.34 | 100.00 % | |
| 3363 - Contribution Income - from THF Sole Holding Corporation | 0.00 | 912.00 | 0.00 | 912.00 | 100.00 % | | 85,552.00 | 0.00 | 85,552.00 | 100.00 % | |
| 3364 - Contribution Income - from THF Public Facility Corporation | 243,418.39 | 0.00 | 20,284.87 | (20,284.87) | (100.00) % | | 0.00 | 81,139.48 | (81,139.48) | (100.00) % | |
| Total Non-Operating Income | 634,586.78 | 123,231.34 | 52,882.23 | 70,349.11 | 133.02 % | | 783,402.96 | 211,528.92 | 571,874.04 | 270.35 % | |
| Non-Operating Expenses | | | | | | | | | | | |
| Debt Services | | | | | | | | | | | |
| 4700 - Interest - LSCB (Johnson City CRC) | 0.00 | 4,193.25 | 0.00 | (4,193.25) | (100.00) % | | 16,773.00 | 0.00 | (16,773.00) | (100.00) % | |
| Total Debt Services | 0.00 | 4,193.25 | 0.00 | (4,193.25) | (100.00) % | | 16,773.00 | 0.00 | (16,773.00) | (100.00) % | |
| Other Non-Operating Expenses | | | | | | | | | | | |
| 4901 - Benevolence Funding | 10,000.00 | 0.00 | 833.00 | 833.00 | 100.00 % | | 0.00 | 3,332.00 | 3,332.00 | 100.00 % | |
| 4902 - CRC Funding | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 25,000.00 | 0.00 | (25,000.00) | (100.00) % | |
| 4903 - Contributions - to THF | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 100,017.56 | 0.00 | (100,017.56) | (100.00) % | |
| 4906 - Contributions - to THFHMC | 0.00 | 275,000.00 | 0.00 | (275,000.00) | (100.00) % | | 905,000.00 | 0.00 | (905,000.00) | (100.00) % | |
| 4911 - Contributions - to THF Housing Opportunity Corporation | 5,500.00 | 0.00 | 458.00 | 458.00 | 100.00 % | | 5,500.00 | 1,832.00 | (3,668.00) | (200.21) % | |
| 4912 - Contributions - to THF Sole Holdings Corporation | 9,000.00 | 0.00 | 750.00 | 750.00 | 100.00 % | | 0.00 | 3,000.00 | 3,000.00 | 100.00 % | |
| 4913 - Contributions - to THF Public Facility Corporation | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 3,500.00 | 0.00 | (3,500.00) | (100.00) % | |
| 4914 - Contributions - to THF Development Company LLC | 800.00 | 0.00 | 66.00 | 66.00 | 100.00 % | | 1,000.00 | 264.00 | (736.00) | (278.78) % | |
| 4921 - Advances/Contributions - to Other THF Entities | 347,200.00 | 0.00 | 28,934.00 | 28,934.00 | 100.00 % | | 0.00 | 115,736.00 | 115,736.00 | 100.00 % | |
| Total Other Non-Operating Expenses | 372,500.00 | 275,000.00 | 31,041.00 | (243,959.00) | (785.92) % | | 1,040,017.56 | 124,164.00 | (915,853.56) | (737.61) % | |
| Total Non-Operating Expenses | 372,500.00 | 279,193.25 | 31,041.00 | (248,152.25) | (799.43) % | | 1,056,790.56 | 124,164.00 | (932,626.56) | (751.12) % | |
| Net Income (Loss) | (209,798.83) | (188,796.00) | (17,482.74) | (171,313.26) | (979.89) % | | (389,680.83) | (69,930.96) | (319,749.87) | (457.23) % | |

THF Public Facility Corporation
Budget Comparison
April 30, 2023
165 - THFPFC

| | 165--THF Public Facility Corporation | | | | | | | | | | |
|-------------------------------------------|--------------------------------------|-------------------------|------------------|--------------------|-------------------------|------------|-------------------------|-------------------|---------------------|-------------------------|-----------------------------------------|
| | Year Ending | | | | Month Ending | | Year To Date | | | | |
| | 12/31/2023 | Month Ending 04/30/2023 | | | Month Ending | 04/30/2023 | Year to Date 04/30/2023 | | | 04/30/2023 | |
| 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 | 140,000.00 | (140,000.00) | (100.00) % | |
| 3602 - Bond Annual Admin Fees | 252,000.00 | 5,173.50 | 21,000.00 | (15,826.50) | (75.36) % | | 20,694.00 | 84,000.00 | (63,306.00) | (75.36) % | |
| Total Financial Income | 672,000.00 | 5,173.50 | 56,000.00 | (50,826.50) | (90.76) % | | 20,694.00 | 224,000.00 | (203,306.00) | (90.76) % | |
| Other Income | | | | | | | | | | | |
| 3325 - Other Income | 0.00 | 242.29 | 0.00 | 242.29 | 100.00 % | | 242.29 | 0.00 | 242.29 | 100.00 % | 4-2023 Prior year refund from Real-Page |
| Total Other Income | 0.00 | 242.29 | 0.00 | 242.29 | 100.00 % | | 242.29 | 0.00 | 242.29 | 100.00 % | |
| Total Income | 672,000.00 | 5,415.79 | 56,000.00 | (50,584.21) | (90.32) % | | 20,936.29 | 224,000.00 | (203,063.71) | (90.65) % | |
| Expenses | | | | | | | | | | | |
| Payroll & Related | | | | | | | | | | | |
| 4016 - Administrative Salaries | 284,141.61 | 19,506.22 | 23,678.47 | 4,172.25 | 17.62 % | | 78,024.87 | 94,713.88 | 16,689.01 | 17.62 % | |
| 4020 - Health Insurance | 0.00 | 898.64 | 0.00 | (898.64) | (100.00) % | | 3,594.56 | 0.00 | (3,594.56) | (100.00) % | |
| 4022 - Vision Insurance | 0.00 | 13.42 | 0.00 | (13.42) | (100.00) % | | 53.68 | 0.00 | (53.68) | (100.00) % | |
| 4026 - Retirement - Matching | 0.00 | 888.42 | 0.00 | (888.42) | (100.00) % | | 3,553.68 | 0.00 | (3,553.68) | (100.00) % | |
| 4027 - Life Insurance | 0.00 | 3.48 | 0.00 | (3.48) | (100.00) % | | 13.92 | 0.00 | (13.92) | (100.00) % | |
| 4028 - Disability Insurance | 0.00 | 94.20 | 0.00 | (94.20) | (100.00) % | | 366.78 | 0.00 | (366.78) | (100.00) % | |
| 4030 - Payroll Taxes | 0.00 | 1,483.40 | 0.00 | (1,483.40) | (100.00) % | | 5,953.59 | 0.00 | (5,953.59) | (100.00) % | |
| 4032 - Worker's Compensation Insurance | 0.00 | 226.66 | 0.00 | (226.66) | (100.00) % | | 605.03 | 0.00 | (605.03) | (100.00) % | |
| Total Payroll & Related | 284,141.61 | 23,114.44 | 23,678.47 | 564.03 | 2.38 % | | 92,166.11 | 94,713.88 | 2,547.77 | 2.68 % | |
| Administrative Expenses | | | | | | | | | | | |
| 4127 - Tax Prep Fees | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 50.00 | 332.00 | 282.00 | 84.93 % | |
| Total Administrative Expenses | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 50.00 | 332.00 | 282.00 | 84.93 % | |
| Taxes & Insurance | | | | | | | | | | | |
| 4601 - Other Insurance | 4,000.00 | 257.17 | 333.00 | 75.83 | 22.77 % | | 1,028.68 | 1,332.00 | 303.32 | 22.77 % | |
| Total Taxes & Insurance | 4,000.00 | 257.17 | 333.00 | 75.83 | 22.77 % | | 1,028.68 | 1,332.00 | 303.32 | 22.77 % | |
| Total Operating Expenses | 289,141.61 | 23,371.61 | 24,094.47 | 722.86 | 3.00 % | | 93,244.79 | 96,377.88 | 3,133.09 | 3.25 % | |
| Net Operating Income (Loss) | 382,858.39 | (17,955.82) | 31,905.53 | (49,861.35) | (156.27) % | | (72,308.50) | 127,622.12 | (199,930.62) | (156.65) % | |
| Non-Operating Income | | | | | | | | | | | |
| 3326 - Contribution Income - from THF | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 3,500.00 | 0.00 | 3,500.00 | 100.00 % | |
| Total Non-Operating Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 3,500.00 | 0.00 | 3,500.00 | 100.00 % | |
| Non-Operating Expenses | | | | | | | | | | | |
| Other Non-Operating Expenses | | | | | | | | | | | |
| 4902 - CRC Funding | 139,440.00 | 0.00 | 11,620.00 | 11,620.00 | 100.00 % | | 20,000.00 | 46,480.00 | 26,480.00 | 56.97 % | |
| 4903 - Contributions - to THF | 243,418.39 | 0.00 | 20,284.87 | 20,284.87 | 100.00 % | | 0.00 | 81,139.48 | 81,139.48 | 100.00 % | |
| Total Other Non-Operating Expenses | 382,858.39 | 0.00 | 31,904.87 | 31,904.87 | 100.00 % | | 20,000.00 | 127,619.48 | 107,619.48 | 84.32 % | |
| Total Non-Operating Expenses | 382,858.39 | 0.00 | 31,904.87 | 31,904.87 | 100.00 % | | 20,000.00 | 127,619.48 | 107,619.48 | 84.32 % | |
| Net Income (Loss) | 0.00 | (17,955.82) | 0.66 | (17,956.48) | (2,720,678.78) % | | (88,808.50) | 2.64 | (88,811.14) | (3,364,058.33) % | |

THF Housing Development Corporation
Budget Comparison
April 30, 2023
170 - THFHDC

| | 170--THF Housing Development Corporation | | | | | | | | | | |
|----------------------------------------------|------------------------------------------|-------------------------|------------------|--------------------|-------------------------|--------------------|-------------------------|-------------------|---------------------|----------------------|------------------------------------|
| | Year Ending | | | | Month Ending | | Year To Date | | | | |
| | 12/31/2023 | Month Ending 04/30/2023 | | | Month Ending 04/30/2023 | 04/30/2023 | Year to Date 04/30/2023 | | | 04/30/2023 | |
| Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note | |
| Income | | | | | | | | | | | |
| Service Related Income | | | | | | | | | | | |
| 3333 - Legal Fees | 130,000.00 | 0.00 | 10,833.00 | (10,833.00) | (100.00) % | | 0.00 | 43,332.00 | (43,332.00) | (100.00) % | |
| Total Service Related Income | 130,000.00 | 0.00 | 10,833.00 | (10,833.00) | (100.00) % | | 0.00 | 43,332.00 | (43,332.00) | (100.00) % | |
| Financial Income | | | | | | | | | | | |
| 3339 - Developer Fees | 460,000.00 | 0.00 | 38,333.00 | (38,333.00) | (100.00) % | | 0.00 | 153,332.00 | (153,332.00) | (100.00) % | |
| 3340 - Contractor Fees | 340,000.00 | 17,265.18 | 28,333.00 | (11,067.82) | (39.06) % | | 48,579.47 | 113,332.00 | (64,752.53) | (57.13) % | |
| 3343 - Gain on Sale | 0.00 | 1,335.64 | 0.00 | 1,335.64 | 100.00 % | | 1,335.64 | 0.00 | 1,335.64 | 100.00 % | 4-2023 Vendor re-funds for Old SGC |
| 3502 - General Partner - Incentive Mgmt Fees | 88,000.00 | 0.00 | 5,250.00 | (5,250.00) | (100.00) % | | 72,292.18 | 46,000.00 | 26,292.18 | 57.15 % | |
| 3512 - General Partner - Asset Mgmt Fees | 20,000.00 | 0.00 | 1,667.00 | (1,667.00) | (100.00) % | | 0.00 | 6,668.00 | (6,668.00) | (100.00) % | |
| Total Financial Income | 908,000.00 | 18,600.82 | 73,583.00 | (54,982.18) | (74.72) % | | 122,207.29 | 319,332.00 | (197,124.71) | (61.73) % | |
| Other Income | | | | | | | | | | | |
| 3325 - Other Income | 0.00 | 254.41 | 0.00 | 254.41 | 100.00 % | | 254.41 | 0.00 | 254.41 | 100.00 % | |
| 3352 - GP Distributions | 34,000.00 | 0.00 | 2,833.00 | (2,833.00) | (100.00) % | | 340,498.66 | 11,332.00 | 329,166.66 | 2,904.75 % | |
| Total Other Income | 34,000.00 | 254.41 | 2,833.00 | (2,578.59) | (91.01) % | | 340,753.07 | 11,332.00 | 329,421.07 | 2,906.99 % | |
| Total Income | 1,072,000.00 | 18,855.23 | 87,249.00 | (68,393.77) | (78.38) % | | 462,960.36 | 373,996.00 | 88,964.36 | 23.78 % | |
| Expenses | | | | | | | | | | | |
| Payroll & Related | | | | | | | | | | | |
| 4016 - Administrative Salaries | 566,651.61 | 38,478.57 | 47,220.97 | 8,742.40 | 18.51 % | | 155,065.02 | 188,883.88 | 33,818.86 | 17.90 % | |
| 4020 - Health Insurance | 0.00 | 2,134.42 | 0.00 | (2,134.42) | (100.00) % | | 8,537.68 | 0.00 | (8,537.68) | (100.00) % | |
| 4022 - Vision Insurance | 0.00 | 40.26 | 0.00 | (40.26) | (100.00) % | | 161.04 | 0.00 | (161.04) | (100.00) % | |
| 4026 - Retirement - Matching | 0.00 | 1,670.27 | 0.00 | (1,670.27) | (100.00) % | | 6,744.10 | 0.00 | (6,744.10) | (100.00) % | |
| 4027 - Life Insurance | 0.00 | 10.52 | 0.00 | (10.52) | (100.00) % | | 42.08 | 0.00 | (42.08) | (100.00) % | |
| 4028 - Disability Insurance | 0.00 | 235.38 | 0.00 | (235.38) | (100.00) % | | 911.33 | 0.00 | (911.33) | (100.00) % | |
| 4030 - Payroll Taxes | 0.00 | 2,928.86 | 0.00 | (2,928.86) | (100.00) % | | 11,950.32 | 0.00 | (11,950.32) | (100.00) % | |
| 4032 - Worker's Compensation Insurance | 0.00 | 447.09 | 0.00 | (447.09) | (100.00) % | | 1,200.70 | 0.00 | (1,200.70) | (100.00) % | |
| 4040 - Overtime | 0.00 | 14.03 | 0.00 | (14.03) | (100.00) % | | 165.85 | 0.00 | (165.85) | (100.00) % | |
| Total Payroll & Related | 566,651.61 | 45,959.40 | 47,220.97 | 1,261.57 | 2.67 % | | 184,778.12 | 188,883.88 | 4,105.76 | 2.17 % | |
| Administrative Expenses | | | | | | | | | | | |
| 4105 - Postage | 1,200.00 | 95.09 | 100.00 | 4.91 | 4.91 % | | 109.29 | 400.00 | 290.71 | 72.67 % | |
| 4110 - IT Software | 750.00 | 0.00 | 63.00 | 63.00 | 100.00 % | | 0.00 | 252.00 | 252.00 | 100.00 % | |
| 4114 - Misc Admin Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 600.00 | 0.00 | (600.00) | (100.00) % | |
| 4115 - Staff Training | 6,100.00 | 3,750.00 | 508.00 | (3,242.00) | (638.18) % | TAAHP Conference | 4,475.00 | 2,032.00 | (2,443.00) | (120.22) % | |
| 4119 - Travel | 14,400.00 | 1,706.98 | 1,200.00 | (506.98) | (42.24) % | Lubbock properties | 4,484.83 | 4,800.00 | 315.17 | 6.56 % | |
| 4125 - Audit Fees | 9,000.00 | 0.00 | 750.00 | 750.00 | 100.00 % | | 0.00 | 3,000.00 | 3,000.00 | 100.00 % | |
| 4126 - Legal Fees | 6,000.00 | 0.00 | 500.00 | 500.00 | 100.00 % | | 1,694.55 | 2,000.00 | 305.45 | 15.27 % | |
| 4127 - Tax Prep Fees | 36,730.00 | 0.00 | 3,061.00 | 3,061.00 | 100.00 % | | 0.00 | 12,244.00 | 12,244.00 | 100.00 % | |
| 4128 - Board Member Stipend | 36,000.00 | 2,500.00 | 3,000.00 | 500.00 | 16.66 % | | 11,000.00 | 12,000.00 | 1,000.00 | 8.33 % | |
| 4129 - Fuel | 0.00 | 379.96 | 0.00 | (379.96) | (100.00) % | | 1,273.60 | 0.00 | (1,273.60) | (100.00) % | |
| Total Administrative Expenses | 110,180.00 | 8,432.03 | 9,182.00 | 749.97 | 8.16 % | | 23,637.27 | 36,728.00 | 13,090.73 | 35.64 % | |
| Maintenance & Repairs | | | | | | | | | | | |
| 4403 - Materials - Electrical | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 35.11 | 0.00 | (35.11) | (100.00) % | |
| Total Maintenance & Repairs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 35.11 | 0.00 | (35.11) | (100.00) % | |

THF Housing Development Corporation
Budget Comparison
April 30, 2023
170 - THFHDC

| | 170--THF Housing Development Corporation | | | | | | | | | | |
|-------------------------------------------|------------------------------------------|-------------------------|-------------------|---------------------|---------------------|-------------------------------------|-------------------------|-------------------|---------------------|---------------------|----------------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date 04/30/2023 | | | | Year To Date |
| | 12/31/2023 | Month Ending 04/30/2023 | | | | 04/30/2023 | 04/30/2023 | | | | 04/30/2023 |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| Taxes & Insurance | | | | | | | | | | | |
| 4601 - Other Insurance | 4,000.00 | 257.17 | 333.00 | 75.83 | 22.77 % | | 1,028.68 | 1,332.00 | 303.32 | 22.77 % | |
| 4840 - Taxes | 0.00 | 4,920.00 | 0.00 | (4,920.00) | (100.00) % | Federal tax extension - THF Casa GP | 4,920.00 | 0.00 | (4,920.00) | (100.00) % | |
| Total Taxes & Insurance | 4,000.00 | 5,177.17 | 333.00 | (4,844.17) | (1,454.70) % | | 5,948.68 | 1,332.00 | (4,616.68) | (346.59) % | |
| Total Operating Expenses | 680,831.61 | 59,568.60 | 56,735.97 | (2,832.63) | (4.99) % | | 214,399.18 | 226,943.88 | 12,544.70 | 5.52 % | |
| Net Operating Income (Loss) | 391,168.39 | (40,713.37) | 30,513.03 | (71,226.40) | (233.42) % | | 248,561.18 | 147,052.12 | 101,509.06 | 69.02 % | |
| Non-Operating Expenses | | | | | | | | | | | |
| Other Non-Operating Expenses | | | | | | | | | | | |
| 4903 - Contributions - to THF | 391,168.39 | 120,000.00 | 32,597.36 | (87,402.64) | (268.12) % | | 495,496.50 | 130,389.44 | (365,107.06) | (280.01) % | |
| Total Other Non-Operating Expenses | 391,168.39 | 120,000.00 | 32,597.36 | (87,402.64) | (268.12) % | | 495,496.50 | 130,389.44 | (365,107.06) | (280.01) % | |
| Total Non-Operating Expenses | 391,168.39 | 120,000.00 | 32,597.36 | (87,402.64) | (268.12) % | | 495,496.50 | 130,389.44 | (365,107.06) | (280.01) % | |
| Net Income (Loss) | 0.00 | (160,713.37) | (2,084.33) | (158,629.04) | (7,610.55) % | | (246,935.32) | 16,662.68 | (263,598.00) | (1,581.96) % | |

THF Sole Holdings Corporation
Budget Comparison
April 30, 2023
171 - THFSHC

171--THF Sole Holdings Corporation

| | Year Ending | 171--THF Sole Holdings Corporation | | | | Month Ending | Month Ending | Year To Date | | | |
|-------------------------------------------|-------------------|------------------------------------|-----------------|-----------------|-------------------|----------------------|-------------------------|-------------------|-----------------------|----------------------|----------------------|
| | 12/31/2023 | Month Ending 04/30/2023 | | | Month Ending | 04/30/2023 | Year to Date 04/30/2023 | | | 04/30/2023 | |
| | 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 | 1,668.00 | 1,668.00 | 100.00 % | |
| Total Administrative Expenses | 5,000.00 | 0.00 | 417.00 | 417.00 | 100.00 % | | 0.00 | 1,668.00 | 1,668.00 | 100.00 % | |
| Taxes & Insurance | | | | | | | | | | | |
| 4601 - Other Insurance | 4,000.00 | 257.17 | 333.00 | 75.83 | 22.77 % | | 1,028.68 | 1,332.00 | 303.32 | 22.77 % | |
| Total Taxes & Insurance | 4,000.00 | 257.17 | 333.00 | 75.83 | 22.77 % | | 1,028.68 | 1,332.00 | 303.32 | 22.77 % | |
| Total Operating Expenses | 9,000.00 | 257.17 | 750.00 | 492.83 | 65.71 % | | 1,028.68 | 3,000.00 | 1,971.32 | 65.71 % | |
| Net Operating Income (Loss) | (9,000.00) | (257.17) | (750.00) | 492.83 | 65.71 % | | (1,028.68) | (3,000.00) | 1,971.32 | 65.71 % | |
| Non-Operating Income | | | | | | | | | | | |
| 3326 - Contribution Income - from THF | 9,000.00 | 0.00 | 750.00 | (750.00) | (100.00) % | | 0.00 | 3,000.00 | (3,000.00) | (100.00) % | |
| 3354 - Cash Out Contributions | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | (1,435,000.00) | 0.00 | (1,435,000.00) | (100.00) % | |
| Total Non-Operating Income | 9,000.00 | 0.00 | 750.00 | (750.00) | (100.00) % | | (1,435,000.00) | 3,000.00 | (1,438,000.00) | (47,933.33) % | |
| Non-Operating Expenses | | | | | | | | | | | |
| Other Non-Operating Expenses | | | | | | | | | | | |
| 4903 - Contributions - to THF | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 84,640.00 | 0.00 | (84,640.00) | (100.00) % | |
| Total Other Non-Operating Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 84,640.00 | 0.00 | (84,640.00) | (100.00) % | |
| Total Non-Operating Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 84,640.00 | 0.00 | (84,640.00) | (100.00) % | |
| Net Income (Loss) | 0.00 | (257.17) | 0.00 | (257.17) | (100.00) % | | (1,520,668.68) | 0.00 | (1,520,668.68) | (100.00) % | |

THF Development Company, LLC
Budget Comparison
April 30, 2023
174 - THFDC

| | 174--THF Development Company, LLC | | | | | | | | | | |
|---------------------------------------|-----------------------------------|-------------------------|----------------|----------------|-------------------------|------------|-------------------------|-----------------|---------------|----------------------|--------------|
| | Year Ending | | | | Month Ending | | Month Ending | | | | Year To Date |
| | 12/31/2023 | Month Ending 04/30/2023 | | | Month Ending 04/30/2023 | 04/30/2023 | Year to Date 04/30/2023 | | | 04/30/2023 | |
| Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note | |
| Expenses | | | | | | | | | | | |
| Administrative Expenses | | | | | | | | | | | |
| 4120 - Bank Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 1.74 | 0.00 | (1.74) | (100.00) % | |
| 4127 - Tax Prep Fees | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| Total Administrative Expenses | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 1.74 | 168.00 | 166.26 | 98.96 % | |
| Taxes & Insurance | | | | | | | | | | | |
| 4601 - Other Insurance | 300.00 | 0.00 | 25.00 | 25.00 | 100.00 % | | 0.00 | 100.00 | 100.00 | 100.00 % | |
| Total Taxes & Insurance | 300.00 | 0.00 | 25.00 | 25.00 | 100.00 % | | 0.00 | 100.00 | 100.00 | 100.00 % | |
| Total Operating Expenses | 800.00 | 0.00 | 67.00 | 67.00 | 100.00 % | | 1.74 | 268.00 | 266.26 | 99.35 % | |
| Net Operating Income (Loss) | (800.00) | 0.00 | (67.00) | 67.00 | 100.00 % | | (1.74) | (268.00) | 266.26 | 99.35 % | |
| Non-Operating Income | | | | | | | | | | | |
| 3326 - Contribution Income - from THF | 800.00 | 0.00 | 67.00 | (67.00) | (100.00) % | | 1,000.00 | 268.00 | 732.00 | 273.13 % | |
| Total Non-Operating Income | 800.00 | 0.00 | 67.00 | (67.00) | (100.00) % | | 1,000.00 | 268.00 | 732.00 | 273.13 % | |
| Net Income (Loss) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 998.26 | 0.00 | 998.26 | (100.00) % | |

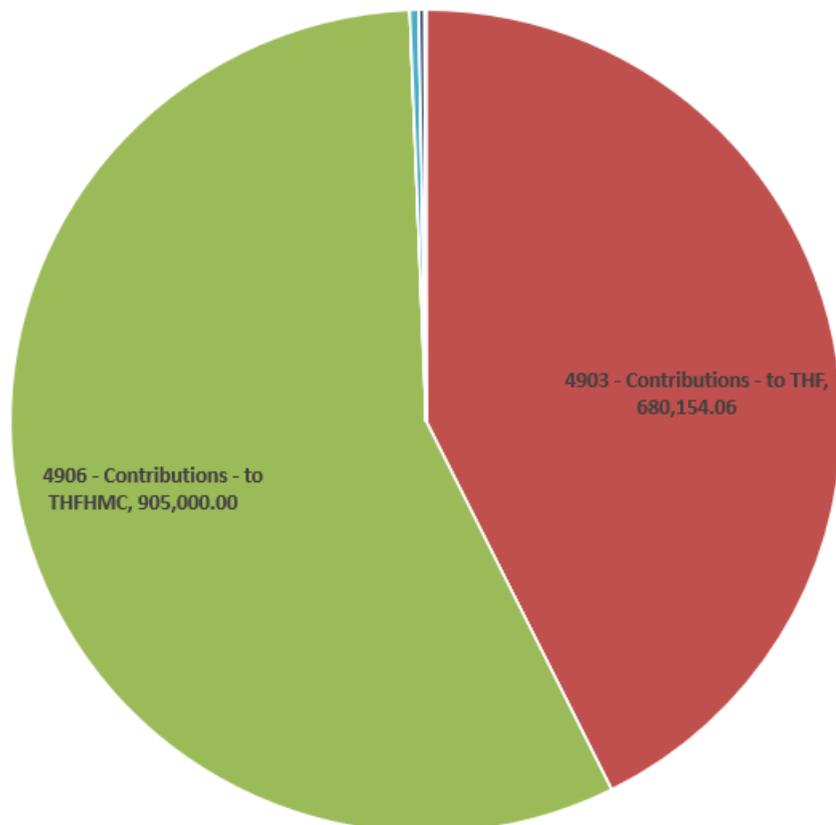
THF Housing Opportunity Corporation
Budget Comparison
April 30, 2023
175 - THFHOC

| | 175--THF Housing Opportunity Corporation | | | | | | | | | | |
|---------------------------------------|------------------------------------------|-------------------------|-----------------|-----------------|-------------------------|------------|-------------------------|-------------------|-----------------|----------------------|--------------|
| | Year Ending | | | | Month Ending | | Month Ending | | | | Year To Date |
| | 12/31/2023 | Month Ending 04/30/2023 | | | Month Ending 04/30/2023 | 04/30/2023 | Year to Date 04/30/2023 | | | 04/30/2023 | |
| Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note | |
| Expenses | | | | | | | | | | | |
| Administrative Expenses | | | | | | | | | | | |
| 4120 - Bank Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 44.10 | 0.00 | (44.10) | (100.00) % | |
| 4127 - Tax Prep Fees | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 0.00 | 500.00 | 500.00 | 100.00 % | |
| Total Administrative Expenses | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 44.10 | 500.00 | 455.90 | 91.18 % | |
| Taxes & Insurance | | | | | | | | | | | |
| 4601 - Other Insurance | 4,000.00 | 257.17 | 333.00 | 75.83 | 22.77 % | | 1,028.68 | 1,332.00 | 303.32 | 22.77 % | |
| Total Taxes & Insurance | 4,000.00 | 257.17 | 333.00 | 75.83 | 22.77 % | | 1,028.68 | 1,332.00 | 303.32 | 22.77 % | |
| Total Operating Expenses | 5,500.00 | 257.17 | 458.00 | 200.83 | 43.84 % | | 1,072.78 | 1,832.00 | 759.22 | 41.44 % | |
| Net Operating Income (Loss) | (5,500.00) | (257.17) | (458.00) | 200.83 | 43.84 % | | (1,072.78) | (1,832.00) | 759.22 | 41.44 % | |
| Non-Operating Income | | | | | | | | | | | |
| 3326 - Contribution Income - from THF | 5,500.00 | 0.00 | 458.00 | (458.00) | (100.00) % | | 5,500.00 | 1,832.00 | 3,668.00 | 200.21 % | |
| Total Non-Operating Income | 5,500.00 | 0.00 | 458.00 | (458.00) | (100.00) % | | 5,500.00 | 1,832.00 | 3,668.00 | 200.21 % | |
| Net Income (Loss) | 0.00 | (257.17) | 0.00 | (257.17) | (100.00) % | | 4,427.22 | 0.00 | 4,427.22 | (100.00) % | |

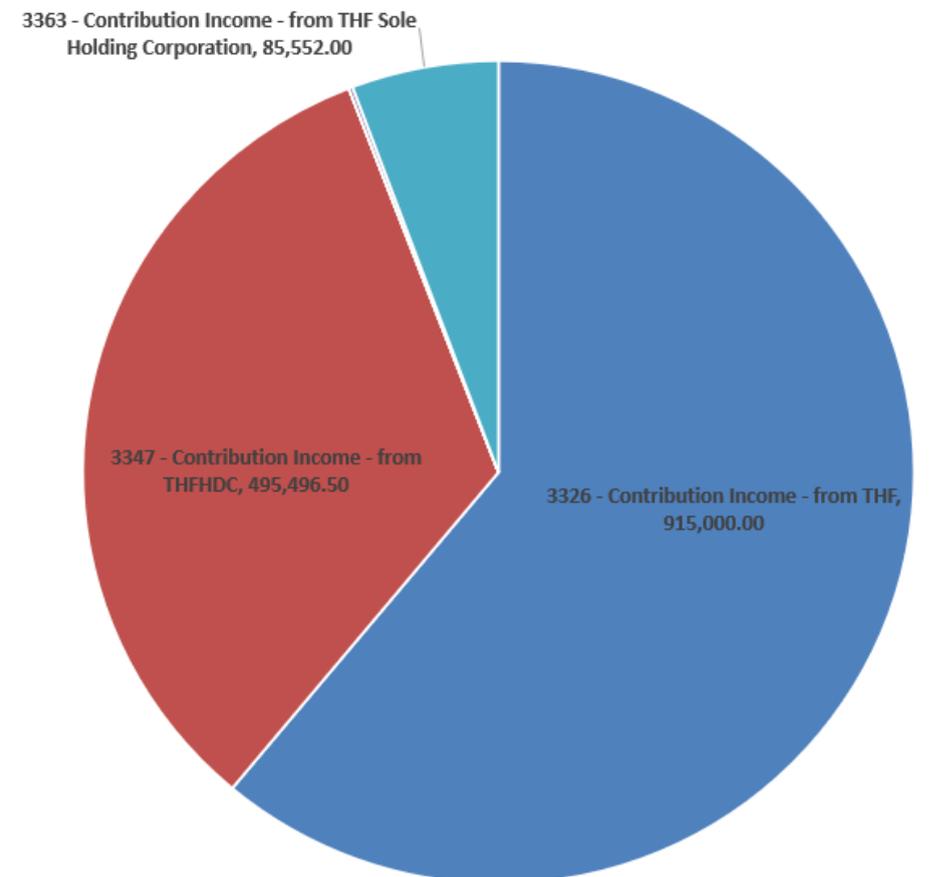
Texas Housing Foundation Corporate Administration Income Statement & Contributions Summary As of April 30, 2023

| | 140--THF Housing Management Corporation Year To Date 04/30/2023 <small>Actual</small> | 157--Texas Housing Foundation Year To Date 04/30/2023 <small>Actual</small> | 165--THF Public Facility Corporation Year To Date 04/30/2023 <small>Actual</small> | 170--THF Housing Development Corporation Year To Date 04/30/2023 <small>Actual</small> | 171--THF Sole Holdings Corporation Year To Date 04/30/2023 <small>Actual</small> | 174--THF Development Company, LLC Year To Date 04/30/2023 <small>Actual</small> | 175--THF Housing Opportunity Corporation Year To Date 04/30/2023 <small>Actual</small> | All Locations Year To Date 04/30/2023 <small>Actual</small> |
|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| Current Net Income | 712,259.15 | (389,680.83) | (88,808.50) | (246,935.32) | (1,520,668.68) | 998.26 | 4,427.22 | (1,528,408.70) |
| Contribution Income | | | | | | | | |
| 3326 - Contribution Income - from THF | 905,000.00 | 0.00 | 3,500.00 | 0.00 | 0.00 | 1,000.00 | 5,500.00 | 915,000.00 |
| 3347 - Contribution Income - from THFHDC | 0.00 | 495,496.50 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 495,496.50 |
| 3362 - Contribution Income - from THF Housing Opportunity Corporation | 0.00 | 2,319.34 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,319.34 |
| 3363 - Contribution Income - from THF Sole Holding Corporation | 0.00 | 85,552.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 85,552.00 |
| Total Contribution Income | 905,000.00 | 583,367.84 | 3,500.00 | 0.00 | 0.00 | 1,000.00 | 5,500.00 | 1,498,367.84 |
| Contribution Expenses | | | | | | | | |
| 4903 - Contributions - to THF | 0.00 | 100,017.56 | 0.00 | 495,496.50 | 84,640.00 | 0.00 | 0.00 | 680,154.06 |
| 4906 - Contributions - to THFHMC | 0.00 | 905,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 905,000.00 |
| 4911 - Contributions - to THF Housing Opportunity Corporation | 0.00 | 5,500.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,500.00 |
| 4913 - Contributions - to THF Public Facility Corporation | 0.00 | 3,500.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,500.00 |
| 4914 - Contributions - to THF Development Company LLC | 0.00 | 1,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,000.00 |
| Total Contribution Expenses | 0.00 | 1,015,017.56 | 0.00 | 495,496.50 | 84,640.00 | 0.00 | 0.00 | 1,595,154.06 |
| Net Contributions | (905,000.00) | 431,649.72 | (3,500.00) | 495,496.50 | 84,640.00 | (1,000.00) | (5,500.00) | 96,786.22 |
| Net Income (Loss) before Contributions | (192,740.85) | 41,968.89 | (92,308.50) | 248,561.18 | (1,436,028.68) | (1.74) | (1,072.78) | (1,431,622.48) |

Incoming Contributions



Outgoing Contributions



Oak Creek Townhomes Comparative Balance Sheet

April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|---------------------------------------------|-----------------------------|---------------------------|
| Assets | | |
| Current Assets | | |
| Cash | | |
| 1000 - Cash - OPERATING | 23,864.39 | 13,052.19 |
| 1015 - Cash - Tenant Security Deposits | 41,929.83 | 41,429.83 |
| Total Cash | 65,794.22 | 54,482.02 |
| Accounts Receivable | | |
| 1200 - A/R - Tenant | 1,078.00 | 829.00 |
| 1210 - A/R - Tenant Subsidy Assistance | 37.00 | 37.00 |
| 1270 - A/R - Oak Grove | 550.00 | 550.00 |
| Total Accounts Receivable | 1,665.00 | 1,416.00 |
| Deposits & Escrows | | |
| 1100 - Replacement Reserves SSBT 2277 | 258,370.00 | 256,203.00 |
| 1110 - Operating Reserves | 232,010.67 | 231,991.60 |
| Total Deposits & Escrows | 490,380.67 | 488,194.60 |
| Other Current Assets | | |
| 1406 - Prepaid Partnership Fees | 41,333.32 | 41,849.99 |
| 1410 - Prepaid Insurance | 13,183.40 | 19,775.09 |
| Total Other Current Assets | 54,516.72 | 61,625.08 |
| Total Current Assets | 612,356.61 | 605,717.70 |
| 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 | 10,131,433.22 | 10,131,433.22 |
| Depreciation & Amortization | | |
| 1700 - Accumulated Depreciation | (3,000,885.25) | (2,978,461.16) |
| Total Depreciation & Amortization | (3,000,885.25) | (2,978,461.16) |
| Total Fixed Assets | 7,130,547.97 | 7,152,972.06 |
| Other Assets | | |
| 1510 - Other Depreciable/Amortizable assets | 110,517.00 | 110,517.00 |
| 1710 - Accumulated Amortization | (76,134.52) | (75,520.54) |
| Total Other Assets | 34,382.48 | 34,996.46 |
| Total Assets | 7,777,287.06 | 7,793,686.22 |

Oak Creek Townhomes Comparative Balance Sheet April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|-----------------------------------------------------------------------|-----------------------------|---------------------------|
| Liabilities & Equity | | |
| Liabilities | | |
| Current Liabilities | | |
| 2000 - A/P – Trade | 15,302.56 | 7,547.10 |
| 2001 - A/P – THFHMC | 11,870.38 | 12,600.89 |
| 2067 - A/P - Texas Housing Foundation | 25,000.00 | 25,000.00 |
| 2099 - A/P - Pending ICB | 550.00 | 550.00 |
| 2503 - A/P - Chase 7187 | 604.76 | 538.55 |
| 2522 - A/P - Chase 0094 | 12.22 | 0.00 |
| 2533 - A/P - Chase 7218 | 33.28 | 0.00 |
| 2554 - A/P - Chase 0726 | 15.33 | 0.00 |
| 2564 - A/P - Chase 4069 | 0.00 | 4.35 |
| 2569 - A/P - Elan 6620 | (108.25) | (108.25) |
| 2573 - A/P - Chase 1947 | 765.55 | 0.00 |
| Total Current Liabilities | 54,045.83 | 46,132.64 |
| Other Current Liabilities | | |
| 2100 - Prepaid Rent | 2,700.00 | 1,504.00 |
| 2200 - Tenant Security Deposits | 29,619.00 | 29,119.00 |
| Total Other Current Liabilities | 32,319.00 | 30,623.00 |
| Long Term Liabilities | | |
| 2300 - N/P - TDHCA | 1,387,888.94 | 1,393,210.52 |
| 2301 - N/P - BHHH | 935,929.56 | 937,566.57 |
| 2310 - Loan Costs | (35,302.58) | (35,445.98) |
| Total Long Term Liabilities | 2,288,515.92 | 2,295,331.11 |
| Other Liabilities | | |
| 2229 - Accrued Incentive Management Fee | 14,342.74 | 14,342.74 |
| Total Other Liabilities | 14,342.74 | 14,342.74 |
| Total Liabilities | 2,389,223.49 | 2,386,429.49 |
| Equity | | |
| 2911 - ILP Capital - Raymond James Tax Credit Fund 37 LLC (99.99%) | (25,867.00) | (25,867.00) |
| Retained Earnings | 5,516,389.44 | 5,516,389.44 |
| Current Net Income | (102,458.87) | (83,265.71) |
| Total Equity | 5,388,063.57 | 5,407,256.73 |
| Total Liabilities & Equity | 7,777,287.06 | 7,793,686.22 |

Oak Creek Townhomes Budget Comparison

April 30, 2023

100 - Oak Creek Townhomes
Marble Falls, Texas

| | 100--Oak Creek Townhomes | | | | | | | | | | |
|------------------------------------------------|--------------------------|-------------------------|-------------------|-------------------|----------------------|------------------------------------------------------------------|-------------------------|--------------------|--------------------|----------------------|--------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date 04/30/2023 | | | | Year To Date |
| | 12/31/2023 | Month Ending 04/30/2023 | | Month Ending | 04/30/2023 | | Year to Date 04/30/2023 | | 04/30/2023 | | |
| Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note | |
| Income | | | | | | | | | | | |
| Rental Income | | | | | | | | | | | |
| 3000 - Scheduled Rent | 775,524.00 | 65,001.00 | 64,627.00 | 374.00 | 0.57 % | | 260,004.00 | 258,508.00 | 1,496.00 | 0.57 % | |
| Total Rental Income | 775,524.00 | 65,001.00 | 64,627.00 | 374.00 | 0.57 % | | 260,004.00 | 258,508.00 | 1,496.00 | 0.57 % | |
| Vacancy, Losses & Concessions | | | | | | | | | | | |
| 3010 - Loss to Lease | (45,672.00) | (5,104.00) | (3,806.00) | (1,298.00) | (34.10) % | not all rents at max. \$50 increase at renewal to close the gap. | (22,071.00) | (15,224.00) | (6,847.00) | (44.97) % | |
| 3015 - Vacancy Loss | (13,825.00) | (2,412.00) | (1,152.08) | (1,259.92) | (109.36) % | 3 vacants | (10,907.00) | (4,608.32) | (6,298.68) | (136.68) % | |
| 3050 - Bad Debt | (8,000.00) | 0.00 | (667.00) | 667.00 | 100.00 % | | (2,479.83) | (2,668.00) | 188.17 | 7.05 % | |
| Total Vacancy, Losses & Concessions | (67,497.00) | (7,516.00) | (5,625.08) | (1,890.92) | (33.61) % | | (35,457.83) | (22,500.32) | (12,957.51) | (57.58) % | |
| Net Rental Income | 708,027.00 | 57,485.00 | 59,001.92 | (1,516.92) | (2.57) % | | 224,546.17 | 236,007.68 | (11,461.51) | (4.85) % | |
| Tenant Fees | | | | | | | | | | | |
| 3200 - Late Fees | 4,800.00 | (340.00) | 400.00 | (740.00) | (185.00) % | tenant paid laid charges | 685.00 | 1,600.00 | (915.00) | (57.18) % | |
| 3205 - NSF Fees | 100.00 | 0.00 | 8.00 | (8.00) | (100.00) % | | 50.00 | 32.00 | 18.00 | 56.25 % | |
| 3210 - Maintenance Fees | 857.00 | 0.00 | 71.00 | (71.00) | (100.00) % | | 75.00 | 284.00 | (209.00) | (73.59) % | |
| 3215 - Court Fees - Tenant | 500.00 | 0.00 | 42.00 | (42.00) | (100.00) % | | 16.00 | 168.00 | (152.00) | (90.47) % | |
| 3220 - Reletting Fees | 1,780.00 | 0.00 | 148.00 | (148.00) | (100.00) % | | 669.80 | 592.00 | 77.80 | 13.14 % | |
| 3225 - Move-out Charges | 2,620.00 | 0.00 | 218.00 | (218.00) | (100.00) % | | 1,505.63 | 872.00 | 633.63 | 72.66 % | |
| 3235 - Screening Fees | 787.00 | 0.00 | 66.00 | (66.00) | (100.00) % | | 149.10 | 264.00 | (114.90) | (43.52) % | |
| Total Tenant Fees | 11,444.00 | (340.00) | 953.00 | (1,293.00) | (135.67) % | | 3,150.53 | 3,812.00 | (661.47) | (17.35) % | |
| Other Income | | | | | | | | | | | |
| 3300 - Laundry income | 750.00 | 0.00 | 63.00 | (63.00) | (100.00) % | | 143.79 | 252.00 | (108.21) | (42.94) % | |
| 3315 - Interest income | 240.00 | 19.07 | 20.00 | (0.93) | (4.65) % | | 76.26 | 80.00 | (3.74) | (4.67) % | |
| Total Other Income | 990.00 | 19.07 | 83.00 | (63.93) | (77.02) % | | 220.05 | 332.00 | (111.95) | (33.71) % | |
| Total Income | 720,461.00 | 57,164.07 | 60,037.92 | (2,873.85) | (4.78) % | | 227,916.75 | 240,151.68 | (12,234.93) | (5.09) % | |
| Expenses | | | | | | | | | | | |
| Payroll & Related | | | | | | | | | | | |
| 4000 - Salaries - Manager | 28,722.00 | 2,242.61 | 2,394.00 | 151.39 | 6.32 % | | 9,844.30 | 9,576.00 | (268.30) | (2.80) % | |
| 4005 - Salaries - Assistant Manager | 19,522.00 | 0.00 | 1,627.00 | 1,627.00 | 100.00 % | Budgeted as an assistant and being coded to leasing agent | 0.00 | 6,508.00 | 6,508.00 | 100.00 % | |
| 4010 - Salaries - Leasing Agent | 0.00 | 1,501.38 | 0.00 | (1,501.38) | (100.00) % | Budgeted to assistant but being coded to leasing agent | 6,533.91 | 0.00 | (6,533.91) | (100.00) % | |
| 4015 - Salaries - Maintenance | 71,938.00 | 5,671.71 | 5,995.00 | 323.29 | 5.39 % | | 22,078.58 | 23,980.00 | 1,901.42 | 7.92 % | |
| 4020 - Health Insurance | 19,874.00 | 1,445.70 | 1,656.00 | 210.30 | 12.69 % | | 5,851.73 | 6,624.00 | 772.27 | 11.65 % | |
| 4021 - Dental Insurance | 1,332.00 | 0.00 | 111.00 | 111.00 | 100.00 % | | 0.00 | 444.00 | 444.00 | 100.00 % | |
| 4022 - Vision Insurance | 316.00 | 21.59 | 26.00 | 4.41 | 16.96 % | | 87.40 | 104.00 | 16.60 | 15.96 % | |
| 4025 - Retirement - Safe Harbor | 2,025.00 | 0.00 | 168.75 | 168.75 | 100.00 % | | 0.00 | 675.00 | 675.00 | 100.00 % | |
| 4026 - Retirement - Matching | 1,350.00 | 444.01 | 112.50 | (331.51) | (294.67) % | | 1,669.22 | 450.00 | (1,219.22) | (270.93) % | |
| 4027 - Life Insurance | 872.00 | 5.67 | 73.00 | 67.33 | 92.23 % | | 22.96 | 292.00 | 269.04 | 92.13 % | |

Oak Creek Townhomes Budget Comparison

April 30, 2023

100 - Oak Creek Townhomes
Marble Falls, Texas

100--Oak Creek Townhomes

| | Year Ending | | Month Ending | | | | Month Ending | | | | Year To Date | |
|----------------------------------------|-------------------|------------------|-------------------------|-------------------|-------------------------|-------------------------------|------------------|------------------|-------------------------|------------------|----------------------|--|
| | 12/31/2023 | | Month Ending 04/30/2023 | | Month Ending 04/30/2023 | | 04/30/2023 | | Year to Date 04/30/2023 | | 04/30/2023 | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note | |
| 4028 - Disability Insurance | 0.00 | 63.83 | 0.00 | (63.83) | (100.00) % | | 239.58 | 0.00 | (239.58) | (100.00) % | | |
| 4030 - Payroll Taxes | 5,232.00 | 942.33 | 436.00 | (506.33) | (116.13) % | | 3,405.73 | 1,744.00 | (1,661.73) | (95.28) % | | |
| 4032 - Worker's Compensation Insurance | 1,081.00 | 109.41 | 90.00 | (19.41) | (21.56) % | | 315.70 | 360.00 | 44.30 | 12.30 % | | |
| 4040 - Overtime | 1,680.00 | 458.46 | 140.00 | (318.46) | (227.47) % | | 1,081.38 | 560.00 | (521.38) | (93.10) % | | |
| 4045 - Bonuses | 4,500.00 | 1,721.32 | 375.00 | (1,346.32) | (359.01) % | Q1 bonuses paid out to staff. | 2,716.62 | 1,500.00 | (1,216.62) | (81.10) % | | |
| 4061 - Employee Recruiting/Screening | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 216.50 | 0.00 | (216.50) | (100.00) % | | |
| Total Payroll & Related | 158,444.00 | 14,628.02 | 13,204.25 | (1,423.77) | (10.78) % | | 54,063.61 | 52,817.00 | (1,246.61) | (2.36) % | | |
| Administrative Expenses | | | | | | | | | | | | |
| 4035 - Uniforms | 2,340.00 | 201.90 | 195.00 | (6.90) | (3.53) % | | 1,058.32 | 780.00 | (278.32) | (35.68) % | | |
| 4100 - Management Fees | 31,150.00 | 2,844.80 | 2,596.00 | (248.80) | (9.58) % | | 11,394.45 | 10,384.00 | (1,010.45) | (9.73) % | | |
| 4101 - Compliance Fee - THF | 12,000.00 | 1,000.00 | 1,000.00 | 0.00 | 0.00 % | | 4,000.00 | 4,000.00 | 0.00 | 0.00 % | | |
| 4102 - Office Equipment & Furniture | 350.00 | 0.00 | 29.00 | 29.00 | 100.00 % | | 0.00 | 116.00 | 116.00 | 100.00 % | | |
| 4103 - Paper | 300.00 | 86.56 | 25.00 | (61.56) | (246.24) % | | 128.88 | 100.00 | (28.88) | (28.88) % | | |
| 4104 - Toner | 300.00 | 0.00 | 25.00 | 25.00 | 100.00 % | | 103.48 | 100.00 | (3.48) | (3.48) % | | |
| 4105 - Postage | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 0.00 | 32.00 | 32.00 | 100.00 % | | |
| 4106 - Office Supplies | 3,160.00 | 348.60 | 263.00 | (85.60) | (32.54) % | | 886.93 | 1,052.00 | 165.07 | 15.69 % | | |
| 4108 - IT Contract | 2,244.00 | 187.00 | 187.00 | 0.00 | 0.00 % | | 748.00 | 748.00 | 0.00 | 0.00 % | | |
| 4109 - IT Hardware | 250.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % | | |
| 4110 - IT Software | 5,798.00 | 452.43 | 483.00 | 30.57 | 6.32 % | | 1,809.72 | 1,932.00 | 122.28 | 6.32 % | | |
| 4111 - Telephone & Fax | 3,480.00 | 277.10 | 290.00 | 12.90 | 4.44 % | | 1,037.67 | 1,160.00 | 122.33 | 10.54 % | | |
| 4112 - Internet | 120.00 | 15.79 | 10.00 | (5.79) | (57.90) % | | 110.23 | 40.00 | (70.23) | (175.57) % | | |
| 4114 - Misc Admin Expense | 300.00 | 0.00 | 25.00 | 25.00 | 100.00 % | | 114.09 | 100.00 | (14.09) | (14.09) % | | |
| 4115 - Staff Training | 687.50 | 0.00 | 57.00 | 57.00 | 100.00 % | | 495.00 | 228.00 | (267.00) | (117.10) % | | |
| 4116 - Membership Dues | 415.00 | 200.00 | 35.00 | (165.00) | (471.42) % | chamber dues | 200.00 | 140.00 | (60.00) | (42.85) % | | |
| 4117 - Vehicle Maintenance & Repairs | 312.50 | 0.00 | 26.00 | 26.00 | 100.00 % | | 70.75 | 104.00 | 33.25 | 31.97 % | | |
| 4119 - Travel | 1,188.00 | 927.98 | 99.00 | (828.98) | (87.35) % | TAA conference | 927.98 | 396.00 | (531.98) | (134.33) % | | |
| 4120 - Bank Fees | 255.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % | | |
| 4121 - Eviction | 1,200.00 | 0.00 | 100.00 | 100.00 | 100.00 % | | (205.00) | 400.00 | 605.00 | 151.25 % | | |
| 4122 - Resident Screening Services | 810.00 | 54.39 | 68.00 | 13.61 | 20.01 % | | 145.04 | 272.00 | 126.96 | 46.67 % | | |
| 4125 - Audit Fees | 7,500.00 | 7,500.00 | 625.00 | (6,875.00) | (1,100.00) % | | 7,500.00 | 2,500.00 | (5,000.00) | (200.00) % | | |
| 4126 - Legal Fees | 10,800.00 | 900.00 | 900.00 | 0.00 | 0.00 % | | 3,600.00 | 3,600.00 | 0.00 | 0.00 % | | |
| 4127 - Tax Prep Fees | 1,500.00 | (7,500.00) | 125.00 | 7,625.00 | 6,100.00 % | | 1,500.00 | 500.00 | (1,000.00) | (200.00) % | | |
| 4129 - Fuel | 2,000.00 | 38.25 | 167.00 | 128.75 | 77.09 % | fuel for company truck | 464.87 | 668.00 | 203.13 | 30.40 % | | |
| 4130 - Late Fees | 0.00 | 3.22 | 0.00 | (3.22) | (100.00) % | | 3.22 | 0.00 | (3.22) | (100.00) % | | |
| 4132 - Employee Gifts | 500.00 | 18.81 | 42.00 | 23.19 | 55.21 % | | 83.60 | 168.00 | 84.40 | 50.23 % | | |
| 4134 - Contract Costs - Admin | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | | |
| 4138 - Answering Service | 2,040.00 | 170.00 | 170.00 | 0.00 | 0.00 % | | 850.00 | 680.00 | (170.00) | (25.00) % | | |
| 4250 - Resident Services Fee - THF | 4,000.00 | 333.33 | 333.00 | (0.33) | (0.09) % | | 1,333.32 | 1,332.00 | (1.32) | (0.09) % | | |
| 4258 - Resident Services - Supplies | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | | |
| 4259 - Resident Displacement | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 4,436.15 | 0.00 | (4,436.15) | (100.00) % | | |
| Total Administrative Expenses | 96,100.00 | 8,060.16 | 8,009.00 | (51.16) | (0.63) % | | 42,796.70 | 32,036.00 | (10,760.70) | (33.58) % | | |
| Marketing Expenses | | | | | | | | | | | | |
| 4200 - Signage | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | | |
| 4201 - Printed Material | 720.00 | 0.00 | 60.00 | 60.00 | 100.00 % | | 297.12 | 240.00 | (57.12) | (23.80) % | | |
| 4202 - Internet Advertising | 660.00 | 54.00 | 55.00 | 1.00 | 1.81 % | | 216.00 | 220.00 | 4.00 | 1.81 % | | |
| 4203 - Flags/Poles | 130.00 | 0.00 | 11.00 | 11.00 | 100.00 % | | 0.00 | 44.00 | 44.00 | 100.00 % | | |
| 4204 - Advertising - Other | 500.00 | 685.00 | 42.00 | (643.00) | (1,530.95) % | was charged to | 685.00 | 168.00 | (517.00) | (307.73) % | | |

Oak Creek Townhomes Budget Comparison

April 30, 2023

100 - Oak Creek Townhomes
Marble Falls, Texas

100--Oak Creek Townhomes

| | Year Ending | | | | Month Ending | | | | | Year To Date |
|---------------------------------------------------|------------------|-----------------|-----------------|-------------------|-------------------------|-------------------------------|-------------------------|------------------|-------------------|-------------------|
| | 12/31/2023 | | | | Month Ending 04/30/2023 | | Month Ending 04/30/2023 | | | 04/30/2023 |
| | Budget | Actual | Budget | Variance | % | Budget | Actual | Budget | Variance | % |
| Total Marketing Expenses | 2,510.00 | 739.00 | 210.00 | (529.00) | (251.90) % | | 1,198.12 | 840.00 | (358.12) | (42.63) % |
| Utilities | | | | | | | | | | |
| 4300 - Utilities - Electric Vacancies | 360.00 | 117.69 | 30.00 | (87.69) | (292.30) % | | 374.44 | 120.00 | (254.44) | (212.03) % |
| 4301 - Utilities - Electric - Office/Other | 7,275.00 | 502.84 | 580.00 | 77.16 | 13.30 % | | 2,542.39 | 2,635.00 | 92.61 | 3.51 % |
| 4315 - Utilities - Water | 56,300.00 | 4,974.90 | 5,200.00 | 225.10 | 4.32 % | | 19,857.82 | 18,200.00 | (1,657.82) | (9.10) % |
| 4340 - Utilities - Trash | 7,820.00 | 707.11 | 652.00 | (55.11) | (8.45) % | | 3,037.50 | 2,608.00 | (429.50) | (16.46) % |
| 4341 - Utilities - Other | 367.00 | 0.00 | 31.00 | 31.00 | 100.00 % | | 0.00 | 124.00 | 124.00 | 100.00 % |
| Total Utilities | 72,122.00 | 6,302.54 | 6,493.00 | 190.46 | 2.93 % | | 25,812.15 | 23,687.00 | (2,125.15) | (8.97) % |
| Operating & Maintenance Expenses | | | | | | | | | | |
| 4450 - Make-Ready - Hardware | 238.00 | 0.00 | 20.00 | 20.00 | 100.00 % | | 0.00 | 80.00 | 80.00 | 100.00 % |
| 4452 - Make-Ready - Appliances | 478.00 | 229.94 | 40.00 | (189.94) | (474.85) % | | 590.82 | 160.00 | (430.82) | (269.26) % |
| 4453 - Make-Ready - Electrical | 166.00 | 0.00 | 14.00 | 14.00 | 100.00 % | | 0.00 | 56.00 | 56.00 | 100.00 % |
| 4454 - Make-Ready - Plumbing | 180.00 | 0.00 | 15.00 | 15.00 | 100.00 % | | 35.98 | 60.00 | 24.02 | 40.03 % |
| 4456 - Make-Ready - Carpet | 3,234.00 | 343.13 | 270.00 | (73.13) | (27.08) % | | 1,691.23 | 1,080.00 | (611.23) | (56.59) % |
| 4457 - Make-Ready - Vinyl | 0.00 | 2,647.33 | 0.00 | (2,647.33) | (100.00) % | 1 unit vinyl needed replaced | 2,647.33 | 0.00 | (2,647.33) | (100.00) % |
| 4458 - Make-Ready - Painting | 1,979.00 | 0.00 | 165.00 | 165.00 | 100.00 % | | 585.68 | 660.00 | 74.32 | 11.26 % |
| 4459 - Make-Ready - Cleaning | 300.00 | 0.00 | 25.00 | 25.00 | 100.00 % | | 55.49 | 100.00 | 44.51 | 44.51 % |
| 4460 - Make-Ready - Other | 449.00 | 0.00 | 37.00 | 37.00 | 100.00 % | | 989.18 | 148.00 | (841.18) | (568.36) % |
| 4461 - Make-Ready - Drywall Repair | 50.00 | 0.00 | 4.00 | 4.00 | 100.00 % | | 0.00 | 16.00 | 16.00 | 100.00 % |
| 4464 - Make Ready - Window Treatments | 250.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 506.53 | 84.00 | (422.53) | (503.01) % |
| 4465 - Make Ready - Doors/Locks/Keys | 263.00 | 0.00 | 22.00 | 22.00 | 100.00 % | | 177.28 | 88.00 | (89.28) | (101.45) % |
| Total Operating & Maintenance Expenses | 7,587.00 | 3,220.40 | 633.00 | (2,587.40) | (408.75) % | | 7,279.52 | 2,532.00 | (4,747.52) | (187.50) % |
| Maintenance & Repairs | | | | | | | | | | |
| 4400 - Materials - Hardware | 863.00 | 6.59 | 72.00 | 65.41 | 90.84 % | | 423.43 | 288.00 | (135.43) | (47.02) % |
| 4401 - Materials - A/C | 4,046.00 | 0.00 | 337.00 | 337.00 | 100.00 % | | 1,500.62 | 1,348.00 | (152.62) | (11.32) % |
| 4402 - Materials - Appliances | 3,660.00 | 608.98 | 305.00 | (303.98) | (99.66) % | 2 orders of garbage disposals | 2,910.30 | 1,220.00 | (1,690.30) | (138.54) % |
| 4403 - Materials - Electrical | 624.00 | 0.00 | 52.00 | 52.00 | 100.00 % | | 135.44 | 208.00 | 72.56 | 34.88 % |
| 4404 - Materials - Plumbing | 2,183.00 | 53.39 | 182.00 | 128.61 | 70.66 % | tub spouts and faucet sprayer | 605.74 | 728.00 | 122.26 | 16.79 % |
| 4406 - Materials - Flooring | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 0.00 | 32.00 | 32.00 | 100.00 % |
| 4407 - Materials - Paint | 423.00 | 0.00 | 35.00 | 35.00 | 100.00 % | | 161.06 | 140.00 | (21.06) | (15.04) % |
| 4408 - Materials - Janitorial | 627.00 | 302.15 | 52.00 | (250.15) | (481.05) % | cleaning supplies | 671.68 | 208.00 | (463.68) | (222.92) % |
| 4409 - Materials - Landscaping & Irrigation | 500.00 | 69.99 | 42.00 | (27.99) | (66.64) % | | 69.99 | 168.00 | 98.01 | 58.33 % |
| 4410 - Materials - Smoke Alarms | 203.00 | 82.98 | 17.00 | (65.98) | (388.11) % | | 118.95 | 68.00 | (50.95) | (74.92) % |
| 4411 - Materials - Drywall Repair | 183.00 | 0.00 | 15.00 | 15.00 | 100.00 % | | 57.14 | 60.00 | 2.86 | 4.76 % |
| 4412 - Materials - Screens | 43.00 | 6.59 | 4.00 | (2.59) | (64.75) % | | 6.59 | 16.00 | 9.41 | 58.81 % |
| 4413 - Materials - Doors/Locks/Keys | 718.00 | 13.99 | 60.00 | 46.01 | 76.68 % | | 114.88 | 240.00 | 125.12 | 52.13 % |
| 4414 - Materials - Light Bulbs/Fixtures | 798.00 | 82.94 | 67.00 | (15.94) | (23.79) % | | 569.03 | 268.00 | (301.03) | (112.32) % |
| 4415 - Materials - Exterior Lights | 21.00 | 0.00 | 2.00 | 2.00 | 100.00 % | | 0.00 | 8.00 | 8.00 | 100.00 % |
| 4416 - Materials - Other | 1,769.00 | 9.29 | 147.00 | 137.71 | 93.68 % | Zip Ties | 139.31 | 588.00 | 448.69 | 76.30 % |
| 4417 - Small Tools | 1,225.00 | 179.82 | 102.00 | (77.82) | (76.29) % | | 356.47 | 408.00 | 51.53 | 12.62 % |
| 4418 - Fire Extinguishers | 57.00 | 0.00 | 5.00 | 5.00 | 100.00 % | | 130.00 | 20.00 | (110.00) | (550.00) % |
| 4419 - Equipment | 250.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % |

Oak Creek Townhomes Budget Comparison

April 30, 2023

100 - Oak Creek Townhomes
Marble Falls, Texas

| | 100--Oak Creek Townhomes | | | | | | | | | |
|-------------------------------------------------|--------------------------|-------------------------|------------------|--------------------|-------------------|----------------------------------------|-------------------|-------------------|--------------------|-------------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date | | | |
| | 12/31/2023 | 04/30/2023 | | | | 04/30/2023 | 04/30/2023 | | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % |
| Total Maintenance & Repairs | 18,293.00 | 1,416.71 | 1,525.00 | 108.29 | 7.10 % | | 7,970.63 | 6,100.00 | (1,870.63) | (30.66) % |
| Contract Costs | | | | | | | | | | |
| 4500 - Contract Costs - Pest Control | 3,070.00 | 165.00 | 256.00 | 91.00 | 35.54 % | | 738.00 | 1,024.00 | 286.00 | 27.92 % |
| 4501 - Contract Costs - Landscaping | 26,715.00 | 3,040.00 | 2,226.00 | (814.00) | (36.56) % | Landscaping/ pre-emergent | 8,786.82 | 8,904.00 | 117.18 | 1.31 % |
| 4504 - Contract Costs - A/C Repair | 5,000.00 | 0.00 | 417.00 | 417.00 | 100.00 % | | 0.00 | 1,668.00 | 1,668.00 | 100.00 % |
| 4507 - Contract Costs - Electrical | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % |
| 4508 - Contract Costs - Carpet Cleaning | 155.00 | 0.00 | 13.00 | 13.00 | 100.00 % | | 0.00 | 52.00 | 52.00 | 100.00 % |
| 4509 - Contract Costs - Carpet Replacement | 886.00 | 0.00 | 74.00 | 74.00 | 100.00 % | | 0.00 | 296.00 | 296.00 | 100.00 % |
| 4515 - Contract Costs - Flooring | 0.00 | 449.83 | 0.00 | (449.83) | (100.00) % | pet treat and de- odorize flooring. | 449.83 | 0.00 | (449.83) | (100.00) % |
| 4516 - Contract Costs - Custodian | 2,679.00 | 216.67 | 223.00 | 6.33 | 2.83 % | | 866.68 | 892.00 | 25.32 | 2.83 % |
| 4518 - Contract Costs - Fire Monitoring | 3,338.00 | 150.00 | 278.00 | 128.00 | 46.04 % | fire monitoring | 525.00 | 1,112.00 | 587.00 | 52.78 % |
| 4519 - Contract Costs - Security Alarm | 300.00 | 0.00 | 25.00 | 25.00 | 100.00 % | | 0.00 | 100.00 | 100.00 | 100.00 % |
| 4520 - Contract Costs - Fire Extinguishers | 1,044.00 | 0.00 | 87.00 | 87.00 | 100.00 % | | 1,125.00 | 348.00 | (777.00) | (223.27) % |
| 4521 - Contract Costs - Drywall Repair | 0.00 | 1,899.63 | 0.00 | (1,899.63) | (100.00) % | | 5,899.63 | 0.00 | (5,899.63) | (100.00) % |
| 4524 - Contract Costs - Other | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 1,202.46 | 332.00 | (870.46) | (262.18) % |
| Total Contract Costs | 44,687.00 | 5,921.13 | 3,724.00 | (2,197.13) | (58.99) % | | 19,593.42 | 14,896.00 | (4,697.42) | (31.53) % |
| Taxes & Insurance | | | | | | | | | | |
| 4600 - Property Insurance | 83,056.00 | 6,591.69 | 6,921.00 | 329.31 | 4.75 % | | 26,366.76 | 27,684.00 | 1,317.24 | 4.75 % |
| Total Taxes & Insurance | 83,056.00 | 6,591.69 | 6,921.00 | 329.31 | 4.75 % | | 26,366.76 | 27,684.00 | 1,317.24 | 4.75 % |
| Total Operating Expenses | 482,799.00 | 46,879.65 | 40,719.25 | (6,160.40) | (15.12) % | | 185,080.91 | 160,592.00 | (24,488.91) | (15.24) % |
| Net Operating Income (Loss) | 237,662.00 | 10,284.42 | 19,318.67 | (9,034.25) | (46.76) % | | 42,835.84 | 79,559.68 | (36,723.84) | (46.15) % |
| Non-Operating Income | | | | | | | | | | |
| 3400 - CAPEX funding from Replacement Re-serves | 200,000.00 | 0.00 | 16,667.00 | (16,667.00) | (100.00) % | | 0.00 | 66,668.00 | (66,668.00) | (100.00) % |
| Total Non-Operating Income | 200,000.00 | 0.00 | 16,667.00 | (16,667.00) | (100.00) % | | 0.00 | 66,668.00 | (66,668.00) | (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 | 77,968.00 | 77,968.00 | 100.00 % |
| Total Capital Expenditures | 233,900.00 | 0.00 | 19,492.00 | 19,492.00 | 100.00 % | | 0.00 | 77,968.00 | 77,968.00 | 100.00 % |
| Depreciation & Amortization | | | | | | | | | | |
| 4710 - Depreciation | 268,982.00 | 22,424.09 | 22,415.00 | (9.09) | (0.04) % | | 89,696.36 | 89,660.00 | (36.36) | (0.04) % |
| 4715 - Amortization | 9,089.00 | 757.38 | 757.00 | (0.38) | (0.05) % | | 3,029.52 | 3,028.00 | (1.52) | (0.05) % |
| Total Depreciation & Amortization | 278,071.00 | 23,181.47 | 23,172.00 | (9.47) | (0.04) % | | 92,725.88 | 92,688.00 | (37.88) | (0.04) % |
| Debt Services | | | | | | | | | | |
| 4700 - Interest - TDHCA | 11,220.00 | 884.12 | 935.00 | 50.88 | 5.44 % | | 3,471.07 | 3,740.00 | 268.93 | 7.19 % |
| 4701 - Interest - BHHH | 59,654.00 | 4,895.32 | 4,971.00 | 75.68 | 1.52 % | | 18,831.08 | 19,884.00 | 1,052.92 | 5.29 % |
| Total Debt Services | 70,874.00 | 5,779.44 | 5,906.00 | 126.56 | 2.14 % | | 22,302.15 | 23,624.00 | 1,321.85 | 5.59 % |
| Other Non-Operating Expenses | | | | | | | | | | |
| 4800 - TDHCA Compliance | 3,200.00 | 0.00 | 267.00 | 267.00 | 100.00 % | | 3,200.00 | 1,068.00 | (2,132.00) | (199.62) % |
| 4805 - Asset Management Fees | 6,200.00 | 516.67 | 517.00 | 0.33 | 0.06 % | | 2,066.68 | 2,068.00 | 1.32 | 0.06 % |
| 4810 - Incentive Management Fees | 8,500.00 | 0.00 | 708.00 | 708.00 | 100.00 % | | 0.00 | 2,832.00 | 2,832.00 | 100.00 % |

Oak Creek Townhomes Budget Comparison

April 30, 2023

100 - Oak Creek Townhomes
Marble Falls, Texas

| | 100--Oak Creek Townhomes | | | | | Month Ending 04/30/2023 Budget variance note | Year to Date 04/30/2023 | | | | Year To Date 04/30/2023 Budget variance note |
|-------------------------------------------|---------------------------|-------------------------|--------------------|-------------------|----------------------------|----------------------------------------------------|-------------------------|--------------------|--------------------|-------------------|----------------------------------------------------|
| | Year Ending 12/31/2023 | Month Ending 04/30/2023 | | | Month Ending 04/30/2023 | | Year to Date 04/30/2023 | | | | |
| | Budget | Actual | Budget | Variance | % | | Actual | Budget | Variance | % | |
| 4830 - Land Lease | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 25,000.00 | 0.00 | (25,000.00) | (100.00) % | |
| Total Other Non-Operating Expenses | 17,900.00 | 516.67 | 1,492.00 | 975.33 | 65.37 % | | 30,266.68 | 5,968.00 | (24,298.68) | (407.14) % | |
| Total Non-Operating Expenses | 600,745.00 | 29,477.58 | 50,062.00 | 20,584.42 | 41.11 % | | 145,294.71 | 200,248.00 | 54,953.29 | 27.44 % | |
| Net Income (Loss) | (163,083.00) | (19,193.16) | (14,076.33) | (5,116.83) | (36.35) % | | (102,458.87) | (54,020.32) | (48,438.55) | (89.66) % | |

Park Ridge Apartments Comparative Balance Sheet

April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|---------------------------------------------|-----------------------------|---------------------------|
| Assets | | |
| Current Assets | | |
| Cash | | |
| 1003 - Cash - Restricted | 64,451.02 | 64,451.02 |
| 1004 - Cash - Operating SSBT 9575 | 4,802.36 | 4,638.54 |
| 1016 - Cash - Tenant Sec Dep SSBT 6305 | 25,769.96 | 24,845.75 |
| Total Cash | 95,023.34 | 93,935.31 |
| Accounts Receivable | | |
| 1200 - A/R - Tenant | 595.00 | 0.00 |
| Total Accounts Receivable | 595.00 | 0.00 |
| Deposits & Escrows | | |
| 1102 - Lender Held Replacement Reserves | 170,667.86 | 169,143.16 |
| 1105 - Insurance Escrow | 26,274.91 | 22,344.81 |
| 1115 - Special Reserves | 100.00 | 100.00 |
| 1121 - Mortgage Reserves | 36,513.39 | 36,478.56 |
| Total Deposits & Escrows | 233,556.16 | 228,066.53 |
| Other Current Assets | | |
| 1410 - Prepaid Insurance | 17,531.44 | 21,072.52 |
| Total Other Current Assets | 17,531.44 | 21,072.52 |
| Total Current Assets | 346,705.94 | 343,074.36 |
| 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 | 7,242,410.00 | 7,242,410.00 |
| Depreciation & Amortization | | |
| 1700 - Accumulated Depreciation | (2,461,239.82) | (2,443,919.87) |
| Total Depreciation & Amortization | (2,461,239.82) | (2,443,919.87) |
| Total Fixed Assets | 4,781,170.18 | 4,798,490.13 |
| 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 | (63,129.47) | (62,681.74) |
| Total Other Assets | 244,651.53 | 245,099.26 |
| Total Assets | 5,372,527.65 | 5,386,663.75 |

Park Ridge Apartments Comparative Balance Sheet

April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|-----------------------------------------------|-----------------------------|---------------------------|
| Liabilities & Equity | | |
| Liabilities | | |
| Current Liabilities | | |
| 2000 - A/P – Trade | 9,778.59 | 12,005.54 |
| 2001 - A/P – THFHMC | 423,406.97 | 413,077.88 |
| 2067 - A/P - Texas Housing Foundation | 3,500.00 | 3,500.00 |
| 2099 - A/P - Pending ICB | (95.88) | (95.88) |
| 2510 - A/P - Chase 9535 | 17.21 | 0.00 |
| 2533 - A/P - Chase 7218 | 216.16 | 61.82 |
| 2542 - A/P - Elan 9255 | 14.99 | 14.99 |
| 2569 - A/P - Elan 6620 | 178.21 | 0.00 |
| 2573 - A/P - Chase 1947 | 396.40 | 0.00 |
| Total Current Liabilities | 437,412.65 | 428,564.35 |
| Other Current Liabilities | | |
| 2100 - Prepaid Rent | 2,299.45 | 3,573.45 |
| 2200 - Tenant Security Deposits | 18,788.00 | 17,938.00 |
| 2226 - Accrued Interest | 6,188.56 | 6,188.56 |
| Total Other Current Liabilities | 27,276.01 | 27,700.01 |
| Long Term Liabilities | | |
| 2300 - N/P - Lancaster | 1,398,496.47 | 1,400,607.03 |
| 2301 - N/P - TDHCA | 339,980.80 | 341,032.02 |
| 2310 - Loan Costs | (35,925.38) | (36,041.12) |
| Total Long Term Liabilities | 1,702,551.89 | 1,705,597.93 |
| 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 | 4,046,186.55 | 4,046,186.55 |
| Total Other Liabilities | 4,377,481.21 | 4,377,481.21 |
| Total Liabilities | 6,544,721.76 | 6,539,343.50 |
| Equity | | |
| Retained Earnings | (1,179,447.28) | (1,179,447.28) |
| Current Net Income | 7,253.17 | 26,767.53 |
| Total Equity | (1,172,194.11) | (1,152,679.75) |
| Total Liabilities & Equity | 5,372,527.65 | 5,386,663.75 |

Park Ridge Apartments Budget Comparison

April 30, 2023

107 - Park Ridge Apartments
Llano, Texas

| | 107--Park Ridge Apartments | | | | | | | | | | |
|------------------------------------------------|----------------------------|-------------------------|-------------------|-----------------|------------------|-------------------------------------------------------------------|-------------------------|--------------------|-------------------|------------------|--------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date 04/30/2023 | | | | Year To Date |
| | 12/31/2023 | Month Ending 04/30/2023 | | Month Ending | 04/30/2023 | | Year to Date 04/30/2023 | | 04/30/2023 | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | |
| Income | | | | | | | | | | | |
| Rental Income | | | | | | | | | | | |
| 3000 - Scheduled Rent | 568,092.00 | 47,930.00 | 47,341.00 | 589.00 | 1.24 % | | 192,270.00 | 189,364.00 | 2,906.00 | 1.53 % | |
| Total Rental Income | 568,092.00 | 47,930.00 | 47,341.00 | 589.00 | 1.24 % | | 192,270.00 | 189,364.00 | 2,906.00 | 1.53 % | |
| Vacancy, Losses & Concessions | | | | | | | | | | | |
| 3010 - Loss to Lease | (36,421.00) | (2,728.00) | (3,035.00) | 307.00 | 10.11 % | Increasing rents at recert \$50 and charging max rents at move in | (12,356.00) | (12,140.00) | (216.00) | (1.77) % | |
| 3015 - Vacancy Loss | (13,056.00) | (3,717.00) | (1,088.00) | (2,629.00) | (241.63) % | Occupancy down-5 vacant units | (13,675.00) | (4,352.00) | (9,323.00) | (214.22) % | |
| 3030 - Rental Concessions: Tenant | (220.00) | 0.00 | (18.00) | 18.00 | 100.00 % | | 0.00 | (72.00) | 72.00 | 100.00 % | |
| 3035 - Rental Concessions: Employee | (11,400.00) | (750.00) | (950.00) | 200.00 | 21.05 % | PM concession | (3,000.00) | (3,800.00) | 800.00 | 21.05 % | |
| 3050 - Bad Debt | (15,000.00) | 204.97 | (1,250.00) | 1,454.97 | 116.39 % | Bad debt collected from formers | (592.85) | (5,000.00) | 4,407.15 | 88.14 % | |
| Total Vacancy, Losses & Concessions | (76,097.00) | (6,990.03) | (6,341.00) | (649.03) | (10.23) % | | (29,623.85) | (25,364.00) | (4,259.85) | (16.79) % | |
| Net Rental Income | 491,995.00 | 40,939.97 | 41,000.00 | (60.03) | (0.14) % | | 162,646.15 | 164,000.00 | (1,353.85) | (0.82) % | |
| Tenant Fees | | | | | | | | | | | |
| 3200 - Late Fees | 3,840.00 | 200.00 | 320.00 | (120.00) | (37.50) % | late fees incurred | 1,430.00 | 1,280.00 | 150.00 | 11.71 % | |
| 3201 - Tenant - Utility Charges | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 43.56 | 0.00 | 43.56 | 100.00 % | |
| 3205 - NSF Fees | 50.00 | 0.00 | 4.00 | (4.00) | (100.00) % | | 0.00 | 16.00 | (16.00) | (100.00) % | |
| 3210 - Maintenance Fees | 675.00 | 0.00 | 56.00 | (56.00) | (100.00) % | | 108.25 | 224.00 | (115.75) | (51.67) % | |
| 3215 - Court Fees - Tenant | 350.00 | 0.00 | 29.00 | (29.00) | (100.00) % | | 30.00 | 116.00 | (86.00) | (74.13) % | |
| 3220 - Reletting Fees | 2,500.00 | 595.00 | 208.00 | 387.00 | 186.05 % | fee charged to former who skipped | 1,562.30 | 832.00 | 730.30 | 87.77 % | |
| 3225 - Move-out Charges | 6,800.00 | 0.00 | 567.00 | (567.00) | (100.00) % | | 2,447.30 | 2,268.00 | 179.30 | 7.90 % | |
| 3235 - Screening Fees | 785.00 | 60.80 | 65.00 | (4.20) | (6.46) % | | 182.40 | 260.00 | (77.60) | (29.84) % | |
| Total Tenant Fees | 15,000.00 | 855.80 | 1,249.00 | (393.20) | (31.48) % | | 5,803.81 | 4,996.00 | 807.81 | 16.16 % | |
| Other Income | | | | | | | | | | | |
| 3300 - Laundry income | 150.00 | 0.00 | 13.00 | (13.00) | (100.00) % | | 319.00 | 52.00 | 267.00 | 513.46 % | |
| 3315 - Interest income | 250.00 | 94.64 | 21.00 | 73.64 | 350.66 % | | 193.24 | 84.00 | 109.24 | 130.04 % | |
| 3325 - Other Income | 425.00 | 0.00 | 35.00 | (35.00) | (100.00) % | | 95.37 | 140.00 | (44.63) | (31.87) % | |
| Total Other Income | 825.00 | 94.64 | 69.00 | 25.64 | 37.15 % | | 607.61 | 276.00 | 331.61 | 120.14 % | |
| Total Income | 507,820.00 | 41,890.41 | 42,318.00 | (427.59) | (1.01) % | | 169,057.57 | 169,272.00 | (214.43) | (0.12) % | |
| Expenses | | | | | | | | | | | |
| Payroll & Related | | | | | | | | | | | |
| 4000 - Salaries - Manager | 38,228.00 | 1,471.57 | 3,186.00 | 1,714.43 | 53.81 % | Manager moved to KT/TPK | 11,219.43 | 12,744.00 | 1,524.57 | 11.96 % | |
| 4015 - Salaries - Maintenance | 41,215.00 | 3,236.11 | 3,435.00 | 198.89 | 5.79 % | | 13,843.32 | 13,740.00 | (103.32) | (0.75) % | |
| 4020 - Health Insurance | 13,474.00 | 898.59 | 1,123.00 | 224.41 | 19.98 % | | 4,492.95 | 4,492.00 | (0.95) | (0.02) % | |
| 4021 - Dental Insurance | 903.00 | 0.00 | 75.00 | 75.00 | 100.00 % | | 0.00 | 300.00 | 300.00 | 100.00 % | |
| 4022 - Vision Insurance | 214.00 | 13.41 | 18.00 | 4.59 | 25.50 % | | 67.05 | 72.00 | 4.95 | 6.87 % | |
| 4025 - Retirement - Safe Harbor | 2,428.00 | 0.00 | 202.00 | 202.00 | 100.00 % | | 0.00 | 808.00 | 808.00 | 100.00 % | |
| 4026 - Retirement - Matching | 1,619.00 | 193.34 | 135.00 | (58.34) | (43.21) % | | 1,028.76 | 540.00 | (488.76) | (90.51) % | |
| 4027 - Life Insurance | 578.00 | 3.51 | 48.00 | 44.49 | 92.68 % | | 17.55 | 192.00 | 174.45 | 90.85 % | |

Park Ridge Apartments Budget Comparison

April 30, 2023

107 - Park Ridge Apartments
Llano, Texas

107--Park Ridge Apartments

| | Year Ending | | 107--Park Ridge Apartments | | | | Month Ending | | Year To Date | | | |
|----------------------------------------|-------------------|-----------------|----------------------------|-----------------|-------------------------|---------------------------------------|------------------|------------------|-------------------------|------------------|----------------------|--|
| | 12/31/2023 | | Month Ending 04/30/2023 | | Month Ending 04/30/2023 | | 04/30/2023 | | Year to Date 04/30/2023 | | 04/30/2023 | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note | |
| 4028 - Disability Insurance | 0.00 | 37.84 | 0.00 | (37.84) | (100.00) % | | 173.68 | 0.00 | (173.68) | (100.00) % | | |
| 4030 - Payroll Taxes | 6,273.00 | 430.52 | 523.00 | 92.48 | 17.68 % | | 2,303.06 | 2,092.00 | (211.06) | (10.08) % | | |
| 4032 - Worker's Compensation Insurance | 715.00 | 54.70 | 60.00 | 5.30 | 8.83 % | | 197.98 | 240.00 | 42.02 | 17.50 % | | |
| 4040 - Overtime | 1,501.00 | 119.30 | 125.00 | 5.70 | 4.56 % | | 444.13 | 500.00 | 55.87 | 11.17 % | | |
| 4045 - Bonuses | 3,000.00 | 425.68 | 250.00 | (175.68) | (70.27) % | Quarterly Bonuses | 821.68 | 1,000.00 | 178.32 | 17.83 % | | |
| 4061 - Employee Recruiting/Screening | 0.00 | 338.66 | 0.00 | (338.66) | (100.00) % | Indeed Job Posting | 338.66 | 0.00 | (338.66) | (100.00) % | | |
| Total Payroll & Related | 110,148.00 | 7,223.23 | 9,180.00 | 1,956.77 | 21.31 % | | 34,948.25 | 36,720.00 | 1,771.75 | 4.82 % | | |
| Administrative Expenses | | | | | | | | | | | | |
| 4035 - Uniforms | 3,100.00 | 256.00 | 258.00 | 2.00 | 0.77 % | | 1,076.40 | 1,032.00 | (44.40) | (4.30) % | | |
| 4100 - Management Fees | 23,850.00 | 2,046.75 | 1,988.00 | (58.75) | (2.95) % | | 8,193.65 | 7,952.00 | (241.65) | (3.03) % | | |
| 4101 - Compliance Fee - THF | 9,600.00 | 800.00 | 800.00 | 0.00 | 0.00 % | | 3,200.00 | 3,200.00 | 0.00 | 0.00 % | | |
| 4102 - Office Equipment & Furniture | 350.00 | 0.00 | 29.00 | 29.00 | 100.00 % | | 0.00 | 116.00 | 116.00 | 100.00 % | | |
| 4103 - Paper | 115.00 | 99.57 | 10.00 | (89.57) | (895.70) % | | 99.57 | 40.00 | (59.57) | (148.92) % | | |
| 4104 - Toner | 0.00 | 173.19 | 0.00 | (173.19) | (100.00) % | Toner for copier | 173.19 | 0.00 | (173.19) | (100.00) % | | |
| 4105 - Postage | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 19.05 | 32.00 | 12.95 | 40.46 % | | |
| 4106 - Office Supplies | 1,500.00 | (49.82) | 125.00 | 174.82 | 139.85 % | Credit for office supplies sent back. | 128.13 | 500.00 | 371.87 | 74.37 % | | |
| 4108 - IT Contract | 2,244.00 | 187.00 | 187.00 | 0.00 | 0.00 % | | 748.00 | 748.00 | 0.00 | 0.00 % | | |
| 4109 - IT Hardware | 250.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 253.00 | 84.00 | (169.00) | (201.19) % | | |
| 4110 - IT Software | 4,713.00 | 366.17 | 393.00 | 26.83 | 6.82 % | | 1,464.68 | 1,572.00 | 107.32 | 6.82 % | | |
| 4111 - Telephone & Fax | 7,130.00 | 426.31 | 594.00 | 167.69 | 28.23 % | Ring Central/Fron-tier | 1,575.79 | 2,376.00 | 800.21 | 33.67 % | | |
| 4112 - Internet | 970.00 | 81.97 | 81.00 | (0.97) | (1.19) % | | 371.06 | 324.00 | (47.06) | (14.52) % | | |
| 4115 - Staff Training | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 495.00 | 500.00 | 5.00 | 1.00 % | | |
| 4116 - Membership Dues | 250.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % | | |
| 4117 - Vehicle Maintenance & Repairs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 29.40 | 0.00 | (29.40) | (100.00) % | | |
| 4119 - Travel | 1,438.00 | 502.69 | 120.00 | (382.69) | (318.90) % | Lodging for TAA Conference | 755.76 | 480.00 | (275.76) | (57.45) % | | |
| 4120 - Bank Fees | 255.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % | | |
| 4121 - Eviction | 350.00 | 0.00 | 29.00 | 29.00 | 100.00 % | | 345.70 | 116.00 | (229.70) | (198.01) % | | |
| 4122 - Resident Screening Services | 840.00 | 108.78 | 70.00 | (38.78) | (55.40) % | | 271.95 | 280.00 | 8.05 | 2.87 % | | |
| 4125 - Audit Fees | 7,500.00 | 0.00 | 625.00 | 625.00 | 100.00 % | | 3,475.00 | 2,500.00 | (975.00) | (39.00) % | | |
| 4126 - Legal Fees | 8,640.00 | 720.00 | 720.00 | 0.00 | 0.00 % | | 2,880.00 | 2,880.00 | 0.00 | 0.00 % | | |
| 4127 - Tax Prep Fees | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 3,000.00 | 500.00 | (2,500.00) | (500.00) % | | |
| 4129 - Fuel | 50.00 | 0.00 | 4.00 | 4.00 | 100.00 % | | 0.00 | 16.00 | 16.00 | 100.00 % | | |
| 4138 - Answering Service | 0.00 | 140.00 | 0.00 | (140.00) | (100.00) % | PTA answering service | 700.00 | 0.00 | (700.00) | (100.00) % | | |
| 4250 - Resident Services Fee - THF | 3,200.00 | 266.67 | 267.00 | 0.33 | 0.12 % | | 1,066.68 | 1,068.00 | 1.32 | 0.12 % | | |
| 4258 - Resident Services - Supplies | 750.00 | 0.00 | 63.00 | 63.00 | 100.00 % | | 18.83 | 252.00 | 233.17 | 92.52 % | | |
| 4259 - Resident Displacement | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 354.54 | 0.00 | (354.54) | (100.00) % | | |
| Total Administrative Expenses | 80,195.00 | 6,125.28 | 6,684.00 | 558.72 | 8.35 % | | 30,695.38 | 26,736.00 | (3,959.38) | (14.80) % | | |
| Marketing Expenses | | | | | | | | | | | | |
| 4200 - Signage | 600.00 | 0.00 | 50.00 | 50.00 | 100.00 % | | 0.00 | 200.00 | 200.00 | 100.00 % | | |
| 4201 - Printed Material | 675.00 | 0.00 | 56.00 | 56.00 | 100.00 % | | 189.96 | 224.00 | 34.04 | 15.19 % | | |
| 4202 - Internet Advertising | 735.00 | 54.00 | 61.00 | 7.00 | 11.47 % | | 216.00 | 244.00 | 28.00 | 11.47 % | | |
| 4203 - Flags/Poles | 275.00 | 0.00 | 23.00 | 23.00 | 100.00 % | | 0.00 | 92.00 | 92.00 | 100.00 % | | |
| Total Marketing Expenses | 2,285.00 | 54.00 | 190.00 | 136.00 | 71.57 % | | 405.96 | 760.00 | 354.04 | 46.58 % | | |
| Utilities | | | | | | | | | | | | |
| 4300 - Utilities - Electric Vacancies | 1,500.00 | 231.67 | 125.00 | (106.67) | (85.33) % | electric for vacant | 1,048.42 | 500.00 | (548.42) | (109.68) % | | |

Park Ridge Apartments Budget Comparison

April 30, 2023

107 - Park Ridge Apartments
Llano, Texas

107--Park Ridge Apartments

| | Year Ending | | 107--Park Ridge Apartments | | | | Month Ending | | Year To Date | | | |
|---------------------------------------------------|-------------------|--|----------------------------|------------------|-------------------------|------------------|------------------------------------------------------------|------------------|-------------------------|-------------------|-------------------|----------------------|
| | 12/31/2023 | | Month Ending 04/30/2023 | | Month Ending 04/30/2023 | | 04/30/2023 | | Year to Date 04/30/2023 | | 04/30/2023 | |
| | Budget | | Actual | Budget | Variance | % | Budget | Actual | Budget | Variance | % | Budget variance note |
| 4301 - Utilities - Electric - Office/Other | 6,850.00 | | 460.60 | 500.00 | 39.40 | 7.88 % | | 1,913.94 | 2,050.00 | 136.06 | 6.63 % | |
| 4311 - Utilities - Water - Other | 16,600.00 | | 1,176.31 | 700.00 | (476.31) | (68.04) % | units-more vacant units than anticipated | 1,465.06 | 1,000.00 | (465.06) | (46.50) % | |
| 4315 - Utilities - Water | 46,500.00 | | 4,427.29 | 4,000.00 | (427.29) | (10.68) % | Irrigation | 17,427.37 | 14,500.00 | (2,927.37) | (20.18) % | |
| 4325 - Utilities - Sewer | 60,000.00 | | 5,527.25 | 5,000.00 | (527.25) | (10.54) % | Property water bill | 20,163.38 | 20,000.00 | (163.38) | (0.81) % | |
| 4340 - Utilities - Trash | 9,600.00 | | 809.94 | 800.00 | (9.94) | (1.24) % | Sewer charges | 3,085.59 | 3,200.00 | 114.41 | 3.57 % | |
| Total Utilities | 141,050.00 | | 12,633.06 | 11,125.00 | (1,508.06) | (13.55) % | | 45,103.76 | 41,250.00 | (3,853.76) | (9.34) % | |
| Operating & Maintenance Expenses | | | | | | | | | | | | |
| 4450 - Make-Ready - Hardware | 100.00 | | 0.00 | 8.00 | 8.00 | 100.00 % | | 43.80 | 32.00 | (11.80) | (36.87) % | |
| 4451 - Make-Ready - A/C | 100.00 | | 0.00 | 8.00 | 8.00 | 100.00 % | | 0.00 | 32.00 | 32.00 | 100.00 % | |
| 4452 - Make-Ready - Appliances | 450.00 | | 0.00 | 38.00 | 38.00 | 100.00 % | | 125.08 | 152.00 | 26.92 | 17.71 % | |
| 4453 - Make-Ready - Electrical | 0.00 | | 0.00 | 0.00 | 0.00 | 0.00 % | | 58.40 | 0.00 | (58.40) | (100.00) % | |
| 4454 - Make-Ready - Plumbing | 100.00 | | 0.00 | 8.00 | 8.00 | 100.00 % | | 6.75 | 32.00 | 25.25 | 78.90 % | |
| 4456 - Make-Ready - Carpet | 2,275.00 | | 0.00 | 190.00 | 190.00 | 100.00 % | | 2,157.66 | 760.00 | (1,397.66) | (183.90) % | |
| 4458 - Make-Ready - Painting | 270.00 | | 75.20 | 23.00 | (52.20) | (226.95) % | | 175.19 | 92.00 | (83.19) | (90.42) % | |
| 4460 - Make-Ready - Other | 100.00 | | 0.00 | 8.00 | 8.00 | 100.00 % | | 0.00 | 32.00 | 32.00 | 100.00 % | |
| 4461 - Make-Ready - Drywall Repair | 0.00 | | 0.00 | 0.00 | 0.00 | 0.00 % | | 79.73 | 0.00 | (79.73) | (100.00) % | |
| 4464 - Make Ready - Window Treatments | 1,000.00 | | 165.70 | 83.00 | (82.70) | (99.63) % | | 769.18 | 332.00 | (437.18) | (131.68) % | |
| 4465 - Make Ready - Doors/Locks/Keys | 500.00 | | 0.00 | 42.00 | 42.00 | 100.00 % | | 237.42 | 168.00 | (69.42) | (41.32) % | |
| Total Operating & Maintenance Expenses | 4,895.00 | | 240.90 | 408.00 | 167.10 | 40.95 % | | 3,653.21 | 1,632.00 | (2,021.21) | (123.84) % | |
| Maintenance & Repairs | | | | | | | | | | | | |
| 4400 - Materials - Hardware | 420.00 | | 0.00 | 35.00 | 35.00 | 100.00 % | | 71.69 | 140.00 | 68.31 | 48.79 % | |
| 4401 - Materials - A/C | 4,965.00 | | 0.00 | 414.00 | 414.00 | 100.00 % | | 1,471.38 | 1,656.00 | 184.62 | 11.14 % | |
| 4402 - Materials - Appliances | 8,050.00 | | 867.37 | 671.00 | (196.37) | (29.26) % | Microwave/Dish-washer | 6,121.43 | 2,684.00 | (3,437.43) | (128.07) % | |
| 4403 - Materials - Electrical | 320.00 | | 0.00 | 27.00 | 27.00 | 100.00 % | | 40.83 | 108.00 | 67.17 | 62.19 % | |
| 4404 - Materials - Plumbing | 12,000.00 | | 710.75 | 1,000.00 | 289.25 | 28.92 % | Plumbing supplies/ Drain opener | 2,550.87 | 4,000.00 | 1,449.13 | 36.22 % | |
| 4405 - Materials - Pool | 3,700.00 | | 437.19 | 308.00 | (129.19) | (41.94) % | Pool Supplies | 507.02 | 1,232.00 | 724.98 | 58.84 % | |
| 4406 - Materials - Flooring | 260.00 | | 0.00 | 22.00 | 22.00 | 100.00 % | | 18.10 | 88.00 | 69.90 | 79.43 % | |
| 4407 - Materials - Paint | 50.00 | | 115.48 | 4.00 | (111.48) | (2,787.00) % | Paint for make ready-needs to be moved to make ready paint | 204.89 | 16.00 | (188.89) | (1,180.56) % | |
| 4408 - Materials - Janitorial | 3,300.00 | | 133.15 | 275.00 | 141.85 | 51.58 % | Cleaning supplies | 347.46 | 1,100.00 | 752.54 | 68.41 % | |
| 4409 - Materials - Landscaping & Irrigation | 810.00 | | 389.63 | 68.00 | (321.63) | (472.98) % | Irrigation supplies | 529.72 | 272.00 | (257.72) | (94.75) % | |
| 4410 - Materials - Smoke Alarms | 460.00 | | 0.00 | 38.00 | 38.00 | 100.00 % | | 0.00 | 152.00 | 152.00 | 100.00 % | |
| 4411 - Materials - Drywall Repair | 30.00 | | 49.31 | 3.00 | (46.31) | (1,543.66) % | | 66.15 | 12.00 | (54.15) | (451.25) % | |
| 4412 - Materials - Screens | 80.00 | | 0.00 | 7.00 | 7.00 | 100.00 % | | 0.00 | 28.00 | 28.00 | 100.00 % | |
| 4413 - Materials - Doors/Locks/Keys | 4,360.00 | | 108.83 | 363.00 | 254.17 | 70.01 % | door stops/locksets | 452.85 | 1,452.00 | 999.15 | 68.81 % | |
| 4414 - Materials - Light Bulbs/Fixtures | 2,370.00 | | 174.52 | 198.00 | 23.48 | 11.85 % | | 1,295.20 | 792.00 | (503.20) | (63.53) % | |
| 4415 - Materials - Exterior Lights | 120.00 | | 44.19 | 10.00 | (34.19) | (341.90) % | | 44.19 | 40.00 | (4.19) | (10.47) % | |
| 4416 - Materials - Other | 1,290.00 | | 75.95 | 108.00 | 32.05 | 29.67 % | | 735.29 | 432.00 | (303.29) | (70.20) % | |
| 4417 - Small Tools | 1,545.00 | | 244.36 | 129.00 | (115.36) | (89.42) % | shovel, drill, jig saw | 549.53 | 516.00 | (33.53) | (6.49) % | |
| Total Maintenance & Repairs | 44,130.00 | | 3,350.73 | 3,680.00 | 329.27 | 8.94 % | | 15,006.60 | 14,720.00 | (286.60) | (1.94) % | |
| Contract Costs | | | | | | | | | | | | |
| 4500 - Contract Costs - Pest Control | 3,110.00 | | 153.72 | 259.00 | 105.28 | 40.64 % | | 1,076.04 | 1,036.00 | (40.04) | (3.86) % | |

Park Ridge Apartments Budget Comparison

April 30, 2023

107 - Park Ridge Apartments
Llano, Texas

| | 107--Park Ridge Apartments | | | | | | | | | | |
|------------------------------------------------|----------------------------|-------------------------|------------------|--------------------|-------------------|---------------------------------------------------------------------------------------------------------|-------------------------|-------------------|--------------------|-------------------|----------------------|
| | Year Ending | | | | | Month Ending | | | | | Year To Date |
| | 12/31/2023 | Month Ending 04/30/2023 | | | | 04/30/2023 | Year to Date 04/30/2023 | | | | 04/30/2023 |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| 4501 - Contract Costs - Landscaping | 25,000.00 | 1,987.50 | 2,083.00 | 95.50 | 4.58 % | | 9,162.82 | 8,332.00 | (830.82) | (9.97) % | |
| 4502 - Contract Costs - Irrigation | 510.00 | 0.00 | 43.00 | 43.00 | 100.00 % | | 0.00 | 172.00 | 172.00 | 100.00 % | |
| 4504 - Contract Costs - A/C Repair | 2,300.00 | 0.00 | 192.00 | 192.00 | 100.00 % | | 1,737.00 | 768.00 | (969.00) | (126.17) % | |
| 4505 - Contract Costs - A/C Replacement | 9,340.00 | 0.00 | 778.00 | 778.00 | 100.00 % | | 0.00 | 3,112.00 | 3,112.00 | 100.00 % | |
| 4506 - Contract Costs - Plumbing | 850.00 | 0.00 | 71.00 | 71.00 | 100.00 % | | 0.00 | 284.00 | 284.00 | 100.00 % | |
| 4508 - Contract Costs - Carpet Cleaning | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 0.00 | 332.00 | 332.00 | 100.00 % | |
| 4509 - Contract Costs - Carpet Replacement | 1,210.00 | 1,078.83 | 101.00 | (977.83) | (968.14) % | replace carpet unit #1102-needs to be moved to make ready flooring as the unit is vacant, not occupied. | 1,078.83 | 404.00 | (674.83) | (167.03) % | |
| 4514 - Contract Costs - Pool | 220.00 | 0.00 | 18.00 | 18.00 | 100.00 % | | 0.00 | 72.00 | 72.00 | 100.00 % | |
| 4516 - Contract Costs - Custodian | 4,172.00 | 337.50 | 348.00 | 10.50 | 3.01 % | | 1,350.00 | 1,392.00 | 42.00 | 3.01 % | |
| 4520 - Contract Costs - Fire Extinguishers | 500.00 | 635.00 | 42.00 | (593.00) | (1,411.90) % | Fire extinguisher inspection | 635.00 | 168.00 | (467.00) | (277.97) % | |
| 4522 - Contract Costs - Glass | 1,264.00 | 0.00 | 105.00 | 105.00 | 100.00 % | | 707.96 | 420.00 | (287.96) | (68.56) % | |
| 4524 - Contract Costs - Other | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 1,633.49 | 168.00 | (1,465.49) | (872.31) % | |
| Total Contract Costs | 49,976.00 | 4,192.55 | 4,165.00 | (27.55) | (0.66) % | | 17,381.14 | 16,660.00 | (721.14) | (4.32) % | |
| Taxes & Insurance | | | | | | | | | | | |
| 4600 - Property Insurance | 58,000.00 | 3,541.08 | 4,833.00 | 1,291.92 | 26.73 % | | 14,164.32 | 19,332.00 | 5,167.68 | 26.73 % | |
| Total Taxes & Insurance | 58,000.00 | 3,541.08 | 4,833.00 | 1,291.92 | 26.73 % | | 14,164.32 | 19,332.00 | 5,167.68 | 26.73 % | |
| Total Operating Expenses | 490,679.00 | 37,360.83 | 40,265.00 | 2,904.17 | 7.21 % | | 161,358.62 | 157,810.00 | (3,548.62) | (2.24) % | |
| Net Operating Income (Loss) | 17,141.00 | 4,529.58 | 2,053.00 | 2,476.58 | 120.63 % | | 7,698.95 | 11,462.00 | (3,763.05) | (32.83) % | |
| Non-Operating Income | | | | | | | | | | | |
| 3321 - Grant Revenue | 141,146.00 | 0.00 | 11,762.00 | (11,762.00) | (100.00) % | | 0.00 | 47,048.00 | (47,048.00) | (100.00) % | |
| 3400 - CAPEX funding from Replacement Reserves | 150,000.00 | 0.00 | 12,500.00 | (12,500.00) | (100.00) % | | 0.00 | 50,000.00 | (50,000.00) | (100.00) % | |
| Total Non-Operating Income | 291,146.00 | 0.00 | 24,262.00 | (24,262.00) | (100.00) % | | 0.00 | 97,048.00 | (97,048.00) | (100.00) % | |
| Non-Operating Expenses | | | | | | | | | | | |
| Capital Expenditures | | | | | | | | | | | |
| 4735 - Capital Expenditures | 150,000.00 | 0.00 | 12,500.00 | 12,500.00 | 100.00 % | | 800.00 | 50,000.00 | 49,200.00 | 98.40 % | |
| Total Capital Expenditures | 150,000.00 | 0.00 | 12,500.00 | 12,500.00 | 100.00 % | | 800.00 | 50,000.00 | 49,200.00 | 98.40 % | |
| Depreciation & Amortization | | | | | | | | | | | |
| 4710 - Depreciation | 208,200.00 | 17,319.95 | 17,350.00 | 30.05 | 0.17 % | | 69,316.25 | 69,400.00 | 83.75 | 0.12 % | |
| 4715 - Amortization | 6,800.00 | 563.47 | 567.00 | 3.53 | 0.62 % | | 2,253.88 | 2,268.00 | 14.12 | 0.62 % | |
| Total Depreciation & Amortization | 215,000.00 | 17,883.42 | 17,917.00 | 33.58 | 0.18 % | | 71,570.13 | 71,668.00 | 97.87 | 0.13 % | |
| Debt Services | | | | | | | | | | | |
| 4700 - Interest - Lancaster | 76,530.00 | 5,870.88 | 6,378.00 | 507.12 | 7.95 % | | 23,499.78 | 25,512.00 | 2,012.22 | 7.88 % | |
| 4701 - Interest - TDHCA | 3,940.00 | 289.64 | 328.00 | 38.36 | 11.69 % | | 1,135.87 | 1,312.00 | 176.13 | 13.42 % | |
| 4725 - Loan Costs | 1,400.00 | 0.00 | 117.00 | 117.00 | 100.00 % | | 0.00 | 468.00 | 468.00 | 100.00 % | |
| Total Debt Services | 81,870.00 | 6,160.52 | 6,823.00 | 662.48 | 9.70 % | | 24,635.65 | 27,292.00 | 2,656.35 | 9.73 % | |
| Other Non-Operating Expenses | | | | | | | | | | | |
| 4800 - TDHCA Compliance | 2,440.00 | 0.00 | 203.00 | 203.00 | 100.00 % | | 2,440.00 | 812.00 | (1,628.00) | (200.49) % | |

Park Ridge Apartments Budget Comparison

April 30, 2023

107 - Park Ridge Apartments
Llano, Texas

| | 107--Park Ridge Apartments | | | | | Month Ending 04/30/2023 Budget variance note | Year to Date 04/30/2023 | | | | Year To Date 04/30/2023 Budget variance note | |
|-------------------------------------------|----------------------------|-------------------------|--------------------|-------------------|------------------|----------------------------------------------------|----------------------------|-------------------------|-------------------|---|----------------------------------------------------|--|
| | Year Ending 12/31/2023 | Month Ending 04/30/2023 | | | | | Month Ending 04/30/2023 | Year to Date 04/30/2023 | | | | |
| | Budget | Actual | Budget | Variance | % | | Actual | Budget | Variance | % | | |
| 4801 - TDHCA Asset Management Fee | 3,200.00 | 0.00 | 267.00 | 267.00 | 100.00 % | 0.00 | 1,068.00 | 1,068.00 | 100.00 % | | | |
| 4826 - Inspections | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | 1,000.00 | 332.00 | (668.00) | (201.20) % | | | |
| 4903 - Contributions - to THF | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | (100,000.00) | 0.00 | 100,000.00 | 100.00 % | | | |
| Total Other Non-Operating Expenses | 6,640.00 | 0.00 | 553.00 | 553.00 | 100.00 % | (96,560.00) | 2,212.00 | 98,772.00 | 4,465.28 % | | | |
| Total Non-Operating Expenses | 453,510.00 | 24,043.94 | 37,793.00 | 13,749.06 | 36.37 % | 445.78 | 151,172.00 | 150,726.22 | 99.70 % | | | |
| Net Income (Loss) | (145,223.00) | (19,514.36) | (11,478.00) | (8,036.36) | (70.01) % | 7,253.17 | (42,662.00) | 49,915.17 | 117.00 % | | | |

THF San Gabriel Holdings Comparative Balance Sheet

April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|---------------------------------------------|-----------------------------|---------------------------|
| Assets | | |
| Current Assets | | |
| Cash | | |
| 1000 - Cash - OPERATING | 35,380.99 | 49,866.68 |
| 1015 - Cash - Tenant Security Deposits | 35,054.44 | 35,051.56 |
| Total Cash | 70,435.43 | 84,918.24 |
| Accounts Receivable | | |
| 1200 - A/R - Tenant | 1,864.00 | 0.00 |
| Total Accounts Receivable | 1,864.00 | 0.00 |
| Deposits & Escrows | | |
| 1102 - Lender Held Replacement Reserves | 306,841.78 | 304,520.72 |
| 1105 - Insurance Escrow | 23,532.51 | 20,169.06 |
| 1115 - Special Reserves | 474,936.16 | 474,897.11 |
| 1120 - Mortgage Insurance Reserves | 4,573.60 | 3,455.98 |
| 1136 - Lender Held Repair Reserves | 22,655.76 | 22,655.76 |
| Total Deposits & Escrows | 832,539.81 | 825,698.63 |
| Other Current Assets | | |
| 1410 - Prepaid Insurance | 15,121.39 | 18,179.06 |
| 1411 - Prepaid MIP | 12,032.75 | 12,032.75 |
| Total Other Current Assets | 27,154.14 | 30,211.81 |
| Total Current Assets | 931,993.38 | 940,828.68 |
| 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 | (75,949.36) | (56,962.02) |
| Total Depreciation & Amortization | (75,949.36) | (56,962.02) |
| Total Fixed Assets | 2,666,918.61 | 2,685,905.95 |
| Other Assets | | |
| 1500 - Prepaid Land Leases | 370,504.94 | 370,858.48 |
| 1510 - Other Depreciable/Amortizable assets | (1,109.72) | (832.29) |
| Total Other Assets | 369,395.22 | 370,026.19 |
| Total Assets | 3,968,307.21 | 3,996,760.82 |

THF San Gabriel Holdings Comparative Balance Sheet

April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|---------------------------------------|-----------------------------|---------------------------|
| Liabilities & Equity | | |
| Liabilities | | |
| Current Liabilities | | |
| 2000 - A/P – Trade | 15,351.23 | 32,361.90 |
| 2001 - A/P – THFHMC | 10,908.24 | 11,852.62 |
| 2543 - A/P - Elan 8724 | 0.00 | 37.01 |
| 2564 - A/P - Chase 4069 | 0.00 | 624.60 |
| 2566 - A/P - Chase 4101 | 193.53 | 224.54 |
| 2569 - A/P - Elan 6620 | 134.79 | 166.77 |
| 2573 - A/P - Chase 1947 | 765.55 | 0.00 |
| 2575 - A/P - Chase 5641 | 420.21 | 1,980.67 |
| Total Current Liabilities | 27,773.55 | 47,248.11 |
| Other Current Liabilities | | |
| 2100 - Prepaid Rent | 3,032.07 | 2,621.07 |
| 2200 - Tenant Security Deposits | 31,950.00 | 32,250.00 |
| 2201 - Security Deposits in Transit | (9.00) | (9.50) |
| Total Other Current Liabilities | 34,973.07 | 34,861.57 |
| Long Term Liabilities | | |
| 2300 - Mortgage #1 | 4,799,936.80 | 4,804,342.28 |
| 2310 - Loan Costs | (234,681.21) | (234,849.27) |
| Total Long Term Liabilities | 4,565,255.59 | 4,569,493.01 |
| Total Liabilities | 4,628,002.21 | 4,651,602.69 |
| Equity | | |
| 2910 - GP Capital | 996,040.60 | 996,040.60 |
| Retained Earnings | (1,512,721.10) | (1,512,721.10) |
| Current Net Income | (143,014.50) | (138,161.37) |
| Total Equity | (659,695.00) | (654,841.87) |
| Total Liabilities & Equity | 3,968,307.21 | 3,996,760.82 |

THF San Gabriel Holdings Budget Comparison

April 30, 2023

177 - THF San Gabriel Holdings
Liberty Hill, Texas

| | 177--THF San Gabriel Holdings | | | | | | | | | | |
|------------------------------------------------|-------------------------------|-------------------------|--------------------|-------------------|-------------------|-----------------------------------------------------------------------------------------------------|-------------------------|--------------------|--------------------|------------------|----------------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date | | | | |
| | 12/31/2023 | Month Ending 04/30/2023 | | Month Ending | 04/30/2023 | | Year to Date 04/30/2023 | | 04/30/2023 | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| Income | | | | | | | | | | | |
| Rental Income | | | | | | | | | | | |
| 3000 - Scheduled Rent | 1,073,556.00 | 88,775.00 | 89,463.00 | (688.00) | (0.76) % | | 355,100.00 | 357,852.00 | (2,752.00) | (0.76) % | |
| Total Rental Income | 1,073,556.00 | 88,775.00 | 89,463.00 | (688.00) | (0.76) % | | 355,100.00 | 357,852.00 | (2,752.00) | (0.76) % | |
| Vacancy, Losses & Concessions | | | | | | | | | | | |
| 3010 - Loss to Lease | (89,309.39) | (11,368.00) | (7,442.00) | (3,926.00) | (52.75) % | When recertifying, am going up \$50 on rent | (47,849.00) | (29,768.00) | (18,081.00) | (60.73) % | |
| 3015 - Vacancy Loss | (62,455.00) | (4,360.00) | (5,205.00) | 845.00 | 16.23 % | 4 vacant units | (14,685.00) | (20,820.00) | 6,135.00 | 29.46 % | |
| 3030 - Rental Concessions: Tenant | (1,000.00) | (200.00) | (83.00) | (117.00) | (140.96) % | Resident takes care of pool | (400.00) | (332.00) | (68.00) | (20.48) % | |
| 3050 - Bad Debt | (7,500.00) | 0.00 | (625.00) | 625.00 | 100.00 % | | (1,991.65) | (2,500.00) | 508.35 | 20.33 % | |
| Total Vacancy, Losses & Concessions | (160,264.39) | (15,928.00) | (13,355.00) | (2,573.00) | (19.26) % | | (64,925.65) | (53,420.00) | (11,505.65) | (21.53) % | |
| Net Rental Income | 913,291.61 | 72,847.00 | 76,108.00 | (3,261.00) | (4.28) % | | 290,174.35 | 304,432.00 | (14,257.65) | (4.68) % | |
| Tenant Fees | | | | | | | | | | | |
| 3200 - Late Fees | 4,800.00 | 360.00 | 400.00 | (40.00) | (10.00) % | | 1,445.00 | 1,600.00 | (155.00) | (9.68) % | |
| 3205 - NSF Fees | 50.00 | 25.00 | 4.00 | 21.00 | 525.00 % | | 50.00 | 16.00 | 34.00 | 212.50 % | |
| 3210 - Maintenance Fees | 100.00 | 795.00 | 8.00 | 787.00 | 9,837.50 % | Charged back front door to a tenant who broke into their own unit instead of calling for assistance | 795.00 | 32.00 | 763.00 | 2,384.37 % | |
| 3215 - Court Fees - Tenant | 1,290.00 | 0.00 | 108.00 | (108.00) | (100.00) % | | 0.00 | 432.00 | (432.00) | (100.00) % | |
| 3220 - Reletting Fees | 1,875.00 | 0.00 | 156.00 | (156.00) | (100.00) % | | 1,005.55 | 624.00 | 381.55 | 61.14 % | |
| 3225 - Move-out Charges | 5,100.00 | 0.00 | 425.00 | (425.00) | (100.00) % | | 641.00 | 1,700.00 | (1,059.00) | (62.29) % | |
| 3235 - Screening Fees | 525.00 | 0.50 | 44.00 | (43.50) | (98.86) % | | 123.50 | 176.00 | (52.50) | (29.82) % | |
| 3245 - Cable Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 990.50 | 0.00 | 990.50 | 100.00 % | |
| Total Tenant Fees | 13,740.00 | 1,180.50 | 1,145.00 | 35.50 | 3.10 % | | 5,050.55 | 4,580.00 | 470.55 | 10.27 % | |
| Other Income | | | | | | | | | | | |
| 3300 - Laundry income | 325.00 | (210.90) | 27.00 | (237.90) | (881.11) % | Monies were posted twice in previous month and one had to be reversed | 248.30 | 108.00 | 140.30 | 129.90 % | |
| 3315 - Interest income | 275.00 | 146.33 | 23.00 | 123.33 | 536.21 % | Interest on escrow from Lument | 340.71 | 92.00 | 248.71 | 270.33 % | |
| Total Other Income | 600.00 | (64.57) | 50.00 | (114.57) | (229.14) % | | 589.01 | 200.00 | 389.01 | 194.50 % | |
| Total Income | 927,631.61 | 73,962.93 | 77,303.00 | (3,340.07) | (4.32) % | | 295,813.91 | 309,212.00 | (13,398.09) | (4.33) % | |
| Expenses | | | | | | | | | | | |
| Payroll & Related | | | | | | | | | | | |
| 4000 - Salaries - Manager | 46,516.86 | 1,788.75 | 3,876.41 | 2,087.66 | 53.85 % | No manager for part of the month-new hire | 13,193.85 | 15,505.64 | 2,311.79 | 14.90 % | |
| 4015 - Salaries - Maintenance | 45,237.12 | 4,033.02 | 3,769.76 | (263.26) | (6.98) % | | 11,066.84 | 15,079.04 | 4,012.20 | 26.60 % | |
| 4020 - Health Insurance | 14,080.41 | 349.91 | 1,173.37 | 823.46 | 70.17 % | | 2,281.84 | 4,693.48 | 2,411.64 | 51.38 % | |

THF San Gabriel Holdings Budget Comparison

April 30, 2023

177 - THF San Gabriel Holdings
Liberty Hill, Texas

177--THF San Gabriel Holdings

| | 177--THF San Gabriel Holdings | | | | | | | | | | |
|----------------------------------------|-------------------------------|-----------------|------------------|-----------------|-----------------|-------------------------------------------------------------------|------------------|------------------|-------------------|-----------------|----------------------|
| | Year Ending | Month Ending | | | | Month Ending | Year To Date | | | | |
| | 12/31/2023 | 04/30/2023 | | | | 04/30/2023 | 04/30/2023 | | | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| 4021 - Dental Insurance | 944.01 | 0.00 | 78.67 | 78.67 | 100.00 % | | 0.00 | 314.68 | 314.68 | 100.00 % | |
| 4022 - Vision Insurance | 223.96 | 5.22 | 18.66 | 13.44 | 72.02 % | | 34.04 | 74.64 | 40.60 | 54.39 % | |
| 4025 - Retirement - Safe Harbor | 2,696.88 | 0.00 | 224.74 | 224.74 | 100.00 % | | 0.00 | 898.96 | 898.96 | 100.00 % | |
| 4026 - Retirement - Matching | 1,797.92 | 80.28 | 149.83 | 69.55 | 46.41 % | | 478.39 | 599.32 | 120.93 | 20.17 % | |
| 4027 - Life Insurance | 661.51 | 1.37 | 55.13 | 53.76 | 97.51 % | | 8.94 | 220.52 | 211.58 | 95.94 % | |
| 4028 - Disability Insurance | 0.00 | 17.49 | 0.00 | (17.49) | (100.00) % | | 90.49 | 0.00 | (90.49) | (100.00) % | |
| 4030 - Payroll Taxes | 6,966.94 | 503.02 | 580.58 | 77.56 | 13.35 % | | 2,130.01 | 2,322.32 | 192.31 | 8.28 % | |
| 4032 - Worker's Compensation Insurance | 825.29 | 67.65 | 68.78 | 1.13 | 1.64 % | | 185.27 | 275.12 | 89.85 | 32.65 % | |
| 4040 - Overtime | 1,536.46 | 309.05 | 128.04 | (181.01) | (141.36) % | New Manager | 803.50 | 512.16 | (291.34) | (56.88) % | |
| 4045 - Bonuses | 3,000.00 | 287.56 | 250.00 | (37.56) | (15.02) % | | 580.06 | 1,000.00 | 419.94 | 41.99 % | |
| 4061 - Employee Recruiting/Screening | 0.00 | 380.55 | 0.00 | (380.55) | (100.00) % | Indeed Job Posting | 1,419.35 | 0.00 | (1,419.35) | (100.00) % | |
| Total Payroll & Related | 124,487.36 | 7,823.87 | 10,373.97 | 2,550.10 | 24.58 % | | 32,272.58 | 41,495.88 | 9,223.30 | 22.22 % | |
| Administrative Expenses | | | | | | | | | | | |
| 4035 - Uniforms | 3,375.00 | 297.00 | 281.00 | (16.00) | (5.69) % | | 297.00 | 1,124.00 | 827.00 | 73.57 % | |
| 4100 - Management Fees | 39,200.00 | 3,693.60 | 3,267.00 | (426.60) | (13.05) % | Management fees are higher than budgeted and running 14% over YTD | 15,003.68 | 13,068.00 | (1,935.68) | (14.81) % | |
| 4101 - Compliance Fee - THF | 11,400.00 | 950.00 | 950.00 | 0.00 | 0.00 % | | 3,800.00 | 3,800.00 | 0.00 | 0.00 % | |
| 4102 - Office Equipment & Furniture | 350.00 | 0.00 | 29.00 | 29.00 | 100.00 % | | 182.94 | 116.00 | (66.94) | (57.70) % | |
| 4105 - Postage | 214.00 | 0.00 | 18.00 | 18.00 | 100.00 % | | 31.39 | 72.00 | 40.61 | 56.40 % | |
| 4106 - Office Supplies | 1,162.00 | 0.00 | 97.00 | 97.00 | 100.00 % | | 255.43 | 388.00 | 132.57 | 34.16 % | |
| 4108 - IT Contract | 2,244.00 | 187.00 | 187.00 | 0.00 | 0.00 % | | 748.00 | 748.00 | 0.00 | 0.00 % | |
| 4109 - IT Hardware | 250.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 416.00 | 84.00 | (332.00) | (395.23) % | |
| 4110 - IT Software | 5,526.19 | 463.32 | 461.00 | (2.32) | (0.50) % | | 1,950.45 | 1,844.00 | (106.45) | (5.77) % | |
| 4111 - Telephone & Fax | 9,952.00 | 566.07 | 829.00 | 262.93 | 31.71 % | Telephone/Fax | 1,596.75 | 3,316.00 | 1,719.25 | 51.84 % | |
| 4112 - Internet | 2,100.00 | 154.98 | 175.00 | 20.02 | 11.44 % | | 666.99 | 700.00 | 33.01 | 4.71 % | |
| 4113 - Television | 816.00 | 19.99 | 68.00 | 48.01 | 70.60 % | | 79.96 | 272.00 | 192.04 | 70.60 % | |
| 4114 - Misc Admin Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 429.00 | 0.00 | (429.00) | (100.00) % | |
| 4115 - Staff Training | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 495.00 | 500.00 | 5.00 | 1.00 % | |
| 4117 - Vehicle Maintenance & Repairs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 29.40 | 0.00 | (29.40) | (100.00) % | |
| 4119 - Travel | 1,438.00 | 1,222.60 | 120.00 | (1,102.60) | (918.83) % | TAA Convention | 1,350.65 | 480.00 | (870.65) | (181.38) % | |
| 4120 - Bank Fees | 254.64 | 0.00 | 21.00 | 21.00 | 100.00 % | | 11.72 | 84.00 | 72.28 | 86.04 % | |
| 4121 - Eviction | 650.00 | 0.00 | 54.00 | 54.00 | 100.00 % | | 0.00 | 216.00 | 216.00 | 100.00 % | |
| 4122 - Resident Screening Services | 380.00 | 39.25 | 32.00 | (7.25) | (22.65) % | | 247.66 | 128.00 | (119.66) | (93.48) % | |
| 4124 - Consulting Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 393.75 | 0.00 | (393.75) | (100.00) % | |
| 4125 - Audit Fees | 7,500.00 | 0.00 | 625.00 | 625.00 | 100.00 % | | 0.00 | 2,500.00 | 2,500.00 | 100.00 % | |
| 4126 - Legal Fees | 10,260.00 | 855.00 | 855.00 | 0.00 | 0.00 % | | 3,420.00 | 3,420.00 | 0.00 | 0.00 % | |
| 4127 - Tax Prep Fees | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 3,000.00 | 500.00 | (2,500.00) | (500.00) % | |
| 4129 - Fuel | 0.00 | 15.00 | 0.00 | (15.00) | (100.00) % | | 199.54 | 0.00 | (199.54) | (100.00) % | |
| 4132 - Employee Gifts | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 36.05 | 168.00 | 131.95 | 78.54 % | |
| 4134 - Contract Costs - Admin | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| 4138 - Answering Service | 0.00 | 170.00 | 0.00 | (170.00) | (100.00) % | PTA Answering Service for May | 850.00 | 0.00 | (850.00) | (100.00) % | |
| 4250 - Resident Services Fee - THF | 3,800.04 | 316.67 | 317.00 | 0.33 | 0.10 % | | 1,266.68 | 1,268.00 | 1.32 | 0.10 % | |
| 4258 - Resident Services - Supplies | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 37.01 | 168.00 | 130.99 | 77.97 % | |
| Total Administrative Expenses | 105,371.87 | 8,950.48 | 8,783.00 | (167.48) | (1.90) % | | 36,795.05 | 35,132.00 | (1,663.05) | (4.73) % | |
| Marketing Expenses | | | | | | | | | | | |
| 4200 - Signage | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 0.00 | 332.00 | 332.00 | 100.00 % | |

THF San Gabriel Holdings Budget Comparison

April 30, 2023

177 - THF San Gabriel Holdings
Liberty Hill, Texas

177--THF San Gabriel Holdings

| | 177--THF San Gabriel Holdings | | | | | | | | | | |
|---------------------------------------------------|-------------------------------|-----------------|------------------|-----------------|-----------------|--------------------------------------------------------------------------------------------------------|------------------|------------------|-------------------|-------------------|----------------------|
| | Year Ending | Month Ending | | | | Month Ending | Year To Date | | | | |
| | 12/31/2023 | 04/30/2023 | | | | 04/30/2023 | 04/30/2023 | | | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| 4201 - Printed Material | 685.00 | 67.00 | 57.00 | (10.00) | (17.54) % | | 305.32 | 228.00 | (77.32) | (33.91) % | |
| 4202 - Internet Advertising | 670.00 | 54.00 | 56.00 | 2.00 | 3.57 % | | 216.00 | 224.00 | 8.00 | 3.57 % | |
| 4203 - Flags/Poles | 375.00 | 0.00 | 31.00 | 31.00 | 100.00 % | | 0.00 | 124.00 | 124.00 | 100.00 % | |
| 4204 - Advertising - Other | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| Total Marketing Expenses | 3,230.00 | 121.00 | 269.00 | 148.00 | 55.01 % | | 521.32 | 1,076.00 | 554.68 | 51.55 % | |
| Utilities | | | | | | | | | | | |
| 4300 - Utilities - Electric Vacancies | 1,500.00 | 182.48 | 125.00 | (57.48) | (45.98) % | | 658.78 | 500.00 | (158.78) | (31.75) % | |
| 4301 - Utilities - Electric - Office/Other | 5,670.00 | 409.07 | 350.00 | (59.07) | (16.87) % | | 1,884.30 | 1,650.00 | (234.30) | (14.20) % | |
| 4311 - Utilities - Water - Other | 84.00 | 0.00 | 7.00 | 7.00 | 100.00 % | | 0.00 | 28.00 | 28.00 | 100.00 % | |
| 4315 - Utilities - Water | 63,800.00 | 5,472.81 | 7,000.00 | 1,527.19 | 21.81 % | Property water usage and irrigation. Locked water spigots and water lines snow running almost flat YTD | 19,721.94 | 19,200.00 | (521.94) | (2.71) % | |
| 4325 - Utilities - Sewer | 36,600.00 | 3,013.07 | 3,050.00 | 36.93 | 1.21 % | | 12,052.28 | 12,200.00 | 147.72 | 1.21 % | |
| 4340 - Utilities - Trash | 6,600.00 | 535.20 | 550.00 | 14.80 | 2.69 % | | 2,140.80 | 2,200.00 | 59.20 | 2.69 % | |
| 4341 - Utilities - Other | 360.00 | 0.92 | 30.00 | 29.08 | 96.93 % | | 3.68 | 120.00 | 116.32 | 96.93 % | |
| Total Utilities | 114,614.00 | 9,613.55 | 11,112.00 | 1,498.45 | 13.48 % | | 36,461.78 | 35,898.00 | (563.78) | (1.57) % | |
| Operating & Maintenance Expenses | | | | | | | | | | | |
| 4450 - Make-Ready - Hardware | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 0.00 | 32.00 | 32.00 | 100.00 % | |
| 4452 - Make-Ready - Appliances | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 3,300.54 | 332.00 | (2,968.54) | (894.13) % | |
| 4453 - Make-Ready - Electrical | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 0.00 | 332.00 | 332.00 | 100.00 % | |
| 4454 - Make-Ready - Plumbing | 190.00 | 0.00 | 16.00 | 16.00 | 100.00 % | | 0.00 | 64.00 | 64.00 | 100.00 % | |
| 4456 - Make-Ready - Carpet | 3,234.00 | 0.00 | 270.00 | 270.00 | 100.00 % | | 4,926.09 | 1,080.00 | (3,846.09) | (356.11) % | |
| 4458 - Make-Ready - Painting | 627.00 | 0.00 | 52.00 | 52.00 | 100.00 % | | 210.48 | 208.00 | (2.48) | (1.19) % | |
| 4459 - Make-Ready - Cleaning | 1,840.00 | 0.00 | 153.00 | 153.00 | 100.00 % | | 849.43 | 612.00 | (237.43) | (38.79) % | |
| 4460 - Make-Ready - Other | 170.00 | 0.00 | 14.00 | 14.00 | 100.00 % | | 0.00 | 56.00 | 56.00 | 100.00 % | |
| 4464 - Make Ready - Window Treatments | 788.00 | 0.00 | 66.00 | 66.00 | 100.00 % | | 87.12 | 264.00 | 176.88 | 67.00 % | |
| 4465 - Make Ready - Doors/Locks/Keys | 190.00 | 795.00 | 16.00 | (779.00) | (4,868.75) % | Purchase to repair door that was billed back to tenant | 2,110.00 | 64.00 | (2,046.00) | (3,196.87) % | |
| Total Operating & Maintenance Expenses | 9,139.00 | 795.00 | 761.00 | (34.00) | (4.46) % | | 11,483.66 | 3,044.00 | (8,439.66) | (277.25) % | |
| Maintenance & Repairs | | | | | | | | | | | |
| 4400 - Materials - Hardware | 180.00 | 169.84 | 15.00 | (154.84) | (1,032.26) % | Locks and hardware | 266.35 | 60.00 | (206.35) | (343.91) % | |
| 4401 - Materials - A/C | 3,793.00 | 0.00 | 316.00 | 316.00 | 100.00 % | | 795.59 | 1,264.00 | 468.41 | 37.05 % | |
| 4402 - Materials - Appliances | 6,690.00 | 1,053.05 | 558.00 | (495.05) | (88.71) % | Refrigerator/WaterHeater/Microwave | 3,024.59 | 2,232.00 | (792.59) | (35.51) % | |
| 4403 - Materials - Electrical | 389.00 | 0.00 | 32.00 | 32.00 | 100.00 % | | 0.00 | 128.00 | 128.00 | 100.00 % | |
| 4404 - Materials - Plumbing | 4,496.00 | 1,357.25 | 375.00 | (982.25) | (261.93) % | 2 water heaters and faucets | 2,750.46 | 1,500.00 | (1,250.46) | (83.36) % | |
| 4405 - Materials - Pool | 1,782.00 | 0.00 | 149.00 | 149.00 | 100.00 % | | 0.00 | 596.00 | 596.00 | 100.00 % | |
| 4407 - Materials - Paint | 66.00 | 0.00 | 6.00 | 6.00 | 100.00 % | | 15.49 | 24.00 | 8.51 | 35.45 % | |
| 4408 - Materials - Janitorial | 267.00 | 0.00 | 22.00 | 22.00 | 100.00 % | | 104.38 | 88.00 | (16.38) | (18.61) % | |
| 4409 - Materials - Landscaping & Irrigation | 159.00 | 0.00 | 13.00 | 13.00 | 100.00 % | | 35.83 | 52.00 | 16.17 | 31.09 % | |
| 4410 - Materials - Smoke Alarms | 255.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 233.90 | 84.00 | (149.90) | (178.45) % | |
| 4411 - Materials - Drywall Repair | 22.00 | 0.00 | 2.00 | 2.00 | 100.00 % | | 23.31 | 8.00 | (15.31) | (191.37) % | |

THF San Gabriel Holdings Budget Comparison

April 30, 2023

177 - THF San Gabriel Holdings
Liberty Hill, Texas

177--THF San Gabriel Holdings

| | 177--THF San Gabriel Holdings | | | | | | | | | | |
|------------------------------------------------|-------------------------------|-------------------------|------------------|--------------------|-------------------|------------------------------|-------------------|-------------------|---------------------|-------------------|----------------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date | | | | |
| | 12/31/2023 | 04/30/2023 | | | | 04/30/2023 | 04/30/2023 | | | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| 4413 - Materials - Doors/Locks/Keys | 590.00 | 47.32 | 49.00 | 1.68 | 3.42 % | | 379.58 | 196.00 | (183.58) | (93.66) % | |
| 4414 - Materials - Light Bulbs/Fixtures | 600.00 | 0.00 | 50.00 | 50.00 | 100.00 % | | 527.03 | 200.00 | (327.03) | (163.51) % | |
| 4415 - Materials - Exterior Lights | 200.00 | 0.00 | 17.00 | 17.00 | 100.00 % | | 0.00 | 68.00 | 68.00 | 100.00 % | |
| 4416 - Materials - Other | 362.00 | 0.00 | 30.00 | 30.00 | 100.00 % | | 422.98 | 120.00 | (302.98) | (252.48) % | |
| 4417 - Small Tools | 249.00 | 416.46 | 21.00 | (395.46) | (1,883.14) % | Tools regularly needed | 1,871.68 | 84.00 | (1,787.68) | (2,128.19) % | |
| 4418 - Fire Extinguishers | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 2,606.23 | 0.00 | (2,606.23) | (100.00) % | |
| 4419 - Equipment | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 325.99 | 0.00 | (325.99) | (100.00) % | |
| Total Maintenance & Repairs | 20,100.00 | 3,043.92 | 1,676.00 | (1,367.92) | (81.61) % | | 13,383.39 | 6,704.00 | (6,679.39) | (99.63) % | |
| Contract Costs | | | | | | | | | | | |
| 4500 - Contract Costs - Pest Control | 4,831.00 | 235.00 | 403.00 | 168.00 | 41.68 % | Monthly pest control | 940.00 | 1,612.00 | 672.00 | 41.68 % | |
| 4501 - Contract Costs - Landscaping | 30,324.00 | 2,120.53 | 2,527.00 | 406.47 | 16.08 % | Landscaping per contract | 8,743.36 | 10,108.00 | 1,364.64 | 13.50 % | |
| 4502 - Contract Costs - Irrigation | 1,642.00 | 0.00 | 137.00 | 137.00 | 100.00 % | | 407.75 | 548.00 | 140.25 | 25.59 % | |
| 4504 - Contract Costs - A/C Repair | 25,005.00 | 2,537.08 | 2,084.00 | (453.08) | (21.74) % | #208 New Vent | 3,418.54 | 8,336.00 | 4,917.46 | 58.99 % | |
| 4505 - Contract Costs - A/C Replacement | 20,439.00 | 0.00 | 1,703.00 | 1,703.00 | 100.00 % | | 0.00 | 6,812.00 | 6,812.00 | 100.00 % | |
| 4506 - Contract Costs - Plumbing | 4,133.00 | 0.00 | 344.00 | 344.00 | 100.00 % | | 308.51 | 1,376.00 | 1,067.49 | 77.57 % | |
| 4508 - Contract Costs - Carpet Cleaning | 380.00 | 0.00 | 32.00 | 32.00 | 100.00 % | | 0.00 | 128.00 | 128.00 | 100.00 % | |
| 4509 - Contract Costs - Carpet Replacement | 1,300.00 | 0.00 | 108.00 | 108.00 | 100.00 % | | 0.00 | 432.00 | 432.00 | 100.00 % | |
| 4514 - Contract Costs - Pool | 6,378.00 | 0.00 | 532.00 | 532.00 | 100.00 % | | 714.48 | 2,128.00 | 1,413.52 | 66.42 % | |
| 4516 - Contract Costs - Custodian | 1,620.00 | 0.00 | 135.00 | 135.00 | 100.00 % | | 850.00 | 540.00 | (310.00) | (57.40) % | |
| 4518 - Contract Costs - Fire Monitoring | 2,733.00 | 210.00 | 228.00 | 18.00 | 7.89 % | | 3,623.24 | 912.00 | (2,711.24) | (297.28) % | |
| 4520 - Contract Costs - Fire Extinguishers | 310.00 | 0.00 | 26.00 | 26.00 | 100.00 % | | 0.00 | 104.00 | 104.00 | 100.00 % | |
| 4524 - Contract Costs - Other | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 0.00 | 332.00 | 332.00 | 100.00 % | |
| 4528 - Contract Costs - General Contractor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 10,669.58 | 0.00 | (10,669.58) | (100.00) % | |
| Total Contract Costs | 100,095.00 | 5,102.61 | 8,342.00 | 3,239.39 | 38.83 % | | 29,675.46 | 33,368.00 | 3,692.54 | 11.06 % | |
| Taxes & Insurance | | | | | | | | | | | |
| 4600 - Property Insurance | 80,500.00 | 3,057.67 | 6,708.00 | 3,650.33 | 54.41 % | Property Liability Insurance | 12,230.68 | 26,832.00 | 14,601.32 | 54.41 % | |
| Total Taxes & Insurance | 80,500.00 | 3,057.67 | 6,708.00 | 3,650.33 | 54.41 % | | 12,230.68 | 26,832.00 | 14,601.32 | 54.41 % | |
| Total Operating Expenses | 557,537.23 | 38,508.10 | 48,024.97 | 9,516.87 | 19.81 % | | 172,823.92 | 183,549.88 | 10,725.96 | 5.84 % | |
| Net Operating Income (Loss) | 370,094.38 | 35,454.83 | 29,278.03 | 6,176.80 | 21.09 % | | 122,989.99 | 125,662.12 | (2,672.13) | (2.12) % | |
| Non-Operating Income | | | | | | | | | | | |
| 3321 - Grant Revenue | 150,700.00 | 0.00 | 12,558.00 | (12,558.00) | (100.00) % | | 0.00 | 50,232.00 | (50,232.00) | (100.00) % | |
| 3400 - CAPEX funding from Replacement Reserves | 154,250.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 0.00 | 77,125.00 | (77,125.00) | (100.00) % | |
| Total Non-Operating Income | 304,950.00 | 0.00 | 12,558.00 | (12,558.00) | (100.00) % | | 0.00 | 127,357.00 | (127,357.00) | (100.00) % | |
| Non-Operating Expenses | | | | | | | | | | | |
| Capital Expenditures | | | | | | | | | | | |
| 4735 - Capital Expenditures | 154,250.00 | 0.00 | 12,854.00 | 12,854.00 | 100.00 % | | 21,900.00 | 51,416.00 | 29,516.00 | 57.40 % | |
| Total Capital Expenditures | 154,250.00 | 0.00 | 12,854.00 | 12,854.00 | 100.00 % | | 21,900.00 | 51,416.00 | 29,516.00 | 57.40 % | |
| Depreciation & Amortization | | | | | | | | | | | |
| 4710 - Depreciation | 227,848.00 | 18,987.34 | 18,987.00 | (0.34) | 0.00 % | | 75,949.36 | 75,948.00 | (1.36) | 0.00 % | |
| 4715 - Amortization | 9,588.29 | 799.03 | 799.00 | (0.03) | 0.00 % | | 3,196.12 | 3,196.00 | (0.12) | 0.00 % | |

THF San Gabriel Holdings Budget Comparison

April 30, 2023

177 - THF San Gabriel Holdings
Liberty Hill, Texas

177--THF San Gabriel Holdings

| | 177--THF San Gabriel Holdings | | | | | Month Ending 04/30/2023 Budget variance note | Year to Date 04/30/2023 | | | | 04/30/2023 Budget variance note |
|----------------------------------------------|-------------------------------|-------------------------|--------------------|------------------|----------------------------|----------------------------------------------------|-------------------------|---------------------|---------------------|---|------------------------------------|
| | Year Ending 12/31/2023 | Month Ending 04/30/2023 | | | Month Ending 04/30/2023 | | Actual | Budget | Variance | % | |
| | Budget | Actual | Budget | Variance | % | | | | | | |
| Total Depreciation & Amortization | 237,436.29 | 19,786.37 | 19,786.00 | (0.37) | 0.00 % | 79,145.48 | 79,144.00 | (1.48) | 0.00 % | | |
| Debt Services | | | | | | | | | | | |
| 4700 - Mortgage Interest #1 | 213,438.26 | 19,457.59 | 19,457.59 | 0.00 | 0.00 % | 58,426.01 | 58,426.01 | 0.00 | 0.00 % | | |
| 4720 - Mortgage Insurance | 11,030.03 | 0.00 | 1,002.73 | 1,002.73 | 100.00 % | 0.00 | 3,008.19 | 3,008.19 | 100.00 % | | |
| 4725 - Loan Costs | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | 0.00 | 332.00 | 332.00 | 100.00 % | | |
| Total Debt Services | 225,468.29 | 19,457.59 | 20,543.32 | 1,085.73 | 5.28 % | 58,426.01 | 61,766.20 | 3,340.19 | 5.40 % | | |
| Other Non-Operating Expenses | | | | | | | | | | | |
| 4729 - Special Reserve Disbursements | 2,000.00 | 1,064.00 | 167.00 | (897.00) | (537.12) % #805 | 3,693.00 | 668.00 | (3,025.00) | (452.84) % | | |
| 4800 - TDHCA Compliance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 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 | 832.00 | 832.00 | 100.00 % | | |
| 4903 - Contributions - to THF | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 100,000.00 | 0.00 | (100,000.00) | (100.00) % | | |
| Total Other Non-Operating Expenses | 4,500.00 | 1,064.00 | 375.00 | (689.00) | (183.73) % | 106,533.00 | 1,500.00 | (105,033.00) | (7,002.20) % | | |
| Total Non-Operating Expenses | 621,654.58 | 40,307.96 | 53,558.32 | 13,250.36 | 24.74 % | 266,004.49 | 193,826.20 | (72,178.29) | (37.23) % | | |
| Net Income (Loss) | 53,389.80 | (4,853.13) | (11,722.29) | 6,869.16 | 58.59 % | (143,014.50) | 59,192.92 | (202,207.42) | (341.60) % | | |

Chandler Place Apartments Comparative Balance Sheet

April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|-----------------------------------------|-----------------------------|---------------------------|
| Assets | | |
| Current Assets | | |
| Cash | | |
| 1000 - Cash - OPERATING | 1,991.96 | 4,003.01 |
| 1015 - Cash - Tenant Security Deposits | 18,295.00 | 18,295.00 |
| Total Cash | 20,286.96 | 22,298.01 |
| Deposits & Escrows | | |
| 1102 - Lender Held Replacement Reserves | 178,965.17 | 177,904.26 |
| 1103 - Guaranty Reserve | 13,719.31 | 12,809.19 |
| 1105 - Insurance Escrow | 17,208.79 | 14,954.69 |
| Total Deposits & Escrows | 209,893.27 | 205,668.14 |
| Other Current Assets | | |
| 1410 - Prepaid Insurance | 9,919.26 | 12,045.76 |
| 1411 - Prepaid MIP | 847.30 | 847.30 |
| Total Other Current Assets | 10,766.56 | 12,893.06 |
| Total Current Assets | 240,946.79 | 240,859.21 |
| 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 | (1,010,572.54) | (1,001,257.94) |
| Total Depreciation & Amortization | (1,010,572.54) | (1,001,257.94) |
| Total Fixed Assets | 3,486,421.07 | 3,495,735.67 |
| Other Assets | | |
| 1500 - Prepaid Land Leases | 136,118.11 | 136,245.21 |
| 1503 - Deferred THFHMC Fees | 8,557.06 | 6,447.71 |
| Total Other Assets | 144,675.17 | 142,692.92 |
| Total Assets | 3,872,043.03 | 3,879,287.80 |

Chandler Place Apartments Comparative Balance Sheet

April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|-----------------------------------------------|-----------------------------|---------------------------|
| Liabilities & Equity | | |
| Liabilities | | |
| Current Liabilities | | |
| 2000 - A/P – Trade | 10,493.80 | 9,866.43 |
| 2001 - A/P – THFHMC | 156,194.17 | 153,826.28 |
| 2067 - A/P - Texas Housing Foundation | 35,243.00 | 35,243.00 |
| 2522 - A/P - Chase 0094 | 9.16 | 0.00 |
| 2554 - A/P - Chase 0726 | 13.51 | 0.00 |
| 2564 - A/P - Chase 4069 | 0.00 | 314.46 |
| 2566 - A/P - Chase 4101 | 60.80 | 11.21 |
| 2569 - A/P - Elan 6620 | 109.42 | 849.61 |
| 2575 - A/P - Chase 5641 | 48.34 | 0.00 |
| Total Current Liabilities | 202,172.20 | 200,110.99 |
| Other Current Liabilities | | |
| 2100 - Prepaid Rent | 660.30 | 1,944.80 |
| 2200 - Tenant Security Deposits | 20,700.00 | 20,700.00 |
| 2226 - Accrued Interest | 6,729.54 | 6,729.54 |
| Total Other Current Liabilities | 28,089.84 | 29,374.34 |
| Long Term Liabilities | | |
| 2232 - Deferred THFHMC Fees | 45,110.58 | 45,094.69 |
| 2300 - N/P - Lancaster | 2,053,570.41 | 2,056,525.24 |
| 2301 - N/P - TDHCA | 1,612,499.69 | 1,616,666.36 |
| 2310 - Loan Costs | (125,081.34) | (125,402.76) |
| Total Long Term Liabilities | 3,586,099.34 | 3,592,883.53 |
| 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 | 4,363,206.58 | 4,369,214.06 |
| Equity | | |
| Retained Earnings | (474,547.71) | (474,547.71) |
| Current Net Income | (16,615.84) | (15,378.55) |
| Total Equity | (491,163.55) | (489,926.26) |
| Total Liabilities & Equity | 3,872,043.03 | 3,879,287.80 |

Chandler Place Apartments

Budget Comparison

April 30, 2023

116 - Chandler Place Apartments

Blanco, Texas

| | 116--Chandler Place Apartments | | | | | | | | | |
|------------------------------------------------|--------------------------------|-------------------------|-------------------|--------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------|--------------------|-------------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date | | | |
| | 12/31/2023 | Month Ending 04/30/2023 | | Month Ending | 04/30/2023 | | Year to Date 04/30/2023 | | 04/30/2023 | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % |
| Income | | | | | | | | | | |
| Rental Income | | | | | | | | | | |
| 3000 - Scheduled Rent | 446,976.00 | 48,109.00 | 37,248.00 | 10,861.00 | 29.15 % | Possible budgeting oversight as scheduled rents have been 29% over YTD. Not all of the garages and storages are being rented at this time. | 192,257.00 | 148,992.00 | 43,265.00 | 29.03 % |
| 3020 - Garage and Parking Space Rent | 4,775.00 | 150.00 | 398.00 | (248.00) | (62.31) % | | 600.00 | 1,592.00 | (992.00) | (62.31) % |
| Total Rental Income | 451,751.00 | 48,259.00 | 37,646.00 | 10,613.00 | 28.19 % | | 192,857.00 | 150,584.00 | 42,273.00 | 28.07 % |
| Vacancy, Losses & Concessions | | | | | | | | | | |
| 3010 - Loss to Lease | (19,522.00) | (6,312.00) | (1,627.00) | (4,685.00) | (287.95) % | Increasing rent by \$70 at renewal and max rent at move in Property has 9 vacant units | (25,651.55) | (6,508.00) | (19,143.55) | (294.15) % |
| 3015 - Vacancy Loss | (34,109.00) | (8,844.00) | (2,842.00) | (6,002.00) | (211.18) % | | (31,443.00) | (11,368.00) | (20,075.00) | (176.59) % |
| 3030 - Rental Concessions: Tenant | (950.00) | 0.00 | (79.00) | 79.00 | 100.00 % | | (300.00) | (316.00) | 16.00 | 5.06 % |
| 3050 - Bad Debt | (1,500.00) | 0.00 | (125.00) | 125.00 | 100.00 % | | (4,445.35) | (500.00) | (3,945.35) | (789.07) % |
| Total Vacancy, Losses & Concessions | (56,081.00) | (15,156.00) | (4,673.00) | (10,483.00) | (224.33) % | | (61,839.90) | (18,692.00) | (43,147.90) | (230.83) % |
| Net Rental Income | 395,670.00 | 33,103.00 | 32,973.00 | 130.00 | 0.39 % | | 131,017.10 | 131,892.00 | (874.90) | (0.66) % |
| Tenant Fees | | | | | | | | | | |
| 3200 - Late Fees | 3,000.00 | 215.00 | 250.00 | (35.00) | (14.00) % | | 830.00 | 1,000.00 | (170.00) | (17.00) % |
| 3205 - NSF Fees | 0.00 | 25.00 | 0.00 | 25.00 | 100.00 % | | 25.00 | 0.00 | 25.00 | 100.00 % |
| 3220 - Reletting Fees | 2,500.00 | 0.00 | 208.00 | (208.00) | (100.00) % | | 1,476.85 | 832.00 | 644.85 | 77.50 % |
| 3225 - Move-out Charges | 6,800.00 | 0.00 | 567.00 | (567.00) | (100.00) % | | 1,604.00 | 2,268.00 | (664.00) | (29.27) % |
| 3235 - Screening Fees | 575.00 | 22.10 | 48.00 | (25.90) | (53.95) % | | 110.50 | 192.00 | (81.50) | (42.44) % |
| Total Tenant Fees | 12,875.00 | 262.10 | 1,073.00 | (810.90) | (75.57) % | | 4,046.35 | 4,292.00 | (245.65) | (5.72) % |
| Other Income | | | | | | | | | | |
| 3300 - Laundry income | 200.00 | 0.00 | 17.00 | (17.00) | (100.00) % | | 75.00 | 68.00 | 7.00 | 10.29 % |
| 3315 - Interest income | 168.00 | 60.91 | 14.00 | 46.91 | 335.07 % | | 205.74 | 56.00 | 149.74 | 267.39 % |
| Total Other Income | 368.00 | 60.91 | 31.00 | 29.91 | 96.48 % | | 280.74 | 124.00 | 156.74 | 126.40 % |
| Total Income | 408,913.00 | 33,426.01 | 34,077.00 | (650.99) | (1.91) % | | 135,344.19 | 136,308.00 | (963.81) | (0.70) % |
| Expenses | | | | | | | | | | |
| Payroll & Related | | | | | | | | | | |
| 4000 - Salaries - Manager | 19,843.66 | 1,565.91 | 1,653.64 | 87.73 | 5.30 % | New maintenance hire just started 4/24/23 | 4,955.52 | 6,614.56 | 1,659.04 | 25.08 % |
| 4005 - Salaries - Assistant Manager | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 393.40 | 0.00 | (393.40) | (100.00) % |
| 4015 - Salaries - Maintenance | 20,941.76 | 932.76 | 1,745.15 | 812.39 | 46.55 % | | 3,718.97 | 6,980.60 | 3,261.63 | 46.72 % |
| 4020 - Health Insurance | 6,323.19 | 302.38 | 526.93 | 224.55 | 42.61 % | | 1,341.73 | 2,107.72 | 765.99 | 36.34 % |
| 4021 - Dental Insurance | 423.93 | 0.00 | 35.33 | 35.33 | 100.00 % | | 0.00 | 141.32 | 141.32 | 100.00 % |
| 4022 - Vision Insurance | 100.58 | 4.51 | 8.38 | 3.87 | 46.18 % | | 20.02 | 33.52 | 13.50 | 40.27 % |
| 4025 - Retirement - Safe Harbor | 496.17 | 0.00 | 41.35 | 41.35 | 100.00 % | | 0.00 | 165.40 | 165.40 | 100.00 % |
| 4026 - Retirement - Matching | 330.78 | 61.80 | 27.57 | (34.23) | (124.15) % | | 340.76 | 110.28 | (230.48) | (208.99) % |

Chandler Place Apartments

Budget Comparison

April 30, 2023

116 - Chandler Place Apartments
Blanco, Texas

116--Chandler Place Apartments

| | 116--Chandler Place Apartments | | | | | | | | | | |
|----------------------------------------|--------------------------------|-------------------------|-----------------|-----------------|----------------|-----------------------------------------------------------------|-------------------------|------------------|-----------------|----------------|-------------------------------------------------------------------------------|
| | Year Ending | | | | | Month Ending | | | | | Year To Date |
| | 12/31/2023 | Month Ending 04/30/2023 | | | | Month Ending 04/30/2023 | Year to Date 04/30/2023 | | | | 04/30/2023 |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| 4027 - Life Insurance | 294.32 | 1.19 | 24.53 | 23.34 | 95.14 % | | 5.28 | 98.12 | 92.84 | 94.61 % | |
| 4028 - Disability Insurance | 0.00 | 14.43 | 0.00 | (14.43) | (100.00) % | | 57.05 | 0.00 | (57.05) | (100.00) % | |
| 4030 - Payroll Taxes | 1,281.78 | 210.76 | 106.82 | (103.94) | (97.30) % | | 769.39 | 427.28 | (342.11) | (80.06) % | |
| 4032 - Worker's Compensation Insurance | 366.85 | 29.03 | 30.57 | 1.54 | 5.03 % | | 77.16 | 122.28 | 45.12 | 36.89 % | |
| 4040 - Overtime | 441.39 | 65.13 | 36.78 | (28.35) | (77.07) % | | 282.47 | 147.12 | (135.35) | (91.99) % | |
| 4045 - Bonuses | 2,000.00 | 0.00 | 167.00 | 167.00 | 100.00 % | | 0.00 | 668.00 | 668.00 | 100.00 % | |
| 4061 - Employee Recruiting/Screening | 0.00 | 244.40 | 0.00 | (244.40) | (100.00) % | Ad posted on In- deed for hiring a maintenance tech | 2,408.25 | 0.00 | (2,408.25) | (100.00) % | |
| Total Payroll & Related | 52,844.41 | 3,432.30 | 4,404.05 | 971.75 | 22.06 % | | 14,370.00 | 17,616.20 | 3,246.20 | 18.42 % | |
| Administrative Expenses | | | | | | | | | | | |
| 4035 - Uniforms | 817.00 | 0.00 | 68.00 | 68.00 | 100.00 % | | 149.33 | 272.00 | 122.67 | 45.09 % | |
| 4100 - Management Fees | 23,000.00 | 0.00 | 1,917.00 | 1,917.00 | 100.00 % | Management Fees are coded to 1503 Deferred THFHMC Fees | 0.00 | 7,668.00 | 7,668.00 | 100.00 % | 4-2023 Manage- ment Fees are coded to 1503 De- ferred THFHMC Fees |
| 4101 - Compliance Fee - THF | 7,200.00 | 600.00 | 600.00 | 0.00 | 0.00 % | | 2,400.00 | 2,400.00 | 0.00 | 0.00 % | |
| 4102 - Office Equipment & Furniture | 350.00 | 109.99 | 29.00 | (80.99) | (279.27) % | | 109.99 | 116.00 | 6.01 | 5.18 % | |
| 4105 - Postage | 12.00 | 0.00 | 1.00 | 1.00 | 100.00 % | | 25.20 | 4.00 | (21.20) | (530.00) % | |
| 4106 - Office Supplies | 500.00 | 33.21 | 42.00 | 8.79 | 20.92 % | | 65.00 | 168.00 | 103.00 | 61.30 % | |
| 4108 - IT Contract | 1,008.00 | 84.00 | 84.00 | 0.00 | 0.00 % | | 336.00 | 336.00 | 0.00 | 0.00 % | |
| 4109 - IT Hardware | 250.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % | |
| 4110 - IT Software | 3,385.38 | 279.95 | 282.00 | 2.05 | 0.72 % | | 1,119.80 | 1,128.00 | 8.20 | 0.72 % | |
| 4111 - Telephone & Fax | 0.00 | 22.61 | 0.00 | (22.61) | (100.00) % | | 22.61 | 0.00 | (22.61) | (100.00) % | |
| 4112 - Internet | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 23.54 | 0.00 | (23.54) | (100.00) % | |
| 4114 - Misc Admin Expense | 0.00 | 17.55 | 0.00 | (17.55) | (100.00) % | | 17.55 | 0.00 | (17.55) | (100.00) % | |
| 4115 - Staff Training | 375.00 | 0.00 | 31.00 | 31.00 | 100.00 % | | 123.75 | 124.00 | 0.25 | 0.20 % | |
| 4116 - Membership Dues | 180.00 | 0.00 | 15.00 | 15.00 | 100.00 % | | 0.00 | 60.00 | 60.00 | 100.00 % | |
| 4117 - Vehicle Maintenance & Repairs | 0.00 | 0.00 | 10.00 | 10.00 | 100.00 % | | 29.40 | 40.00 | 10.60 | 26.50 % | |
| 4119 - Travel | 360.00 | 218.55 | 30.00 | (188.55) | (628.50) % | TAA Conference | 518.49 | 120.00 | (398.49) | (332.07) % | |
| 4120 - Bank Fees | 254.64 | 13.66 | 21.00 | 7.34 | 34.95 % | | 13.66 | 84.00 | 70.34 | 83.73 % | |
| 4121 - Eviction | 250.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % | |
| 4122 - Resident Screening Services | 575.00 | 18.13 | 48.00 | 29.87 | 62.22 % | | 163.17 | 192.00 | 28.83 | 15.01 % | |
| 4125 - Audit Fees | 7,500.00 | 0.00 | 625.00 | 625.00 | 100.00 % | | 0.00 | 2,500.00 | 2,500.00 | 100.00 % | |
| 4126 - Legal Fees | 6,480.00 | 540.00 | 540.00 | 0.00 | 0.00 % | | 2,160.00 | 2,160.00 | 0.00 | 0.00 % | |
| 4127 - Tax Prep Fees | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 3,000.00 | 500.00 | (2,500.00) | (500.00) % | |
| 4129 - Fuel | 360.00 | 36.75 | 30.00 | (6.75) | (22.50) % | | 68.07 | 120.00 | 51.93 | 43.27 % | |
| 4134 - Contract Costs - Admin | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| 4137 - Resident Retention | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 41.60 | 0.00 | (41.60) | (100.00) % | |
| 4138 - Answering Service | 0.00 | 125.00 | 0.00 | (125.00) | (100.00) % | Answering service | 625.00 | 0.00 | (625.00) | (100.00) % | |
| 4250 - Resident Services Fee - THF | 2,400.00 | 200.00 | 200.00 | 0.00 | 0.00 % | | 800.00 | 800.00 | 0.00 | 0.00 % | |
| 4258 - Resident Services - Supplies | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| Total Administrative Expenses | 57,882.02 | 2,299.40 | 4,824.00 | 2,524.60 | 52.33 % | | 11,812.16 | 19,296.00 | 7,483.84 | 38.78 % | |
| Marketing Expenses | | | | | | | | | | | |
| 4200 - Signage | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 76.06 | 332.00 | 255.94 | 77.09 % | |
| 4201 - Printed Material | 550.00 | 39.95 | 46.00 | 6.05 | 13.15 % | | 39.95 | 184.00 | 144.05 | 78.28 % | |
| 4202 - Internet Advertising | 686.00 | 54.00 | 57.00 | 3.00 | 5.26 % | | 216.00 | 228.00 | 12.00 | 5.26 % | |
| 4203 - Flags/Poles | 750.00 | 0.00 | 63.00 | 63.00 | 100.00 % | | 0.00 | 252.00 | 252.00 | 100.00 % | |

Chandler Place Apartments

Budget Comparison

April 30, 2023

116 - Chandler Place Apartments
Blanco, Texas

| | 116--Chandler Place Apartments | | | | | | | | | | |
|---------------------------------------------------|--------------------------------|-------------------------|------------------|-----------------|-----------------|---------------------------------------------------------------------------------------------------|-------------------------|------------------|-----------------|------------------|----------------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date 04/30/2023 | | | | Year To Date |
| | 12/31/2023 | | | | | 04/30/2023 | | | | | 04/30/2023 |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| 4204 - Advertising - Other | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 32.48 | 332.00 | 299.52 | 90.21 % | |
| Total Marketing Expenses | 3,986.00 | 93.95 | 332.00 | 238.05 | 71.70 % | | 364.49 | 1,328.00 | 963.51 | 72.55 % | |
| Utilities | | | | | | | | | | | |
| 4300 - Utilities - Electric Vacancies | 3,000.00 | 245.96 | 250.00 | 4.04 | 1.61 % | | 1,112.89 | 1,000.00 | (112.89) | (11.28) % | |
| 4301 - Utilities - Electric - Office/Other | 4,200.00 | 316.71 | 350.00 | 33.29 | 9.51 % | | 1,106.45 | 1,400.00 | 293.55 | 20.96 % | |
| 4315 - Utilities - Water | 77,100.00 | 5,821.00 | 7,500.00 | 1,679.00 | 22.38 % | based on usage and property has lower occupancy than expected | 23,647.80 | 25,700.00 | 2,052.20 | 7.98 % | |
| 4325 - Utilities - Sewer | 42,000.00 | 410.50 | 3,500.00 | 3,089.50 | 88.27 % | Based on usage and the property occupancy is lower than expected. Repairs are being done as well. | 7,566.09 | 14,000.00 | 6,433.91 | 45.95 % | |
| 4340 - Utilities - Trash | 8,400.00 | 701.18 | 700.00 | (1.18) | (0.16) % | | 2,804.72 | 2,800.00 | (4.72) | (0.16) % | |
| Total Utilities | 134,700.00 | 7,495.35 | 12,300.00 | 4,804.65 | 39.06 % | | 36,237.95 | 44,900.00 | 8,662.05 | 19.29 % | |
| Operating & Maintenance Expenses | | | | | | | | | | | |
| 4450 - Make-Ready - Hardware | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 16.67 | 32.00 | 15.33 | 47.90 % | |
| 4452 - Make-Ready - Appliances | 390.00 | 0.00 | 33.00 | 33.00 | 100.00 % | | 635.56 | 132.00 | (503.56) | (381.48) % | |
| 4453 - Make-Ready - Electrical | 220.00 | 0.00 | 18.00 | 18.00 | 100.00 % | | 0.00 | 72.00 | 72.00 | 100.00 % | |
| 4454 - Make-Ready - Plumbing | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 7.57 | 32.00 | 24.43 | 76.34 % | |
| 4456 - Make-Ready - Carpet | 2,564.00 | 0.00 | 214.00 | 214.00 | 100.00 % | | 1,074.03 | 856.00 | (218.03) | (25.47) % | |
| 4458 - Make-Ready - Painting | 453.00 | 0.00 | 38.00 | 38.00 | 100.00 % | | 0.00 | 152.00 | 152.00 | 100.00 % | |
| 4459 - Make-Ready - Cleaning | 250.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 5.41 | 84.00 | 78.59 | 93.55 % | |
| 4460 - Make-Ready - Other | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 0.00 | 32.00 | 32.00 | 100.00 % | |
| 4461 - Make-Ready - Drywall Repair | 59.00 | 0.00 | 5.00 | 5.00 | 100.00 % | | 0.00 | 20.00 | 20.00 | 100.00 % | |
| 4464 - Make Ready - Window Treatments | 363.00 | 0.00 | 30.00 | 30.00 | 100.00 % | | 440.80 | 120.00 | (320.80) | (267.33) % | |
| 4465 - Make Ready - Doors/Locks/Keys | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 6.04 | 0.00 | (6.04) | (100.00) % | |
| Total Operating & Maintenance Expenses | 4,599.00 | 0.00 | 383.00 | 383.00 | 100.00 % | | 2,186.08 | 1,532.00 | (654.08) | (42.69) % | |
| Maintenance & Repairs | | | | | | | | | | | |
| 4400 - Materials - Hardware | 310.00 | 0.00 | 26.00 | 26.00 | 100.00 % | | 7.79 | 104.00 | 96.21 | 92.50 % | |
| 4401 - Materials - A/C | 700.00 | 0.00 | 58.00 | 58.00 | 100.00 % | | 229.25 | 232.00 | 2.75 | 1.18 % | |
| 4402 - Materials - Appliances | 4,628.00 | 359.10 | 386.00 | 26.90 | 6.96 % | | 556.28 | 1,544.00 | 987.72 | 63.97 % | |
| 4403 - Materials - Electrical | 162.00 | 0.00 | 14.00 | 14.00 | 100.00 % | | 0.00 | 56.00 | 56.00 | 100.00 % | |
| 4404 - Materials - Plumbing | 903.00 | 0.00 | 75.00 | 75.00 | 100.00 % | | 174.76 | 300.00 | 125.24 | 41.74 % | |
| 4405 - Materials - Pool | 484.00 | 251.90 | 40.00 | (211.90) | (529.75) % | Chemicals for pool maintenance | 304.81 | 160.00 | (144.81) | (90.50) % | |
| 4407 - Materials - Paint | 110.00 | 0.00 | 9.00 | 9.00 | 100.00 % | | 0.00 | 36.00 | 36.00 | 100.00 % | |
| 4408 - Materials - Janitorial | 310.00 | 0.00 | 26.00 | 26.00 | 100.00 % | | 166.96 | 104.00 | (62.96) | (60.53) % | |
| 4409 - Materials - Landscaping & Irrigation | 30.00 | 0.00 | 3.00 | 3.00 | 100.00 % | | 0.00 | 12.00 | 12.00 | 100.00 % | |
| 4410 - Materials - Smoke Alarms | 190.00 | 0.00 | 16.00 | 16.00 | 100.00 % | | 129.56 | 64.00 | (65.56) | (102.43) % | |
| 4411 - Materials - Drywall Repair | 10.00 | 0.00 | 1.00 | 1.00 | 100.00 % | | 0.00 | 4.00 | 4.00 | 100.00 % | |
| 4413 - Materials - Doors/Locks/Keys | 30.00 | 0.00 | 3.00 | 3.00 | 100.00 % | | 324.60 | 12.00 | (312.60) | (2,605.00) % | |
| 4414 - Materials - Light Bulbs/Fixtures | 830.00 | 145.84 | 69.00 | (76.84) | (111.36) % | | 145.84 | 276.00 | 130.16 | 47.15 % | |
| 4415 - Materials - Exterior Lights | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 105.26 | 0.00 | (105.26) | (100.00) % | |
| 4416 - Materials - Other | 1,320.00 | 0.00 | 110.00 | 110.00 | 100.00 % | | 50.47 | 440.00 | 389.53 | 88.52 % | |
| 4417 - Small Tools | 20.00 | 0.00 | 2.00 | 2.00 | 100.00 % | | 349.25 | 8.00 | (341.25) | (4,265.62) % | |
| Total Maintenance & Repairs | 10,037.00 | 756.84 | 838.00 | 81.16 | 9.68 % | | 2,544.83 | 3,352.00 | 807.17 | 24.08 % | |

Chandler Place Apartments

Budget Comparison

April 30, 2023

116 - Chandler Place Apartments
Blanco, Texas

| | 116--Chandler Place Apartments | | | | | Month Ending 04/30/2023 Budget variance note | Year to Date 04/30/2023 | | | | Year To Date 04/30/2023 Budget variance note |
|-------------------------------------------------|--------------------------------|-------------------------|--------------------|-------------------|----------------------------|----------------------------------------------------|-------------------------|-------------------------|-------------------|---|----------------------------------------------------|
| | Year Ending 12/31/2023 | Month Ending 04/30/2023 | | | Month Ending 04/30/2023 | | Actual | Year to Date 04/30/2023 | | | |
| | Budget | Actual | Budget | Variance | % | | | Budget | Variance | % | |
| Contract Costs | | | | | | | | | | | |
| 4500 - Contract Costs - Pest Control | 1,570.00 | 120.00 | 131.00 | 11.00 | 8.39 % | 480.00 | 524.00 | 44.00 | 8.39 % | | |
| 4501 - Contract Costs - Landscaping | 20,150.00 | 1,650.00 | 1,679.00 | 29.00 | 1.72 % | 6,862.82 | 6,716.00 | (146.82) | (2.18) % | | |
| 4502 - Contract Costs - Irrigation | 10,000.00 | 0.00 | 833.00 | 833.00 | 100.00 % | 0.00 | 3,332.00 | 3,332.00 | 100.00 % | | |
| 4504 - Contract Costs - A/C Repair | 6,758.00 | 0.00 | 563.00 | 563.00 | 100.00 % | 0.00 | 2,252.00 | 2,252.00 | 100.00 % | | |
| 4505 - Contract Costs - A/C Replacement | 20,000.00 | 0.00 | 1,666.67 | 1,666.67 | 100.00 % | 0.00 | 6,666.68 | 6,666.68 | 100.00 % | | |
| 4506 - Contract Costs - Plumbing | 2,585.00 | 0.00 | 215.00 | 215.00 | 100.00 % | 0.00 | 860.00 | 860.00 | 100.00 % | | |
| 4508 - Contract Costs - Carpet Cleaning | 1,001.00 | 0.00 | 83.00 | 83.00 | 100.00 % | 129.03 | 332.00 | 202.97 | 61.13 % | | |
| 4509 - Contract Costs - Carpet Replacement | 770.00 | 0.00 | 64.00 | 64.00 | 100.00 % | 0.00 | 256.00 | 256.00 | 100.00 % | | |
| 4518 - Contract Costs - Fire Monitoring | 2,080.00 | 225.00 | 173.00 | (52.00) | (30.05) % | 225.00 | 692.00 | 467.00 | 67.48 % | | |
| 4522 - Contract Costs - Glass | 490.00 | 0.00 | 41.00 | 41.00 | 100.00 % | 1,328.36 | 164.00 | (1,164.36) | (709.97) % | | |
| 4524 - Contract Costs - Other | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | 0.00 | 332.00 | 332.00 | 100.00 % | | |
| Total Contract Costs | 66,404.00 | 1,995.00 | 5,531.67 | 3,536.67 | 63.93 % | 9,025.21 | 22,126.68 | 13,101.47 | 59.21 % | | |
| Taxes & Insurance | | | | | | | | | | | |
| 4600 - Property Insurance | 26,000.00 | 2,126.50 | 2,167.00 | 40.50 | 1.86 % | 8,506.00 | 8,668.00 | 162.00 | 1.86 % | | |
| Total Taxes & Insurance | 26,000.00 | 2,126.50 | 2,167.00 | 40.50 | 1.86 % | 8,506.00 | 8,668.00 | 162.00 | 1.86 % | | |
| Total Operating Expenses | 356,452.43 | 18,199.34 | 30,779.72 | 12,580.38 | 40.87 % | 85,046.72 | 118,818.88 | 33,772.16 | 28.42 % | | |
| Net Operating Income (Loss) | 52,460.57 | 15,226.67 | 3,297.28 | 11,929.39 | 361.79 % | 50,297.47 | 17,489.12 | 32,808.35 | 187.59 % | | |
| 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 | 16,500.00 | (16,500.00) | (100.00) % | | |
| Total Non-Operating Income | 49,500.00 | 0.00 | 4,125.00 | (4,125.00) | (100.00) % | 0.00 | 16,500.00 | (16,500.00) | (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 | 8,168.00 | 8,168.00 | 100.00 % | | |
| Total Capital Expenditures | 24,500.00 | 0.00 | 2,042.00 | 2,042.00 | 100.00 % | 0.00 | 8,168.00 | 8,168.00 | 100.00 % | | |
| Depreciation & Amortization | | | | | | | | | | | |
| 4710 - Depreciation | 111,775.00 | 9,314.60 | 9,315.00 | 0.40 | 0.00 % | 37,258.40 | 37,260.00 | 1.60 | 0.00 % | | |
| 4715 - Amortization | 5,382.00 | 448.52 | 449.00 | 0.48 | 0.10 % | 1,794.08 | 1,796.00 | 1.92 | 0.10 % | | |
| Total Depreciation & Amortization | 117,157.00 | 9,763.12 | 9,764.00 | 0.88 | 0.00 % | 39,052.48 | 39,056.00 | 3.52 | 0.00 % | | |
| Debt Services | | | | | | | | | | | |
| 4700 - Mortgage Interest #1 | 82,800.00 | 6,700.84 | 6,900.00 | 199.16 | 2.88 % | 26,860.83 | 27,600.00 | 739.17 | 2.67 % | | |
| 4720 - Mortgage Insurance | 9,448.71 | 0.00 | 787.00 | 787.00 | 100.00 % | 0.00 | 3,148.00 | 3,148.00 | 100.00 % | | |
| 4725 - Loan Costs | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | 0.00 | 332.00 | 332.00 | 100.00 % | | |
| Total Debt Services | 93,248.71 | 6,700.84 | 7,770.00 | 1,069.16 | 13.76 % | 26,860.83 | 31,080.00 | 4,219.17 | 13.57 % | | |
| Other Non-Operating Expenses | | | | | | | | | | | |
| 4826 - Inspections | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | 1,000.00 | 332.00 | (668.00) | (201.20) % | | |
| Total Other Non-Operating Expenses | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | 1,000.00 | 332.00 | (668.00) | (201.20) % | | |
| Total Non-Operating Expenses | 235,905.71 | 16,463.96 | 19,659.00 | 3,195.04 | 16.25 % | 66,913.31 | 78,636.00 | 11,722.69 | 14.90 % | | |
| Net Income (Loss) | (133,945.14) | (1,237.29) | (12,236.72) | 10,999.43 | 89.88 % | (16,615.84) | (44,646.88) | 28,031.04 | 62.78 % | | |

Kingsland Trails Apartments Comparative Balance Sheet

April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|---------------------------------------------|-----------------------------|---------------------------|
| Assets | | |
| Current Assets | | |
| Cash | | |
| 1000 - Cash - OPERATING | 97,864.39 | 114,975.38 |
| 1015 - Cash - Tenant Security Deposits | 49,351.47 | 48,933.34 |
| Total Cash | 147,215.86 | 163,908.72 |
| Accounts Receivable | | |
| 1200 - A/R - Tenant | 6,529.00 | 3,935.00 |
| Total Accounts Receivable | 6,529.00 | 3,935.00 |
| Deposits & Escrows | | |
| 1102 - Lender Held Replacement Reserves | 442,388.53 | 440,179.56 |
| 1105 - Insurance Escrow | 27,617.94 | 21,981.60 |
| 1120 - Mortgage Insurance Reserves | 2,229.71 | 1,872.92 |
| Total Deposits & Escrows | 472,236.18 | 464,034.08 |
| Other Current Assets | | |
| 1410 - Prepaid Insurance | 18,746.98 | 22,469.06 |
| Total Other Current Assets | 18,746.98 | 22,469.06 |
| Total Current Assets | 644,728.02 | 654,346.86 |
| 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 | 2,911,291.74 | 2,911,291.74 |
| Depreciation & Amortization | | |
| 1700 - Accumulated Depreciation | (987,086.48) | (979,933.57) |
| Total Depreciation & Amortization | (987,086.48) | (979,933.57) |
| Total Fixed Assets | 1,924,205.26 | 1,931,358.17 |
| Other Assets | | |
| 1510 - Other Depreciable/Amortizable assets | 19,644.00 | 19,644.00 |
| 1710 - Accumulated Amortization | (20,090.46) | (20,090.46) |
| Total Other Assets | (446.46) | (446.46) |
| Total Assets | 2,568,486.82 | 2,585,258.57 |

Kingsland Trails Apartments Comparative Balance Sheet

April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|---------------------------------------|-----------------------------|---------------------------|
| Liabilities & Equity | | |
| Liabilities | | |
| Current Liabilities | | |
| 2000 - A/P – Trade | 18,868.61 | 36,440.55 |
| 2001 - A/P – THFHMC | 8,794.63 | 9,129.06 |
| 2503 - A/P - Chase 7187 | 19.21 | 0.00 |
| 2508 - A/P - Chase 5159 | 21.05 | 21.05 |
| 2510 - A/P - Chase 9535 | 387.00 | 353.42 |
| 2522 - A/P - Chase 0094 | 9.17 | 0.00 |
| 2533 - A/P - Chase 7218 | 201.05 | 0.00 |
| 2554 - A/P - Chase 0726 | 128.59 | 749.82 |
| 2564 - A/P - Chase 4069 | 194.21 | 4.35 |
| 2573 - A/P - Chase 1947 | 396.39 | 0.00 |
| 2574 - A/P - Chase 1921 | 17.32 | 0.00 |
| Total Current Liabilities | 29,037.23 | 46,698.25 |
| Other Current Liabilities | | |
| 2100 - Prepaid Rent | 2,697.52 | 4,304.52 |
| 2200 - Tenant Security Deposits | 27,243.00 | 26,668.00 |
| 2226 - Accrued Interest | 5,673.76 | 5,673.76 |
| Total Other Current Liabilities | 35,614.28 | 36,646.28 |
| Long Term Liabilities | | |
| 2300 - N/P - Lancaster | 2,010,604.20 | 2,013,944.13 |
| 2310 - Loan Costs | (124,445.31) | (124,796.85) |
| Total Long Term Liabilities | 1,886,158.89 | 1,889,147.28 |
| 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 | 853,434.58 | 853,434.58 |
| Total Liabilities | 2,804,244.98 | 2,825,926.39 |
| Equity | | |
| 2911 - ILP Capital | (85,511.64) | (85,511.64) |
| Retained Earnings | (113,449.24) | (113,449.24) |
| Current Net Income | (36,797.28) | (41,706.94) |
| Total Equity | (235,758.16) | (240,667.82) |
| Total Liabilities & Equity | 2,568,486.82 | 2,585,258.57 |

Kingsland Trails Apartments Budget Comparison

April 30, 2023

106 - Kingsland Trails Apartments
Kingsland, Texas

| | 106--Kingsland Trails Apartments | | | | | | | | | | |
|------------------------------------------------|----------------------------------|-------------------------|-------------------|-----------------|------------------|---------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|-------------------|------------------|----------------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date | | | | |
| | 12/31/2023 | Month Ending 04/30/2023 | | Month Ending | 04/30/2023 | Year to Date 04/30/2023 | | 04/30/2023 | | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| Income | | | | | | | | | | | |
| Rental Income | | | | | | | | | | | |
| 3000 - Scheduled Rent | 732,996.00 | 60,703.00 | 61,083.00 | (380.00) | (0.62) % | | 242,812.00 | 244,332.00 | (1,520.00) | (0.62) % | |
| Total Rental Income | 732,996.00 | 60,703.00 | 61,083.00 | (380.00) | (0.62) % | | 242,812.00 | 244,332.00 | (1,520.00) | (0.62) % | |
| Vacancy, Losses & Concessions | | | | | | | | | | | |
| 3010 - Loss to Lease | (58,531.00) | (3,976.00) | (4,878.00) | 902.00 | 18.49 % | Property is increasing rents \$50 at recert/renewal and charging max rents at move in. Has closed the gap on loss to lease YTD. | (19,059.00) | (19,512.00) | 453.00 | 2.32 % | |
| 3015 - Vacancy Loss | (8,065.00) | (1,327.00) | (672.00) | (655.00) | (97.47) % | 1 vacancy - Applicant will move in on June 1st | (4,333.00) | (2,688.00) | (1,645.00) | (61.19) % | |
| 3030 - Rental Concessions: Tenant | (750.00) | 0.00 | (63.00) | 63.00 | 100.00 % | | 0.00 | (252.00) | 252.00 | 100.00 % | |
| 3050 - Bad Debt | (17,070.00) | 0.00 | (1,423.00) | 1,423.00 | 100.00 % | | (7,599.42) | (5,692.00) | (1,907.42) | (33.51) % | |
| Total Vacancy, Losses & Concessions | (84,416.00) | (5,303.00) | (7,036.00) | 1,733.00 | 24.63 % | | (30,991.42) | (28,144.00) | (2,847.42) | (10.11) % | |
| Net Rental Income | 648,580.00 | 55,400.00 | 54,047.00 | 1,353.00 | 2.50 % | | 211,820.58 | 216,188.00 | (4,367.42) | (2.02) % | |
| Tenant Fees | | | | | | | | | | | |
| 3200 - Late Fees | 4,800.00 | 610.00 | 400.00 | 210.00 | 52.50 % | Tenant rent paid late. | 2,305.00 | 1,600.00 | 705.00 | 44.06 % | |
| 3201 - Tenant - Utility Charges | 50.00 | 0.00 | 4.00 | (4.00) | (100.00) % | | 0.00 | 16.00 | (16.00) | (100.00) % | |
| 3205 - NSF Fees | 180.00 | 0.00 | 15.00 | (15.00) | (100.00) % | | 0.00 | 60.00 | (60.00) | (100.00) % | |
| 3206 - Pet Fees | 200.00 | 0.00 | 17.00 | (17.00) | (100.00) % | | 0.00 | 68.00 | (68.00) | (100.00) % | |
| 3210 - Maintenance Fees | 500.00 | 100.00 | 42.00 | 58.00 | 138.09 % | | 551.00 | 168.00 | 383.00 | 227.97 % | |
| 3215 - Court Fees - Tenant | 750.00 | 0.00 | 63.00 | (63.00) | (100.00) % | | 0.00 | 252.00 | (252.00) | (100.00) % | |
| 3220 - Reletting Fees | 2,500.00 | 0.00 | 208.00 | (208.00) | (100.00) % | | 2,050.20 | 832.00 | 1,218.20 | 146.41 % | |
| 3225 - Move-out Charges | 6,800.00 | 0.00 | 567.00 | (567.00) | (100.00) % | | 4,786.29 | 2,268.00 | 2,518.29 | 111.03 % | |
| 3235 - Screening Fees | 1,280.00 | 22.10 | 107.00 | (84.90) | (79.34) % | | 127.10 | 428.00 | (300.90) | (70.30) % | |
| Total Tenant Fees | 17,060.00 | 732.10 | 1,423.00 | (690.90) | (48.55) % | | 9,819.59 | 5,692.00 | 4,127.59 | 72.51 % | |
| Other Income | | | | | | | | | | | |
| 3300 - Laundry income | 100.00 | 0.00 | 8.00 | (8.00) | (100.00) % | | 0.00 | 32.00 | (32.00) | (100.00) % | |
| 3305 - Vending income | 100.00 | 0.00 | 8.00 | (8.00) | (100.00) % | | 0.00 | 32.00 | (32.00) | (100.00) % | |
| 3315 - Interest income | 100.00 | 155.10 | 8.00 | 147.10 | 1,838.75 % | interest earned | 318.17 | 32.00 | 286.17 | 894.28 % | |
| Total Other Income | 300.00 | 155.10 | 24.00 | 131.10 | 546.25 % | | 318.17 | 96.00 | 222.17 | 231.42 % | |
| Total Income | 665,940.00 | 56,287.20 | 55,494.00 | 793.20 | 1.42 % | | 221,958.34 | 221,976.00 | (17.66) | 0.00 % | |
| Expenses | | | | | | | | | | | |
| Payroll & Related | | | | | | | | | | | |
| 4000 - Salaries - Manager | 22,846.00 | 1,761.49 | 1,904.00 | 142.51 | 7.48 % | | 7,647.79 | 7,616.00 | (31.79) | (0.41) % | |
| 4005 - Salaries - Assistant Manager | 16,848.00 | 1,300.23 | 1,404.00 | 103.77 | 7.39 % | | 5,427.04 | 5,616.00 | 188.96 | 3.36 % | |
| 4015 - Salaries - Maintenance | 46,778.00 | 3,610.16 | 3,898.00 | 287.84 | 7.38 % | | 15,501.23 | 15,592.00 | 90.77 | 0.58 % | |
| 4020 - Health Insurance | 14,080.00 | 1,248.46 | 1,173.00 | (75.46) | (6.43) % | | 5,012.22 | 4,692.00 | (320.22) | (6.82) % | |
| 4021 - Dental Insurance | 944.00 | 0.00 | 79.00 | 79.00 | 100.00 % | | 0.00 | 316.00 | 316.00 | 100.00 % | |
| 4022 - Vision Insurance | 224.00 | 18.59 | 19.00 | 0.41 | 2.15 % | | 74.64 | 76.00 | 1.36 | 1.78 % | |

Kingsland Trails Apartments Budget Comparison

April 30, 2023

106 - Kingsland Trails Apartments
Kingsland, Texas

106--Kingsland Trails Apartments

| | 106--Kingsland Trails Apartments | | | | | | | | | | |
|----------------------------------------|----------------------------------|-------------------------|-----------------|-----------------|-----------------|---------------------------------------------------------------------|-------------------------|------------------|-------------------|------------------|----------------------|
| | Year Ending | | | | | Month Ending | | | | | Year To Date |
| | 12/31/2023 | Month Ending 04/30/2023 | | | | Month Ending 04/30/2023 | Year to Date 04/30/2023 | | | | 04/30/2023 |
| | 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 | 420.00 | 420.00 | 100.00 % | |
| 4026 - Retirement - Matching | 843.00 | 282.06 | 70.00 | (212.06) | (302.94) % | | 1,115.59 | 280.00 | (835.59) | (298.42) % | |
| 4027 - Life Insurance | 627.00 | 4.84 | 52.00 | 47.16 | 90.69 % | | 19.45 | 208.00 | 188.55 | 90.64 % | |
| 4028 - Disability Insurance | 0.00 | 52.83 | 0.00 | (52.83) | (100.00) % | | 198.59 | 0.00 | (198.59) | (100.00) % | |
| 4030 - Payroll Taxes | 3,267.00 | 602.54 | 272.00 | (330.54) | (121.52) % | | 2,445.06 | 1,088.00 | (1,357.06) | (124.72) % | |
| 4032 - Worker's Compensation Insurance | 778.00 | 77.53 | 65.00 | (12.53) | (19.27) % | | 229.18 | 260.00 | 30.82 | 11.85 % | |
| 4040 - Overtime | 896.00 | 170.16 | 75.00 | (95.16) | (126.88) % | | 1,052.51 | 300.00 | (752.51) | (250.83) % | |
| 4045 - Bonuses | 4,500.00 | 872.29 | 375.00 | (497.29) | (132.61) % | Q1 bonuses paid out | 1,114.79 | 1,500.00 | 385.21 | 25.68 % | |
| Total Payroll & Related | 113,896.00 | 10,001.18 | 9,491.00 | (510.18) | (5.37) % | | 39,838.09 | 37,964.00 | (1,874.09) | (4.93) % | |
| Administrative Expenses | | | | | | | | | | | |
| 4035 - Uniforms | 2,223.00 | 187.28 | 185.00 | (2.28) | (1.23) % | | 883.60 | 740.00 | (143.60) | (19.40) % | |
| 4100 - Management Fees | 29,320.00 | 3,033.75 | 2,443.00 | (590.75) | (24.18) % | Management fees higher than anticipated and running over 25% YTD | 12,276.55 | 9,772.00 | (2,504.55) | (25.62) % | |
| 4102 - Office Equipment & Furniture | 350.00 | 0.00 | 29.00 | 29.00 | 100.00 % | | 251.94 | 116.00 | (135.94) | (117.18) % | |
| 4103 - Paper | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 173.76 | 0.00 | (173.76) | (100.00) % | |
| 4104 - Toner | 672.00 | 0.00 | 56.00 | 56.00 | 100.00 % | | 0.00 | 224.00 | 224.00 | 100.00 % | |
| 4105 - Postage | 110.00 | 0.00 | 9.00 | 9.00 | 100.00 % | | 24.00 | 36.00 | 12.00 | 33.33 % | |
| 4106 - Office Supplies | 2,825.00 | 91.57 | 235.00 | 143.43 | 61.03 % | Water purchased for the property. | 191.31 | 940.00 | 748.69 | 79.64 % | |
| 4108 - IT Contract | 2,244.00 | 187.00 | 187.00 | 0.00 | 0.00 % | | 748.00 | 748.00 | 0.00 | 0.00 % | |
| 4109 - IT Hardware | 250.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % | |
| 4110 - IT Software | 5,526.00 | 430.86 | 461.00 | 30.14 | 6.53 % | | 1,723.47 | 1,844.00 | 120.53 | 6.53 % | |
| 4111 - Telephone & Fax | 2,912.00 | 274.67 | 243.00 | (31.67) | (13.03) % | | 400.53 | 972.00 | 571.47 | 58.79 % | |
| 4112 - Internet | 1,500.00 | 99.95 | 125.00 | 25.05 | 20.04 % | | 496.88 | 500.00 | 3.12 | 0.62 % | |
| 4114 - Misc Admin Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 36.76 | 0.00 | (36.76) | (100.00) % | |
| 4115 - Staff Training | 1,000.00 | 194.21 | 83.00 | (111.21) | (133.98) % | Epa training for maintenance tech. \$81 hotel charge being disputed | 689.21 | 332.00 | (357.21) | (107.59) % | |
| 4116 - Membership Dues | 200.00 | 0.00 | 17.00 | 17.00 | 100.00 % | | 37.50 | 68.00 | 30.50 | 44.85 % | |
| 4117 - Vehicle Maintenance & Repairs | 275.00 | 0.00 | 23.00 | 23.00 | 100.00 % | | 579.44 | 92.00 | (487.44) | (529.82) % | |
| 4119 - Travel | 1,500.00 | 654.20 | 125.00 | (529.20) | (423.36) % | TAA Conference | 884.72 | 500.00 | (384.72) | (76.94) % | |
| 4120 - Bank Fees | 255.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % | |
| 4121 - Eviction | 750.00 | 154.00 | 63.00 | (91.00) | (144.44) % | | 308.00 | 252.00 | (56.00) | (22.22) % | |
| 4122 - Resident Screening Services | 1,000.00 | 126.91 | 83.00 | (43.91) | (52.90) % | | 217.56 | 332.00 | 114.44 | 34.46 % | |
| 4125 - Audit Fees | 7,500.00 | 0.00 | 625.00 | 625.00 | 100.00 % | | 0.00 | 2,500.00 | 2,500.00 | 100.00 % | |
| 4127 - Tax Prep Fees | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 3,000.00 | 500.00 | (2,500.00) | (500.00) % | |
| 4129 - Fuel | 0.00 | 71.65 | 0.00 | (71.65) | (100.00) % | | 284.80 | 0.00 | (284.80) | (100.00) % | |
| 4132 - Employee Gifts | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 306.95 | 0.00 | (306.95) | (100.00) % | |
| 4138 - Answering Service | 0.00 | 160.00 | 0.00 | (160.00) | (100.00) % | charges for answering service | 800.00 | 0.00 | (800.00) | (100.00) % | |
| 4258 - Resident Services - Supplies | 1,000.00 | 4.95 | 83.00 | 78.05 | 94.03 % | | 290.48 | 332.00 | 41.52 | 12.50 % | |
| Total Administrative Expenses | 62,912.00 | 5,671.00 | 5,242.00 | (429.00) | (8.18) % | | 24,605.46 | 20,968.00 | (3,637.46) | (17.34) % | |
| Marketing Expenses | | | | | | | | | | | |
| 4200 - Signage | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 0.00 | 332.00 | 332.00 | 100.00 % | |
| 4201 - Printed Material | 790.00 | 0.00 | 66.00 | 66.00 | 100.00 % | | 297.12 | 264.00 | (33.12) | (12.54) % | |
| 4202 - Internet Advertising | 710.00 | 74.00 | 59.00 | (15.00) | (25.42) % | | 236.00 | 236.00 | 0.00 | 0.00 % | |

Kingsland Trails Apartments Budget Comparison

April 30, 2023

106 - Kingsland Trails Apartments
Kingsland, Texas

106--Kingsland Trails Apartments

| | 106--Kingsland Trails Apartments | | | | | | | | | | |
|---------------------------------------------------|----------------------------------|-------------------------|------------------|-------------------|-------------------|---------------------------------------------------------------------------------------------|-------------------------|------------------|-------------------|-------------------|----------------------|
| | Year Ending | | | | | Month Ending | | | | | Year To Date |
| | 12/31/2023 | Month Ending 04/30/2023 | | | | Month Ending 04/30/2023 | Year to Date 04/30/2023 | | | | 04/30/2023 |
| | 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 | 216.00 | 216.00 | 100.00 % | |
| Total Marketing Expenses | 3,150.00 | 74.00 | 262.00 | 188.00 | 71.75 % | | 533.12 | 1,048.00 | 514.88 | 49.12 % | |
| Utilities | | | | | | | | | | | |
| 4300 - Utilities - Electric Vacancies | 1,440.00 | 79.15 | 120.00 | 40.85 | 34.04 % | | 370.97 | 480.00 | 109.03 | 22.71 % | |
| 4301 - Utilities - Electric - Office/Other | 8,500.00 | 513.69 | 600.00 | 86.31 | 14.38 % | | 2,374.79 | 3,000.00 | 625.21 | 20.84 % | |
| 4315 - Utilities - Water | 74,700.00 | 1,145.20 | 6,000.00 | 4,854.80 | 80.91 % | Water bill for entire property. | 5,798.86 | 22,000.00 | 16,201.14 | 73.64 % | |
| 4325 - Utilities - Sewer | 25,200.00 | 2,028.00 | 2,100.00 | 72.00 | 3.42 % | | 8,112.00 | 8,400.00 | 288.00 | 3.42 % | |
| 4340 - Utilities - Trash | 28,281.00 | 2,780.02 | 2,357.00 | (423.02) | (17.94) % | Trash bill for dumpsters and services. Both March and April dumpster services being charged | 11,772.65 | 9,428.00 | (2,344.65) | (24.86) % | |
| Total Utilities | 138,121.00 | 6,546.06 | 11,177.00 | 4,630.94 | 41.43 % | | 28,429.27 | 43,308.00 | 14,878.73 | 34.35 % | |
| Operating & Maintenance Expenses | | | | | | | | | | | |
| 4450 - Make-Ready - Hardware | 290.00 | 0.00 | 24.00 | 24.00 | 100.00 % | | 0.00 | 96.00 | 96.00 | 100.00 % | |
| 4451 - Make-Ready - A/C | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 99.33 | 32.00 | (67.33) | (210.40) % | |
| 4452 - Make-Ready - Appliances | 2,000.00 | 0.00 | 167.00 | 167.00 | 100.00 % | | 85.12 | 668.00 | 582.88 | 87.25 % | |
| 4453 - Make-Ready - Electrical | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 295.67 | 32.00 | (263.67) | (823.96) % | |
| 4454 - Make-Ready - Plumbing | 100.00 | 23.80 | 8.00 | (15.80) | (197.50) % | | 482.28 | 32.00 | (450.28) | (1,407.12) % | |
| 4456 - Make-Ready - Carpet | 7,550.00 | 2,246.58 | 629.00 | (1,617.58) | (257.16) % | 2 units received new carpeting | 3,794.68 | 2,516.00 | (1,278.68) | (50.82) % | |
| 4457 - Make-Ready - Vinyl | 0.00 | 4,375.00 | 0.00 | (4,375.00) | (100.00) % | 2 units received new or partial new vinyl | 7,275.00 | 0.00 | (7,275.00) | (100.00) % | |
| 4458 - Make-Ready - Painting | 1,580.00 | 29.41 | 132.00 | 102.59 | 77.71 % | Kllz and primer bought for make ready | 134.39 | 528.00 | 393.61 | 74.54 % | |
| 4459 - Make- Ready - Cleaning | 450.00 | 0.00 | 38.00 | 38.00 | 100.00 % | | 111.66 | 152.00 | 40.34 | 26.53 % | |
| 4460 - Make-Ready - Other | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 103.02 | 32.00 | (71.02) | (221.93) % | |
| 4461 - Make-Ready - Drywall Repair | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 13.28 | 0.00 | (13.28) | (100.00) % | |
| 4464 - Make Ready - Window Treatments | 1,900.00 | 0.00 | 158.00 | 158.00 | 100.00 % | | 380.00 | 632.00 | 252.00 | 39.87 % | |
| Total Operating & Maintenance Expenses | 14,170.00 | 6,674.79 | 1,180.00 | (5,494.79) | (465.66) % | | 12,774.43 | 4,720.00 | (8,054.43) | (170.64) % | |
| Maintenance & Repairs | | | | | | | | | | | |
| 4400 - Materials - Hardware | 200.00 | 101.21 | 17.00 | (84.21) | (495.35) % | | 395.55 | 68.00 | (327.55) | (481.69) % | |
| 4401 - Materials - A/C | 3,500.00 | 0.00 | 292.00 | 292.00 | 100.00 % | | 344.45 | 1,168.00 | 823.55 | 70.50 % | |
| 4402 - Materials - Appliances | 8,000.00 | 2,307.25 | 667.00 | (1,640.25) | (245.91) % | Purchased two replacement stoves for this period | 3,369.75 | 2,668.00 | (701.75) | (26.30) % | |
| 4403 - Materials - Electrical | 750.00 | 24.29 | 63.00 | 38.71 | 61.44 % | | 657.80 | 252.00 | (405.80) | (161.03) % | |
| 4404 - Materials - Plumbing | 3,700.00 | (305.10) | 308.00 | 613.10 | 199.05 % | \$430.49 purchase was credited back to the account; duplicate charges. | (217.91) | 1,232.00 | 1,449.91 | 117.68 % | |
| 4405 - Materials - Pool | 1,675.00 | 393.58 | 140.00 | (253.58) | (181.12) % | Purchased pool shock and test kit | 393.58 | 560.00 | 166.42 | 29.71 % | |
| 4407 - Materials - Paint | 100.00 | 147.54 | 8.00 | (139.54) | (1,744.25) % | Paint purchased for repairs. | 405.72 | 32.00 | (373.72) | (1,167.87) % | |
| 4408 - Materials - Janitorial | 1,200.00 | 55.61 | 100.00 | 44.39 | 44.39 % | | 258.23 | 400.00 | 141.77 | 35.44 % | |
| 4409 - Materials - Landscaping & Irrigation | 0.00 | 1,020.00 | 0.00 | (1,020.00) | (100.00) % | Herbicides pur- | 1,020.00 | 0.00 | (1,020.00) | (100.00) % | |

Kingsland Trails Apartments

Budget Comparison

April 30, 2023

106 - Kingsland Trails Apartments
Kingsland, Texas

| | 106--Kingsland Trails Apartments | | | | | | | | | | |
|------------------------------------------------|----------------------------------|-------------------------|------------------|--------------------|-------------------|-------------------------------------------------|-------------------|-------------------|---------------------|-------------------|--------------------------------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date | | | | |
| | 12/31/2023 | 04/30/2023 | | | | 04/30/2023 | 04/30/2023 | | | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| 4410 - Materials - Smoke Alarms | 400.00 | 0.00 | 33.00 | 33.00 | 100.00 % | | 367.89 | 132.00 | (235.89) | (178.70) % | |
| 4412 - Materials - Screens | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 157.50 | 0.00 | (157.50) | (100.00) % | |
| 4413 - Materials - Doors/Locks/Keys | 400.00 | 0.00 | 33.00 | 33.00 | 100.00 % | | 12.31 | 132.00 | 119.69 | 90.67 % | |
| 4414 - Materials - Light Bulbs/Fixtures | 815.00 | 0.00 | 68.00 | 68.00 | 100.00 % | | 17.07 | 272.00 | 254.93 | 93.72 % | |
| 4416 - Materials - Other | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 114.54 | 168.00 | 53.46 | 31.82 % | |
| 4417 - Small Tools | 200.00 | 59.25 | 17.00 | (42.25) | (248.52) % | chased for spring pest control | 84.24 | 68.00 | (16.24) | (23.88) % | |
| Total Maintenance & Repairs | 21,440.00 | 3,803.63 | 1,788.00 | (2,015.63) | (112.73) % | | 7,380.72 | 7,152.00 | (228.72) | (3.19) % | |
| Contract Costs | | | | | | | | | | | |
| 4500 - Contract Costs - Pest Control | 3,200.00 | 165.00 | 267.00 | 102.00 | 38.20 % | Monthly pest control | 705.00 | 1,068.00 | 363.00 | 33.98 % | |
| 4501 - Contract Costs - Landscaping | 26,012.00 | 1,500.00 | 2,168.00 | 668.00 | 30.81 % | April monthly contract for landscaping services | 4,962.82 | 8,672.00 | 3,709.18 | 42.77 % | |
| 4502 - Contract Costs - Irrigation | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 1,075.00 | 168.00 | (907.00) | (539.88) % | |
| 4504 - Contract Costs - A/C Repair | 1,950.00 | 0.00 | 163.00 | 163.00 | 100.00 % | | 0.00 | 652.00 | 652.00 | 100.00 % | |
| 4505 - Contract Costs - A/C Replacement | 16,830.00 | 0.00 | 1,403.00 | 1,403.00 | 100.00 % | | 12,477.00 | 5,612.00 | (6,865.00) | (122.32) % | |
| 4507 - Contract Costs - Electrical | 360.00 | 0.00 | 30.00 | 30.00 | 100.00 % | | 0.00 | 120.00 | 120.00 | 100.00 % | |
| 4508 - Contract Costs - Carpet Cleaning | 800.00 | 0.00 | 67.00 | 67.00 | 100.00 % | | 112.50 | 268.00 | 155.50 | 58.02 % | |
| 4509 - Contract Costs - Carpet Replacement | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 0.00 | 332.00 | 332.00 | 100.00 % | |
| 4516 - Contract Costs - Custodian | 2,870.00 | 0.00 | 239.00 | 239.00 | 100.00 % | | 642.00 | 956.00 | 314.00 | 32.84 % | |
| 4522 - Contract Costs - Glass | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 568.05 | 0.00 | (568.05) | (100.00) % | |
| 4524 - Contract Costs - Other | 1,000.00 | 177.00 | 83.00 | (94.00) | (113.25) % | | 561.33 | 332.00 | (229.33) | (69.07) % | |
| Total Contract Costs | 54,522.00 | 1,842.00 | 4,545.00 | 2,703.00 | 59.47 % | | 21,103.70 | 18,180.00 | (2,923.70) | (16.08) % | |
| Taxes & Insurance | | | | | | | | | | | |
| 4600 - Property Insurance | 54,900.00 | 3,722.08 | 4,575.00 | 852.92 | 18.64 % | | 14,888.32 | 18,300.00 | 3,411.68 | 18.64 % | |
| Total Taxes & Insurance | 54,900.00 | 3,722.08 | 4,575.00 | 852.92 | 18.64 % | | 14,888.32 | 18,300.00 | 3,411.68 | 18.64 % | |
| Total Operating Expenses | 463,111.00 | 38,334.74 | 38,260.00 | (74.74) | (0.19) % | | 149,553.11 | 151,640.00 | 2,086.89 | 1.37 % | |
| Net Operating Income (Loss) | 202,829.00 | 17,952.46 | 17,234.00 | 718.46 | 4.16 % | | 72,405.23 | 70,336.00 | 2,069.23 | 2.94 % | |
| Non-Operating Income | | | | | | | | | | | |
| 3400 - CAPEX funding from Replacement Reserves | 400,000.00 | 0.00 | 33,334.00 | (33,334.00) | (100.00) % | | 0.00 | 133,336.00 | (133,336.00) | (100.00) % | |
| Total Non-Operating Income | 400,000.00 | 0.00 | 33,334.00 | (33,334.00) | (100.00) % | | 0.00 | 133,336.00 | (133,336.00) | (100.00) % | |
| Non-Operating Expenses | | | | | | | | | | | |
| Capital Expenditures | | | | | | | | | | | |
| 4735 - Capital Expenditures | 400,000.00 | 0.00 | 33,333.34 | 33,333.34 | 100.00 % | | 22,400.00 | 133,333.36 | 110,933.36 | 83.20 % | |
| Total Capital Expenditures | 400,000.00 | 0.00 | 33,333.34 | 33,333.34 | 100.00 % | | 22,400.00 | 133,333.36 | 110,933.36 | 83.20 % | |
| Depreciation & Amortization | | | | | | | | | | | |
| 4710 - Depreciation | 101,330.00 | 7,152.91 | 8,444.00 | 1,291.09 | 15.29 % | Adjusted per 2022 Audit final | 28,611.64 | 33,776.00 | 5,164.36 | 15.29 % | 4-2023 Adjusted per 2022 Audit final |
| 4715 - Amortization | 6,005.00 | 351.54 | 500.00 | 148.46 | 29.69 % | | 1,852.62 | 2,000.00 | 147.38 | 7.36 % | |
| Total Depreciation & Amortization | 107,335.00 | 7,504.45 | 8,944.00 | 1,439.55 | 16.09 % | | 30,464.26 | 35,776.00 | 5,311.74 | 14.84 % | |
| Debt Services | | | | | | | | | | | |

Kingsland Trails Apartments Budget Comparison

April 30, 2023

106 - Kingsland Trails Apartments
Kingsland, Texas

106--Kingsland Trails Apartments

| | 106--Kingsland Trails Apartments | | | | | Month Ending 04/30/2023 Budget variance note | Year to Date 04/30/2023 | | | | 04/30/2023 Budget variance note | |
|-------------------------------------------|----------------------------------|-------------------------|------------------|------------------|-----------------|----------------------------------------------------|----------------------------|-------------------------|-------------------|---|------------------------------------|--|
| | Year Ending 12/31/2023 | Month Ending 04/30/2023 | | | | | Month Ending 04/30/2023 | Year to Date 04/30/2023 | | | | |
| | Budget | Actual | Budget | Variance | % | | Actual | Budget | Variance | % | | |
| 4700 - Interest - Lancaster | 70,480.00 | 5,538.35 | 5,873.00 | 334.65 | 5.69 % | 22,208.25 | 23,492.00 | 1,283.75 | 5.46 % | | | |
| 4720 - Mortgage Insurance | 5,460.00 | 0.00 | 455.00 | 455.00 | 100.00 % | 0.00 | 1,820.00 | 1,820.00 | 100.00 % | | | |
| 4725 - Loan Costs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | 34,130.00 | 0.00 | (34,130.00) | (100.00) % | | | |
| Total Debt Services | 75,940.00 | 5,538.35 | 6,328.00 | 789.65 | 12.47 % | 56,338.25 | 25,312.00 | (31,026.25) | (122.57) % | | | |
| Other Non-Operating Expenses | | | | | | | | | | | | |
| 4800 - TDHCA Compliance | 1,900.00 | 0.00 | 158.00 | 158.00 | 100.00 % | 0.00 | 632.00 | 632.00 | 100.00 % | | | |
| Total Other Non-Operating Expenses | 1,900.00 | 0.00 | 158.00 | 158.00 | 100.00 % | 0.00 | 632.00 | 632.00 | 100.00 % | | | |
| Total Non-Operating Expenses | 585,175.00 | 13,042.80 | 48,763.34 | 35,720.54 | 73.25 % | 109,202.51 | 195,053.36 | 85,850.85 | 44.01 % | | | |
| Net Income (Loss) | 17,654.00 | 4,909.66 | 1,804.66 | 3,105.00 | 172.05 % | (36,797.28) | 8,618.64 | (45,415.92) | (526.94) % | | | |

Texas Housing Foundation
Creek View Holdings
Comparative Balance Sheet
As of April 30, 2021

| | THF Creek View Holdings | | | |
|----------------------------------------------|------------------------------------------------------------------------------|----------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------------|
| | 112--THF HLHC - Creek View Year To Date 04/30/2021 <u>Actual</u> | 113--Creek View II Year To Date 04/30/2021 <u>Actual</u> | 114--Creek View III Year To Date 04/30/2021 <u>Actual</u> | All Locations Year To Date 04/30/2021 <u>Actual</u> |
| Assets | | | | |
| Current Assets | | | | |
| Cash | | | | |
| 1004 - Cash - OPERATING #2 | 55,094.64 | 17,271.26 | 4,171.89 | 76,537.79 |
| 1008 - Cash - RESERVES | 256.17 | 0.00 | 0.00 | 256.17 |
| 1016 - Cash - Tenant Security Deposits #2 | 17,883.98 | 13,950.66 | 8,366.62 | 40,201.26 |
| Total Cash | <u>73,234.79</u> | <u>31,221.92</u> | <u>12,538.51</u> | <u>116,995.22</u> |
| Accounts Receivable | | | | |
| 1200 - A/R - Tenant | 0.00 | 699.11 | 928.00 | 1,627.11 |
| 1201 - A/R - Misc | 6,685.06 | 0.00 | 0.00 | 6,685.06 |
| 1224 - A/R - CV II | 28,386.29 | 0.00 | 0.00 | 28,386.29 |
| 1225 - A/R - CV III | 0.00 | (2,255.85) | 0.00 | (2,255.85) |
| 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>48,945.17</u> | <u>(1,556.74)</u> | <u>928.00</u> | <u>48,316.43</u> |
| Deposits & Escrows | | | | |
| 1101 - Replacement Reserves #2 | 42,216.97 | 24,444.27 | 11,971.08 | 78,632.32 |
| 1450 - Deposits | 1,000.00 | 0.00 | 2,325.00 | 3,325.00 |
| Total Deposits & Escrows | <u>43,216.97</u> | <u>24,444.27</u> | <u>14,296.08</u> | <u>81,957.32</u> |
| Other Current Assets | | | | |
| 1410 - Prepaid Insurance | 4,989.16 | 3,563.65 | 2,850.94 | 11,403.75 |
| Total Other Current Assets | <u>4,989.16</u> | <u>3,563.65</u> | <u>2,850.94</u> | <u>11,403.75</u> |
| Total Current Assets | <u>170,386.09</u> | <u>57,673.10</u> | <u>30,613.53</u> | <u>258,672.72</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 | (956,676.27) | (602,287.73) | (415,515.74) | (1,974,479.74) |
| Total Depreciation & Amortization | <u>(956,676.27)</u> | <u>(602,287.73)</u> | <u>(415,515.74)</u> | <u>(1,974,479.74)</u> |
| Total Fixed Assets | <u>2,297,432.01</u> | <u>1,464,607.85</u> | <u>1,111,546.65</u> | <u>4,873,586.51</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>2,477,936.10</u> | <u>1,522,280.95</u> | <u>1,142,160.18</u> | <u>5,142,377.23</u> |
| Liabilities & Equity | | | | |
| Liabilities | | | | |
| Current Liabilities | | | | |
| 2000 - A/P - Trade | 2,285.82 | (1,692.52) | (1,240.14) | (646.84) |
| 2001 - A/P - THFHMC | 2,821.53 | 1,935.92 | 1,414.07 | 6,171.52 |
| 2007 - A/P - CV | 0.00 | 28,386.29 | 0.00 | 28,386.29 |
| 2008 - A/P - CV II | 0.00 | 0.00 | (2,255.85) | (2,255.85) |
| 2502 - A/P - Chase 0124 | 68.43 | 134.60 | 160.76 | 363.79 |
| 2536 - A/P - Elan 7562 | 19.62 | 0.00 | 0.00 | 19.62 |

Texas Housing Foundation
Creek View Holdings
Comparative Balance Sheet
As of April 30, 2021

| | THF Creek View Holdings | | | |
|---------------------------------|---------------------------------------------|---------------------------------------------|---------------------------------------------|---------------------------------------------|
| | 112--THF HLHC - Creek View | 113--Creek View II | 114--Creek View III | All Locations |
| | Year To Date 04/30/2021 <u>Actual</u> | Year To Date 04/30/2021 <u>Actual</u> | Year To Date 04/30/2021 <u>Actual</u> | Year To Date 04/30/2021 <u>Actual</u> |
| Total Current Liabilities | 5,195.40 | 28,764.29 | (1,921.16) | 32,038.53 |
| Other Current Liabilities | | | | |
| 2100 - Prepaid Rent | 159.00 | 41.90 | 0.00 | 200.90 |
| 2200 - Tenant Security Deposits | 11,850.00 | 7,300.00 | 4,800.00 | 23,950.00 |
| 2204 - Accrued Expense | 0.00 | 2,850.00 | 2,850.00 | 5,700.00 |
| 2226 - Accrued Interest | 9,651.34 | 0.00 | 0.00 | 9,651.34 |
| Total Other Current Liabilities | 21,660.34 | 10,191.90 | 7,650.00 | 39,502.24 |
| Long Term Liabilities | | | | |
| 2300 - Mortgage #1 | 1,725,055.44 | 1,654,166.39 | 1,214,375.26 | 4,593,597.09 |
| 2301 - Mortgage #2 | 870,600.00 | 0.00 | 0.00 | 870,600.00 |
| 2310 - Loan Costs | 0.00 | (14,619.57) | (13,346.76) | (27,966.33) |
| 2312 - Note Discount #1 | (728,002.60) | 0.00 | 0.00 | (728,002.60) |
| 2313 - Note Discount #2 | (395,010.53) | 0.00 | 0.00 | (395,010.53) |
| Total Long Term Liabilities | 1,472,642.31 | 1,639,546.82 | 1,201,028.50 | 4,313,217.63 |
| 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 | 1,499,498.05 | 1,693,503.01 | 1,318,197.17 | 4,511,198.23 |
| 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 | 990,242.60 | (172,507.55) | (167,893.72) | 649,841.33 |
| Total Retained Earnings | 990,242.60 | (172,507.55) | (167,893.72) | 649,841.33 |
| Current Net Income | (61,804.55) | 1,285.49 | (8,143.27) | (68,662.33) |
| Total Equity | 978,438.05 | (171,222.06) | (176,036.99) | 631,179.00 |
| Total Liabilities & Equity | 2,477,936.10 | 1,522,280.95 | 1,142,160.18 | 5,142,377.23 |

Texas Housing Foundation
Creek View Holdings
Budget Comparison
April 30, 2021

| | THF Creek View Holdings | | | | THF Creek View Holdings | | |
|------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------|---------------------------------------------------|---------------------------------------------|-------------------------|-------------------|------------------|
| | 112--THF HLHC - Creek View Month Ending 04/30/2021 | 113--Creek View II Month Ending 04/30/2021 | 114--Creek View III Month Ending 04/30/2021 | All Locations Month Ending 04/30/2021 | Month Ending 04/30/2021 | | |
| | Actual | Actual | Actual | Actual | Budget | Variance | % |
| Income | | | | | | | |
| Rental Income | | | | | | | |
| 3000 - Scheduled Rent | 21,888.00 | 16,143.00 | 10,590.00 | 48,621.00 | 50,205.00 | (1,584.00) | (3.15) % |
| Total Rental Income | 21,888.00 | 16,143.00 | 10,590.00 | 48,621.00 | 50,205.00 | (1,584.00) | (3.15) % |
| Vacancy, Losses & Concessions | | | | | | | |
| 3010 - Loss to Lease | (1,163.00) | (1,286.00) | (282.00) | (2,731.00) | (3,991.00) | 1,260.00 | 31.57 % |
| 3015 - Vacancy Loss | (459.00) | (2,487.00) | (1,953.00) | (4,899.00) | (1,482.00) | (3,417.00) | (230.56) % |
| 3030 - Rental Concessions: Tenant | 0.00 | 0.00 | 0.00 | 0.00 | (23.00) | 23.00 | 100.00 % |
| 3050 - Bad Debt | 0.00 | 0.00 | 0.00 | 0.00 | (306.00) | 306.00 | 100.00 % |
| Total Vacancy, Losses & Concessions | (1,622.00) | (3,773.00) | (2,235.00) | (7,630.00) | (5,802.00) | (1,828.00) | (31.50) % |
| Net Rental Income | 20,266.00 | 12,370.00 | 8,355.00 | 40,991.00 | 44,403.00 | (3,412.00) | (7.68) % |
| Tenant Fees | | | | | | | |
| 3200 - Late Fees | 0.00 | (90.00) | 90.00 | 0.00 | 122.00 | (122.00) | (100.00) % |
| 3210 - Maintenance Fees | 0.00 | 0.00 | 0.00 | 0.00 | 42.00 | (42.00) | (100.00) % |
| 3215 - Court Fees - Tenant | 0.00 | 0.00 | 0.00 | 0.00 | 39.00 | (39.00) | (100.00) % |
| 3220 - Reletting Fees | 0.00 | 0.00 | 0.00 | 0.00 | 273.00 | (273.00) | (100.00) % |
| 3225 - Move-out Charges | 0.00 | 0.00 | 0.00 | 0.00 | 343.00 | (343.00) | (100.00) % |
| 3235 - Screening Fees | 20.70 | 56.60 | 20.70 | 98.00 | 34.00 | 64.00 | 188.23 % |
| Total Tenant Fees | 20.70 | (33.40) | 110.70 | 98.00 | 853.00 | (755.00) | (88.51) % |
| Other Income | | | | | | | |
| 3300 - Laundry income | 0.00 | 0.00 | 0.00 | 0.00 | 57.00 | (57.00) | (100.00) % |
| 3315 - Interest income | 4.89 | 3.15 | 1.66 | 9.70 | 9.00 | 0.70 | 7.77 % |
| 3325 - Other Income | 28.08 | 28.08 | 28.08 | 84.24 | 0.00 | 84.24 | 100.00 % |
| Total Other Income | 32.97 | 31.23 | 29.74 | 93.94 | 66.00 | 27.94 | 42.33 % |
| Total Income | 20,319.67 | 12,367.83 | 8,495.44 | 41,182.94 | 45,322.00 | (4,139.06) | (9.13) % |
| Expenses | | | | | | | |
| Payroll & Related | | | | | | | |
| 4000 - Salaries - Manager | 813.44 | 585.67 | 455.53 | 1,854.64 | 1,826.00 | (28.64) | (1.56) % |
| 4015 - Salaries - Maintenance | 695.57 | 500.81 | 389.52 | 1,585.90 | 1,611.00 | 25.10 | 1.55 % |
| 4020 - Health Insurance | 269.04 | 193.68 | 150.64 | 613.36 | 609.00 | (4.36) | (0.71) % |
| 4025 - Retirement - Safe Harbor | 0.00 | 0.00 | 0.00 | 0.00 | 103.00 | 103.00 | 100.00 % |
| 4026 - Retirement - Matching | 74.97 | 53.97 | 41.98 | 170.92 | 69.00 | (101.92) | (147.71) % |
| 4027 - Life Insurance | 1.16 | 0.84 | 0.64 | 2.64 | 0.00 | (2.64) | (100.00) % |
| 4030 - Payroll Taxes | 136.78 | 98.47 | 76.59 | 311.84 | 320.00 | 8.16 | 2.55 % |
| 4032 - Worker's Compensation Insurance | 9.10 | 6.55 | 5.09 | 20.74 | 0.00 | (20.74) | (100.00) % |
| 4040 - Overtime | 41.52 | 29.89 | 23.25 | 94.66 | 59.00 | (35.66) | (60.44) % |
| 4045 - Bonuses | 252.25 | 181.62 | 141.26 | 575.13 | 0.00 | (575.13) | (100.00) % |
| Total Payroll & Related | 2,293.83 | 1,651.50 | 1,284.50 | 5,229.83 | 4,597.00 | (632.83) | (13.76) % |
| Administrative Expenses | | | | | | | |
| 4035 - Uniforms | 56.58 | 56.58 | 56.54 | 169.70 | 168.00 | (1.70) | (1.01) % |
| 4100 - Management Fees | 1,006.75 | 626.00 | 375.85 | 2,008.60 | 2,265.00 | 256.40 | 11.32 % |
| 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 | 24.00 | 24.00 | 100.00 % |
| 4105 - Postage | 0.00 | 0.00 | 4.40 | 4.40 | 4.00 | (0.40) | (10.00) % |
| 4106 - Office Supplies | 40.07 | 40.07 | 40.07 | 120.21 | 126.00 | 5.79 | 4.59 % |
| 4108 - IT Contract | 27.78 | 27.78 | 28.59 | 84.15 | 94.00 | 9.85 | 10.47 % |

Texas Housing Foundation
Creek View Holdings
 Budget Comparison
 April 30, 2021

| | THF Creek View Holdings | | | | THF Creek View Holdings | | |
|---------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------|---------------------------------------------------|---------------------------------------------|-------------------------|-----------------|-----------------|
| | 112--THF HLHC - Creek View Month Ending 04/30/2021 | 113--Creek View II Month Ending 04/30/2021 | 114--Creek View III Month Ending 04/30/2021 | All Locations Month Ending 04/30/2021 | Month Ending 04/30/2021 | | |
| | Actual | Actual | Actual | Actual | Budget | Variance | % |
| 4109 - IT Hardware | 0.00 | 0.00 | 0.00 | 0.00 | 24.00 | 24.00 | 100.00 % |
| 4110 - IT Software | 124.72 | 124.72 | 124.72 | 374.16 | 459.00 | 84.84 | 18.48 % |
| 4111 - Telephone & Fax | 82.87 | 82.87 | 82.87 | 248.61 | 272.00 | 23.39 | 8.59 % |
| 4112 - Internet | 25.65 | 25.65 | 25.65 | 76.95 | 75.00 | (1.95) | (2.60) % |
| 4115 - Staff Training | 0.00 | 0.00 | 0.00 | 0.00 | 63.00 | 63.00 | 100.00 % |
| 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 | 27.00 | 27.00 | 100.00 % |
| 4119 - Travel | 32.14 | 32.14 | 32.15 | 96.43 | 35.00 | (61.43) | (175.51) % |
| 4120 - Bank Fees | 33.62 | 19.47 | 19.92 | 73.01 | 50.00 | (23.01) | (46.02) % |
| 4121 - Eviction | 0.00 | 0.00 | 0.00 | 0.00 | 39.00 | 39.00 | 100.00 % |
| 4122 - Resident Screening Services | 33.20 | 0.00 | 0.00 | 33.20 | 34.00 | 0.80 | 2.35 % |
| 4125 - Audit Fees | 0.00 | 0.00 | 0.00 | 0.00 | 1,834.00 | 1,834.00 | 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 | 0.00 | 0.00 | 0.00 | 166.00 | 166.00 | 100.00 % |
| 4129 - Fuel | 13.91 | 13.91 | 13.92 | 41.74 | 78.00 | 36.26 | 46.48 % |
| 4134 - Contract Costs - Admin | 55.88 | 55.88 | 55.88 | 167.64 | 129.00 | (38.64) | (29.95) % |
| 4250 - Resident Services Fee - THF | 116.67 | 83.33 | 66.67 | 266.67 | 267.00 | 0.33 | 0.12 % |
| 4258 - Resident Services - Supplies | 1.99 | 1.99 | 2.00 | 5.98 | 87.00 | 81.02 | 93.12 % |
| Total Administrative Expenses | 2,316.83 | 1,665.39 | 1,309.23 | 5,291.45 | 7,855.00 | 2,563.55 | 32.63 % |
| Marketing Expenses | | | | | | | |
| 4200 - Signage | 0.00 | 0.00 | 0.00 | 0.00 | 87.00 | 87.00 | 100.00 % |
| 4201 - Printed Material | 0.00 | 0.00 | 0.00 | 0.00 | 63.00 | 63.00 | 100.00 % |
| 4202 - Internet Advertising | 16.33 | 16.33 | 16.34 | 49.00 | 63.00 | 14.00 | 22.22 % |
| 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 | 87.00 | 87.00 | 100.00 % |
| Total Marketing Expenses | 16.33 | 16.33 | 16.34 | 49.00 | 363.00 | 314.00 | 86.50 % |
| Utilities | | | | | | | |
| 4300 - Utilities - Electric Vacancies | 32.30 | 66.24 | 104.66 | 203.20 | 172.00 | (31.20) | (18.13) % |
| 4301 - Utilities - Electric - Office/Other | 70.04 | 70.04 | 70.06 | 210.14 | 206.00 | (4.14) | (2.00) % |
| 4311 - Utilities - Water - Other | 5.65 | 5.65 | 5.66 | 16.96 | 0.00 | (16.96) | (100.00) % |
| 4315 - Utilities - Water | 1,019.25 | 633.64 | 469.78 | 2,122.67 | 2,355.00 | 232.33 | 9.86 % |
| 4325 - Utilities - Sewer | 861.81 | 519.31 | 379.76 | 1,760.88 | 1,829.00 | 68.12 | 3.72 % |
| 4340 - Utilities - Trash | 260.49 | 260.49 | 260.50 | 781.48 | 789.00 | 7.52 | 0.95 % |
| 4341 - Utilities - Other | 138.23 | 106.23 | 90.22 | 334.68 | 0.00 | (334.68) | (100.00) % |
| Total Utilities | 2,387.77 | 1,661.60 | 1,380.64 | 5,430.01 | 5,351.00 | (79.01) | (1.47) % |
| 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 | 25.00 | 25.00 | 100.00 % |
| 4453 - Make-Ready - Electrical | 0.00 | 0.00 | 0.00 | 0.00 | 18.00 | 18.00 | 100.00 % |
| 4454 - Make-Ready - Plumbing | 0.00 | 7.77 | 0.00 | 7.77 | 9.00 | 1.23 | 13.66 % |
| 4456 - Make-Ready - Carpet | 0.00 | 0.00 | 0.00 | 0.00 | 168.00 | 168.00 | 100.00 % |
| 4458 - Make-Ready - Painting | 0.00 | 0.00 | 0.00 | 0.00 | 9.00 | 9.00 | 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 | 1.00 | 1.00 | 100.00 % |
| 4464 - Make Ready - Window Treatments | 0.00 | 0.00 | 0.00 | 0.00 | 124.00 | 124.00 | 100.00 % |
| Total Operating & Maintenance Expenses | 0.00 | 7.77 | 0.00 | 7.77 | 412.00 | 404.23 | 98.11 % |
| Maintenance & Repairs | | | | | | | |
| 4400 - Materials - Hardware | 0.00 | 0.00 | 0.00 | 0.00 | 42.00 | 42.00 | 100.00 % |
| 4401 - Materials - A/C | 32.61 | 32.61 | 32.62 | 97.84 | 72.00 | (25.84) | (35.88) % |
| 4402 - Materials - Appliances | 212.80 | 80.04 | 131.19 | 424.03 | 217.00 | (207.03) | (95.40) % |

Texas Housing Foundation
Creek View Holdings
 Budget Comparison
 April 30, 2021

THF Creek View Holdings

THF Creek View Holdings

| | THF Creek View Holdings | | | | THF Creek View Holdings | | |
|----------------------------------------------|-------------------------------------------------------------|--------------------------------------------------|---------------------------------------------------|---------------------------------------------|-------------------------|-------------------|------------------|
| | 112--THF HLHC - Creek View Month Ending 04/30/2021 | 113--Creek View II Month Ending 04/30/2021 | 114--Creek View III Month Ending 04/30/2021 | All Locations Month Ending 04/30/2021 | Month Ending 04/30/2021 | | |
| | Actual | Actual | Actual | Actual | Budget | Variance | % |
| 4403 - Materials - Electrical | 0.00 | 0.00 | 0.00 | 0.00 | 3.00 | 3.00 | 100.00 % |
| 4404 - Materials - Plumbing | 78.19 | 83.59 | 61.96 | 223.74 | 72.00 | (151.74) | (210.75) % |
| 4407 - Materials - Paint | 15.75 | 15.75 | 15.76 | 47.26 | 19.00 | (28.26) | (148.73) % |
| 4408 - Materials - Janitorial | 13.58 | 13.58 | 13.59 | 40.75 | 32.00 | (8.75) | (27.34) % |
| 4409 - Materials - Landscaping & Irrigation | 0.00 | 0.00 | 0.00 | 0.00 | 11.00 | 11.00 | 100.00 % |
| 4410 - Materials - Smoke Alarms | 0.00 | 0.00 | 0.00 | 0.00 | 12.00 | 12.00 | 100.00 % |
| 4413 - Materials - Doors/Locks/Keys | 0.00 | 0.00 | 37.95 | 37.95 | 27.00 | (10.95) | (40.55) % |
| 4414 - Materials - Light Bulbs/Fixtures | 0.00 | 0.00 | 0.00 | 0.00 | 46.00 | 46.00 | 100.00 % |
| 4416 - Materials - Other | 31.01 | 31.01 | 31.01 | 93.03 | 46.00 | (47.03) | (102.23) % |
| 4417 - Small Tools | 48.59 | 48.59 | 48.58 | 145.76 | 64.00 | (81.76) | (127.75) % |
| Total Maintenance & Repairs | 432.53 | 305.17 | 372.66 | 1,110.36 | 663.00 | (447.36) | (67.47) % |
| Contract Costs | | | | | | | |
| 4500 - Contract Costs - Pest Control | 45.00 | 45.00 | 45.00 | 135.00 | 179.00 | 44.00 | 24.58 % |
| 4501 - Contract Costs - Landscaping | 500.00 | 250.00 | 250.00 | 1,000.00 | 1,583.00 | 583.00 | 36.82 % |
| 4504 - Contract Costs - A/C Repair | 0.00 | 0.00 | 0.00 | 0.00 | 422.00 | 422.00 | 100.00 % |
| 4506 - Contract Costs - Plumbing | 0.00 | 0.00 | 0.00 | 0.00 | 95.00 | 95.00 | 100.00 % |
| 4508 - Contract Costs - Carpet Cleaning | 104.00 | 109.00 | 72.66 | 285.66 | 38.00 | (247.66) | (651.73) % |
| 4518 - Contract Costs - Fire Monitoring | 0.00 | 0.00 | 0.00 | 0.00 | 237.00 | 237.00 | 100.00 % |
| 4522 - Contract Costs - Glass | 0.00 | 0.00 | 0.00 | 0.00 | 35.00 | 35.00 | 100.00 % |
| 4524 - Contract Costs - Other | 35.00 | 35.00 | 35.00 | 105.00 | 249.00 | 144.00 | 57.83 % |
| Total Contract Costs | 684.00 | 439.00 | 402.66 | 1,525.66 | 2,838.00 | 1,312.34 | 46.24 % |
| Taxes & Insurance | | | | | | | |
| 4600 - Property Insurance | 997.83 | 712.74 | 570.19 | 2,280.76 | 2,281.00 | 0.24 | 0.01 % |
| Total Taxes & Insurance | 997.83 | 712.74 | 570.19 | 2,280.76 | 2,281.00 | 0.24 | 0.01 % |
| Total Operating Expenses | 9,129.12 | 6,459.50 | 5,336.22 | 20,924.84 | 24,360.00 | 3,435.16 | 14.10 % |
| Net Operating Income (Loss) | 11,190.55 | 5,908.33 | 3,159.22 | 20,258.10 | 20,962.00 | (703.90) | (3.35) % |
| Non-Operating Expenses | | | | | | | |
| Capital Expenditures | | | | | | | |
| 4735 - Capital Expenditures | 0.00 | 0.00 | 0.00 | 0.00 | 3,124.50 | 3,124.50 | 100.00 % |
| 4740 - Project - Winter Storm 2021 | 64.95 | 0.00 | 0.00 | 64.95 | 0.00 | (64.95) | (100.00) % |
| Total Capital Expenditures | 64.95 | 0.00 | 0.00 | 64.95 | 3,124.50 | 3,059.55 | 97.92 % |
| Depreciation & Amortization | | | | | | | |
| 4710 - Depreciation | 6,478.53 | 5,157.73 | 3,354.64 | 14,990.90 | 11,541.00 | (3,449.90) | (29.89) % |
| 4715 - Amortization | 0.00 | 37.40 | 34.05 | 71.45 | 84.00 | 12.55 | 14.94 % |
| Total Depreciation & Amortization | 6,478.53 | 5,195.13 | 3,388.69 | 15,062.35 | 11,625.00 | (3,437.35) | (29.56) % |
| Debt Services | | | | | | | |
| 4700 - Mortgage Interest #1 | 1,122.19 | 0.00 | 0.00 | 1,122.19 | 1,125.00 | 2.81 | 0.24 % |
| Total Debt Services | 1,122.19 | 0.00 | 0.00 | 1,122.19 | 1,125.00 | 2.81 | 0.24 % |
| Total Non-Operating Expenses | 7,665.67 | 5,195.13 | 3,388.69 | 16,249.49 | 15,874.50 | (374.99) | (2.36) % |
| Net Income (Loss) | 3,524.88 | 713.20 | (229.47) | 4,008.61 | 5,087.50 | (1,078.89) | (21.20) % |

Southwest Village Comparative Balance Sheet April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|-------------------------------------------|-----------------------------|---------------------------|
| Assets | | |
| Current Assets | | |
| Cash | | |
| 1004 - Cash - OPERATING #2 | 104,808.38 | 101,368.40 |
| 1016 - Cash - Tenant Security Deposits #2 | 5,963.54 | 5,963.05 |
| Total Cash | 110,771.92 | 107,331.45 |
| Accounts Receivable | | |
| 1200 - A/R - Tenant | 761.00 | (89.00) |
| 1210 - A/R - Tenant Subsidy Assistance | 89.00 | 89.00 |
| Total Accounts Receivable | 850.00 | 0.00 |
| Deposits & Escrows | | |
| 1101 - Replacement Reserves SSBT 6636 | 28,897.90 | 28,895.53 |
| 1450 - Deposits | 450.00 | 450.00 |
| Total Deposits & Escrows | 29,347.90 | 29,345.53 |
| Other Current Assets | | |
| 1410 - Prepaid Insurance | 4,769.21 | 5,648.03 |
| Total Other Current Assets | 4,769.21 | 5,648.03 |
| Total Current Assets | 145,739.03 | 142,325.01 |
| 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 | (1,178,951.99) | (1,175,019.28) |
| Total Depreciation & Amortization | (1,178,951.99) | (1,175,019.28) |
| Total Fixed Assets | 323,525.65 | 327,458.36 |
| Total Assets | 469,264.68 | 469,783.37 |

Southwest Village Comparative Balance Sheet April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|---------------------------------------|-----------------------------|---------------------------|
| Liabilities & Equity | | |
| Liabilities | | |
| Current Liabilities | | |
| 2000 - A/P – Trade | 4,230.61 | 1,989.78 |
| 2001 - A/P – THFHMC | 1,925.83 | 2,082.67 |
| 2503 - A/P - Chase 7187 | 336.06 | 25.31 |
| Total Current Liabilities | <u>6,492.50</u> | <u>4,097.76</u> |
| Other Current Liabilities | | |
| 2100 - Prepaid Rent | 190.00 | 344.00 |
| 2200 - Tenant Security Deposits | 4,849.00 | 4,849.00 |
| Total Other Current Liabilities | <u>5,039.00</u> | <u>5,193.00</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 | 123,435.98 | 121,195.24 |
| Equity | | |
| Retained Earnings | 354,511.76 | 354,511.76 |
| Current Net Income | <u>(8,683.06)</u> | <u>(5,923.63)</u> |
| Total Equity | <u>345,828.70</u> | <u>348,588.13</u> |
| Total Liabilities & Equity | <u>469,264.68</u> | <u>469,783.37</u> |

Southwest Village Budget Comparison

April 30, 2023

115 - Southwest Village Apartments
Marble Falls, Texas

| | 115--Southwest Village | | | | | | | | | | |
|------------------------------------------------|------------------------|-------------------------|-------------|-------------------|-------------------|---------------------------------------------------------------------|-------------------------|-------------|--------------------|-------------------|----------------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date 04/30/2023 | | | | Year To Date |
| | 12/31/2023 | Month Ending 04/30/2023 | | Month Ending | 04/30/2023 | | Year to Date 04/30/2023 | | 04/30/2023 | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| Income | | | | | | | | | | | |
| Rental Income | | | | | | | | | | | |
| 3000 - Scheduled Rent | 0.00 | 18,282.00 | 0.00 | 18,282.00 | 100.00 % | Homelessness Initiative with the Highland Lakes Crisis Network | 73,800.00 | 0.00 | 73,800.00 | 100.00 % | |
| Total Rental Income | 0.00 | 18,282.00 | 0.00 | 18,282.00 | 100.00 % | | 73,800.00 | 0.00 | 73,800.00 | 100.00 % | |
| Vacancy, Losses & Concessions | | | | | | | | | | | |
| 3010 - Loss to Lease | 0.00 | 84.00 | 0.00 | 84.00 | 100.00 % | | 32.00 | 0.00 | 32.00 | 100.00 % | |
| 3015 - Vacancy Loss | 0.00 | (7,721.00) | 0.00 | (7,721.00) | (100.00) % | HLCN has vacants | (33,398.00) | 0.00 | (33,398.00) | (100.00) % | |
| 3030 - Rental Concessions: Tenant | 0.00 | (1,810.00) | 0.00 | (1,810.00) | (100.00) % | HLCN concessions are being given to homelessness initiative tenants | (7,546.00) | 0.00 | (7,546.00) | (100.00) % | |
| Total Vacancy, Losses & Concessions | 0.00 | (9,447.00) | 0.00 | (9,447.00) | (100.00) % | | (40,912.00) | 0.00 | (40,912.00) | (100.00) % | |
| Net Rental Income | 0.00 | 8,835.00 | 0.00 | 8,835.00 | 100.00 % | | 32,888.00 | 0.00 | 32,888.00 | 100.00 % | |
| Tenant Fees | | | | | | | | | | | |
| 3200 - Late Fees | 0.00 | 55.00 | 0.00 | 55.00 | 100.00 % | | 160.00 | 0.00 | 160.00 | 100.00 % | |
| 3220 - Reletting Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | (722.50) | 0.00 | (722.50) | (100.00) % | |
| 3225 - Move-out Charges | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 100.00 | 0.00 | 100.00 | 100.00 % | |
| Total Tenant Fees | 0.00 | 55.00 | 0.00 | 55.00 | 100.00 % | | (462.50) | 0.00 | (462.50) | (100.00) % | |
| Other Income | | | | | | | | | | | |
| 3315 - Interest income | 0.00 | 2.86 | 0.00 | 2.86 | 100.00 % | | 11.43 | 0.00 | 11.43 | 100.00 % | |
| 3325 - Other Income | 0.00 | 30.07 | 0.00 | 30.07 | 100.00 % | | 30.07 | 0.00 | 30.07 | 100.00 % | |
| Total Other Income | 0.00 | 32.93 | 0.00 | 32.93 | 100.00 % | | 41.50 | 0.00 | 41.50 | 100.00 % | |
| Total Income | 0.00 | 8,922.93 | 0.00 | 8,922.93 | 100.00 % | | 32,467.00 | 0.00 | 32,467.00 | 100.00 % | |
| Expenses | | | | | | | | | | | |
| Payroll & Related | | | | | | | | | | | |
| 4015 - Salaries - Maintenance | 0.00 | 1,223.75 | 0.00 | (1,223.75) | (100.00) % | | 1,955.57 | 0.00 | (1,955.57) | (100.00) % | |
| 4020 - Health Insurance | 0.00 | 257.60 | 0.00 | (257.60) | (100.00) % | | 386.40 | 0.00 | (386.40) | (100.00) % | |
| 4022 - Vision Insurance | 0.00 | 3.84 | 0.00 | (3.84) | (100.00) % | | 5.76 | 0.00 | (5.76) | (100.00) % | |
| 4026 - Retirement - Matching | 0.00 | 58.25 | 0.00 | (58.25) | (100.00) % | | 90.99 | 0.00 | (90.99) | (100.00) % | |
| 4027 - Life Insurance | 0.00 | 1.00 | 0.00 | (1.00) | (100.00) % | | 1.50 | 0.00 | (1.50) | (100.00) % | |
| 4028 - Disability Insurance | 0.00 | 9.92 | 0.00 | (9.92) | (100.00) % | | 14.88 | 0.00 | (14.88) | (100.00) % | |
| 4030 - Payroll Taxes | 0.00 | 93.43 | 0.00 | (93.43) | (100.00) % | | 149.36 | 0.00 | (149.36) | (100.00) % | |
| 4032 - Worker's Compensation Insurance | 0.00 | 14.22 | 0.00 | (14.22) | (100.00) % | | 21.11 | 0.00 | (21.11) | (100.00) % | |
| 4040 - Overtime | 0.00 | 0.98 | 0.00 | (0.98) | (100.00) % | | 1.96 | 0.00 | (1.96) | (100.00) % | |
| Total Payroll & Related | 0.00 | 1,662.99 | 0.00 | (1,662.99) | (100.00) % | | 2,627.53 | 0.00 | (2,627.53) | (100.00) % | |
| Administrative Expenses | | | | | | | | | | | |
| 4035 - Uniforms | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 318.29 | 0.00 | (318.29) | (100.00) % | |
| 4100 - Management Fees | 0.00 | 402.00 | 0.00 | (402.00) | (100.00) % | | 1,619.50 | 0.00 | (1,619.50) | (100.00) % | |
| 4101 - Compliance Fee - THF | 0.00 | 300.00 | 0.00 | (300.00) | (100.00) % | | 1,200.00 | 0.00 | (1,200.00) | (100.00) % | |
| 4108 - IT Contract | 0.00 | 47.00 | 0.00 | (47.00) | (100.00) % | | 188.00 | 0.00 | (188.00) | (100.00) % | |
| 4110 - IT Software | 0.00 | 155.62 | 0.00 | (155.62) | (100.00) % | RP Scanner fees/ | 622.48 | 0.00 | (622.48) | (100.00) % | |

Southwest Village Budget Comparison

April 30, 2023

115 - Southwest Village Apartments
Marble Falls, Texas

| | 115--Southwest Village | | | | | | | | | | |
|---------------------------------------------------|------------------------|-----------------|-------------|-------------------|-------------------|--------------------------------------|------------------|-------------|--------------------|-------------------|----------------------|
| | Year Ending | Month Ending | | | | Month Ending | Year To Date | | | | |
| | 12/31/2023 | 04/30/2023 | | | | 04/30/2023 | 04/30/2023 | | | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| | | | | | | OneSite fees | | | | | |
| 4111 - Telephone & Fax | 0.00 | 84.43 | 0.00 | (84.43) | (100.00) % | | 183.50 | 0.00 | (183.50) | (100.00) % | |
| 4112 - Internet | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 45.87 | 0.00 | (45.87) | (100.00) % | |
| 4117 - Vehicle Maintenance & Repairs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 70.75 | 0.00 | (70.75) | (100.00) % | |
| 4119 - Travel | 0.00 | 12.22 | 0.00 | (12.22) | (100.00) % | | 12.22 | 0.00 | (12.22) | (100.00) % | |
| 4121 - Eviction | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | (154.00) | 0.00 | 154.00 | 100.00 % | |
| 4126 - Legal Fees | 0.00 | 270.00 | 0.00 | (270.00) | (100.00) % | | 1,080.00 | 0.00 | (1,080.00) | (100.00) % | |
| 4129 - Fuel | 0.00 | 1.89 | 0.00 | (1.89) | (100.00) % | | 27.20 | 0.00 | (27.20) | (100.00) % | |
| 4138 - Answering Service | 0.00 | 125.00 | 0.00 | (125.00) | (100.00) % | for call outs. | 600.00 | 0.00 | (600.00) | (100.00) % | |
| 4250 - Resident Services Fee - THF | 0.00 | 100.00 | 0.00 | (100.00) | (100.00) % | | 400.00 | 0.00 | (400.00) | (100.00) % | |
| Total Administrative Expenses | 0.00 | 1,498.16 | 0.00 | (1,498.16) | (100.00) % | | 6,213.81 | 0.00 | (6,213.81) | (100.00) % | |
| Utilities | | | | | | | | | | | |
| 4301 - Utilities - Electric - Office/Other | 0.00 | 38.25 | 0.00 | (38.25) | (100.00) % | | 144.04 | 0.00 | (144.04) | (100.00) % | |
| 4315 - Utilities - Water | 0.00 | 579.60 | 0.00 | (579.60) | (100.00) % | property water bill. | 1,541.00 | 0.00 | (1,541.00) | (100.00) % | |
| | | | | | | Irrigation | | | | | |
| 4340 - Utilities - Trash | 0.00 | 562.12 | 0.00 | (562.12) | (100.00) % | 2 x per week trash pick up | 2,248.48 | 0.00 | (2,248.48) | (100.00) % | |
| Total Utilities | 0.00 | 1,179.97 | 0.00 | (1,179.97) | (100.00) % | | 3,933.52 | 0.00 | (3,933.52) | (100.00) % | |
| Operating & Maintenance Expenses | | | | | | | | | | | |
| 4464 - Make Ready - Window Treatments | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 394.94 | 0.00 | (394.94) | (100.00) % | |
| Total Operating & Maintenance Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 394.94 | 0.00 | (394.94) | (100.00) % | |
| Maintenance & Repairs | | | | | | | | | | | |
| 4400 - Materials - Hardware | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 12.16 | 0.00 | (12.16) | (100.00) % | |
| 4401 - Materials - A/C | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 173.52 | 0.00 | (173.52) | (100.00) % | |
| 4402 - Materials - Appliances | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 444.89 | 0.00 | (444.89) | (100.00) % | |
| 4403 - Materials - Electrical | 0.00 | 1.02 | 0.00 | (1.02) | (100.00) % | | 426.08 | 0.00 | (426.08) | (100.00) % | |
| 4404 - Materials - Plumbing | 0.00 | 21.52 | 0.00 | (21.52) | (100.00) % | | 92.24 | 0.00 | (92.24) | (100.00) % | |
| 4407 - Materials - Paint | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 113.98 | 0.00 | (113.98) | (100.00) % | |
| 4410 - Materials - Smoke Alarms | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 41.49 | 0.00 | (41.49) | (100.00) % | |
| 4413 - Materials - Doors/Locks/Keys | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 40.15 | 0.00 | (40.15) | (100.00) % | |
| 4414 - Materials - Light Bulbs/Fixtures | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 132.27 | 0.00 | (132.27) | (100.00) % | |
| 4416 - Materials - Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 23.34 | 0.00 | (23.34) | (100.00) % | |
| 4417 - Small Tools | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 92.56 | 0.00 | (92.56) | (100.00) % | |
| Total Maintenance & Repairs | 0.00 | 22.54 | 0.00 | (22.54) | (100.00) % | | 1,592.68 | 0.00 | (1,592.68) | (100.00) % | |
| Contract Costs | | | | | | | | | | | |
| 4500 - Contract Costs - Pest Control | 0.00 | 165.00 | 0.00 | (165.00) | (100.00) % | 1 x per month | 660.00 | 0.00 | (660.00) | (100.00) % | |
| 4501 - Contract Costs - Landscaping | 0.00 | 2,008.00 | 0.00 | (2,008.00) | (100.00) % | Includes pre and post emergent. | 5,638.00 | 0.00 | (5,638.00) | (100.00) % | |
| | | | | | | Equip rental for exterior water leak | | | | | |
| 4506 - Contract Costs - Plumbing | 0.00 | 103.91 | 0.00 | (103.91) | (100.00) % | window repl for occupied unit | 103.91 | 0.00 | (103.91) | (100.00) % | |
| 4522 - Contract Costs - Glass | 0.00 | 230.26 | 0.00 | (230.26) | (100.00) % | | 739.55 | 0.00 | (739.55) | (100.00) % | |
| Total Contract Costs | 0.00 | 2,507.17 | 0.00 | (2,507.17) | (100.00) % | | 7,141.46 | 0.00 | (7,141.46) | (100.00) % | |
| Taxes & Insurance | | | | | | | | | | | |
| 4601 - Other Insurance | 0.00 | 878.82 | 0.00 | (878.82) | (100.00) % | | 3,515.28 | 0.00 | (3,515.28) | (100.00) % | |
| Total Taxes & Insurance | 0.00 | 878.82 | 0.00 | (878.82) | (100.00) % | | 3,515.28 | 0.00 | (3,515.28) | (100.00) % | |
| Total Operating Expenses | 0.00 | 7,749.65 | 0.00 | (7,749.65) | (100.00) % | | 25,419.22 | 0.00 | (25,419.22) | (100.00) % | |

Southwest Village Budget Comparison

April 30, 2023

115 - Southwest Village Apartments
Marble Falls, Texas

| | 115--Southwest Village | | | | | Year To Date | | | | |
|----------------------------------------------|------------------------|-------------------------|-------------|-------------------|----------------------|-------------------------|-------------------|-------------|----------------------|-------------------|
| | Year Ending | Month Ending 04/30/2023 | | Month Ending | | Year to Date 04/30/2023 | | | 04/30/2023 | |
| | 12/31/2023 | Actual | Budget | 04/30/2023 | | Actual | Budget | Variance | % | |
| | Budget | | Variance | % | Budget variance note | | | | Budget variance note | |
| Net Operating Income (Loss) | 0.00 | 1,173.28 | 0.00 | 1,173.28 | 100.00 % | | 7,047.78 | 0.00 | 7,047.78 | 100.00 % |
| Non-Operating Expenses | | | | | | | | | | |
| Depreciation & Amortization | | | | | | | | | | |
| 4710 - Depreciation | 0.00 | 3,932.71 | 0.00 | (3,932.71) | (100.00) % | | 15,730.84 | 0.00 | (15,730.84) | (100.00) % |
| Total Depreciation & Amortization | 0.00 | 3,932.71 | 0.00 | (3,932.71) | (100.00) % | | 15,730.84 | 0.00 | (15,730.84) | (100.00) % |
| Total Non-Operating Expenses | 0.00 | 3,932.71 | 0.00 | (3,932.71) | (100.00) % | | 15,730.84 | 0.00 | (15,730.84) | (100.00) % |
| Net Income (Loss) | 0.00 | (2,759.43) | 0.00 | (2,759.43) | (100.00) % | | (8,683.06) | 0.00 | (8,683.06) | (100.00) % |

Costa Esmeralda Comparative Balance Sheet April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|---------------------------------------------|-----------------------------|---------------------------|
| Assets | | |
| Current Assets | | |
| Cash | | |
| 1004 - Cash - Operating SSBT 7651 | 9,528.41 | 4,415.45 |
| 1016 - Cash - Tenant Sec Dep SSBT 6420 | 43,131.28 | 43,127.74 |
| Total Cash | 52,659.69 | 47,543.19 |
| Accounts Receivable | | |
| 1200 - A/R - Tenant | 8,295.13 | 7,073.13 |
| 1210 - A/R - Tenant Subsidy Assistance | 813.00 | 813.00 |
| Total Accounts Receivable | 9,108.13 | 7,886.13 |
| Deposits & Escrows | | |
| 1101 - Replacement Reserves SSBT 6404 | 336,684.09 | 336,656.42 |
| 1115 - Special Reserves SSBT 6412 | 319,284.33 | 319,258.09 |
| Total Deposits & Escrows | 655,968.42 | 655,914.51 |
| Total Current Assets | 717,736.24 | 711,343.83 |
| 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 | (5,152,809.07) | (5,131,107.98) |
| Total Depreciation & Amortization | (5,152,809.07) | (5,131,107.98) |
| Total Fixed Assets | 6,988,871.94 | 7,010,573.03 |
| Other Assets | | |
| 1500 - Prepaid Land Leases | 578,294.61 | 579,071.89 |
| 1510 - Other Depreciable/Amortizable assets | 58,573.00 | 58,573.00 |
| 1710 - Accumulated Amortization | (46,207.72) | (45,882.31) |
| Total Other Assets | 590,659.89 | 591,762.58 |
| Total Assets | 8,297,268.07 | 8,313,679.44 |

Costa Esmeralda Comparative Balance Sheet April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|---------------------------------------|-----------------------------|---------------------------|
| Liabilities & Equity | | |
| Liabilities | | |
| Current Liabilities | | |
| 2000 - A/P – Trade | 53,389.39 | 34,916.06 |
| 2001 - A/P – THFHMC | 61,514.16 | 38,519.49 |
| 2522 - A/P - Chase 0094 | 36.65 | 0.00 |
| 2540 - A/P - Elan 8173 | 0.00 | 40.41 |
| 2551 - A/P - Chase 2080 | 783.62 | 0.00 |
| 2561 - A/P - Chase 5873 | 100.98 | 151.52 |
| 2562 - A/P - Chase 0765 | 285.96 | 705.33 |
| 2564 - A/P - Chase 4069 | 0.00 | 923.33 |
| 2570 - A/P - Chase 3316 | 20.44 | 0.00 |
| 2573 - A/P - Chase 1947 | 1,531.10 | 0.00 |
| Total Current Liabilities | 117,662.30 | 75,256.14 |
| Other Current Liabilities | | |
| 2100 - Prepaid Rent | 13,731.35 | 13,252.48 |
| 2200 - Tenant Security Deposits | 27,850.00 | 28,150.00 |
| Total Other Current Liabilities | 41,581.35 | 41,402.48 |
| Long Term Liabilities | | |
| 2300 - Mortgage #1 | 3,658,852.17 | 3,671,938.40 |
| Total Long Term Liabilities | 3,658,852.17 | 3,671,938.40 |
| Other Liabilities | | |
| 2223 - Accrued Asset Management Fees | 13,842.17 | 13,842.17 |
| 2227 - Accrued Interest - Dev Fees | 141,783.46 | 141,783.46 |
| 2400 - Developer Fees - THF | 85,201.00 | 85,201.00 |
| 2405 - Developer Fees - Partner | 315,765.01 | 315,765.01 |
| Total Other Liabilities | 556,591.64 | 556,591.64 |
| Total Liabilities | 4,374,687.46 | 4,345,188.66 |
| Equity | | |
| Retained Earnings | 4,030,571.88 | 4,030,571.88 |
| Current Net Income | (107,991.27) | (62,081.10) |
| Total Equity | 3,922,580.61 | 3,968,490.78 |
| Total Liabilities & Equity | 8,297,268.07 | 8,313,679.44 |

Costa Esmeralda Budget Comparison

April 30, 2023

117 - Costa Esmeralda
Waco, Texas

| | 117--Costa Esmeralda | | | | | | | | | | |
|------------------------------------------------|----------------------|-------------------------|-------------------|-------------------|------------------|-------------------------------------------------------------------------------------------------------------|-------------------------|--------------------|--------------------|------------------|----------------------|
| | Year Ending | | | | | Month Ending | | | | | Year To Date |
| | 12/31/2023 | Month Ending 04/30/2023 | | | | Month Ending | Year to Date 04/30/2023 | | | | 04/30/2023 |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| Income | | | | | | | | | | | |
| Rental Income | | | | | | | | | | | |
| 3000 - Scheduled Rent | 1,104,564.00 | 85,820.00 | 92,047.00 | (6,227.00) | (6.76) % | Decreased due to UA change | 350,368.00 | 368,188.00 | (17,820.00) | (4.83) % | |
| Total Rental Income | 1,104,564.00 | 85,820.00 | 92,047.00 | (6,227.00) | (6.76) % | | 350,368.00 | 368,188.00 | (17,820.00) | (4.83) % | |
| Vacancy, Losses & Concessions | | | | | | | | | | | |
| 3010 - Loss to Lease | (50,000.00) | (1,513.00) | (4,166.67) | 2,653.67 | 63.68 % | Increasing rents at renewals/recerts \$50.00. Charging max rents at move in. | (16,197.00) | (16,666.68) | 469.68 | 2.81 % | |
| 3015 - Vacancy Loss | (35,000.00) | (5,499.00) | (2,916.67) | (2,582.33) | (88.53) % | Occupancy has dropped below budgeted amount. Property currently has 7 vacant units and is working wait-list | (16,238.00) | (11,666.68) | (4,571.32) | (39.18) % | |
| 3030 - Rental Concessions: Tenant | (2,100.00) | 0.00 | (175.00) | 175.00 | 100.00 % | | (450.00) | (700.00) | 250.00 | 35.71 % | |
| 3050 - Bad Debt | (5,500.00) | (4,220.30) | (458.00) | (3,762.30) | (821.46) % | rent, accelerated rent and write off damages charged back to a skip. | (8,622.73) | (1,832.00) | (6,790.73) | (370.67) % | |
| Total Vacancy, Losses & Concessions | (92,600.00) | (11,232.30) | (7,716.34) | (3,515.96) | (45.56) % | | (41,507.73) | (30,865.36) | (10,642.37) | (34.47) % | |
| Net Rental Income | 1,011,964.00 | 74,587.70 | 84,330.66 | (9,742.96) | (11.55) % | | 308,860.27 | 337,322.64 | (28,462.37) | (8.43) % | |
| Tenant Fees | | | | | | | | | | | |
| 3200 - Late Fees | 6,600.00 | 1,745.00 | 550.00 | 1,195.00 | 217.27 % | Late fee charges-more tenants than anticipated are late payers | 5,835.00 | 2,200.00 | 3,635.00 | 165.22 % | |
| 3201 - Tenant - Utility Charges | 660.00 | 34.03 | 55.00 | (20.97) | (38.12) % | | 127.03 | 220.00 | (92.97) | (42.25) % | |
| 3205 - NSF Fees | 60.00 | 0.00 | 5.00 | (5.00) | (100.00) % | | 0.00 | 20.00 | (20.00) | (100.00) % | |
| 3206 - Pet Fees | 300.00 | 0.00 | 25.00 | (25.00) | (100.00) % | | 0.00 | 100.00 | (100.00) | (100.00) % | |
| 3210 - Maintenance Fees | 1,280.00 | 240.00 | 107.00 | 133.00 | 124.29 % | Charges for broken blinds to be replaced | 430.13 | 428.00 | 2.13 | 0.49 % | |
| 3215 - Court Fees - Tenant | 315.00 | 144.00 | 26.00 | 118.00 | 453.84 % | Cost of eviction | 612.00 | 104.00 | 508.00 | 488.46 % | |
| 3220 - Reletting Fees | 1,055.00 | 1,324.30 | 88.00 | 1,236.30 | 1,404.88 % | Charges for units that skipped | 3,358.35 | 352.00 | 3,006.35 | 854.07 % | |
| 3225 - Move-out Charges | 3,085.00 | 680.00 | 257.00 | 423.00 | 164.59 % | Charges for cleaning and damages for a skipped unit | 1,949.88 | 1,028.00 | 921.88 | 89.67 % | |
| 3235 - Screening Fees | 525.00 | 44.20 | 44.00 | 0.20 | 0.45 % | | 98.90 | 176.00 | (77.10) | (43.80) % | |
| 3245 - Cable Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 915.89 | 0.00 | 915.89 | 100.00 % | |
| Total Tenant Fees | 13,880.00 | 4,211.53 | 1,157.00 | 3,054.53 | 264.00 % | | 13,327.18 | 4,628.00 | 8,699.18 | 187.96 % | |
| Other Income | | | | | | | | | | | |
| 3300 - Laundry income | 335.00 | 0.00 | 28.00 | (28.00) | (100.00) % | | 0.00 | 112.00 | (112.00) | (100.00) % | |
| 3315 - Interest income | 645.00 | 57.45 | 54.00 | 3.45 | 6.38 % | | 234.54 | 216.00 | 18.54 | 8.58 % | |
| Total Other Income | 980.00 | 57.45 | 82.00 | (24.55) | (29.93) % | | 234.54 | 328.00 | (93.46) | (28.49) % | |

Costa Esmeralda Budget Comparison

April 30, 2023

117 - Costa Esmeralda
Waco, Texas

| | 117--Costa Esmeralda | | | | | | | | | | |
|----------------------------------------|----------------------|-------------------------|------------------|-------------------|-----------------|----------------------------------------------------------------------------------|-------------------------|-------------------|--------------------|-----------------|--------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date 04/30/2023 | | | | Year To Date |
| | 12/31/2023 | Month Ending 04/30/2023 | | Month Ending | 04/30/2023 | Year to Date 04/30/2023 | | 04/30/2023 | Year To Date | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | |
| Total Income | 1,026,824.00 | 78,856.68 | 85,569.66 | (6,712.98) | (7.84) % | | 322,421.99 | 342,278.64 | (19,856.65) | (5.80) % | |
| Expenses | | | | | | | | | | | |
| Payroll & Related | | | | | | | | | | | |
| 4000 - Salaries - Manager | 50,614.20 | 3,906.98 | 4,217.85 | 310.87 | 7.37 % | | 16,842.34 | 16,871.40 | 29.06 | 0.17 % | |
| 4005 - Salaries - Assistant Manager | 45,954.48 | 3,566.86 | 3,829.54 | 262.68 | 6.85 % | | 9,194.45 | 15,318.16 | 6,123.71 | 39.97 % | |
| 4015 - Salaries - Maintenance | 83,733.00 | 5,980.43 | 6,977.75 | 997.32 | 14.29 % | | 20,804.08 | 27,911.00 | 7,106.92 | 25.46 % | |
| 4020 - Health Insurance | 26,948.16 | 1,797.18 | 2,245.68 | 448.50 | 19.97 % | | 6,589.66 | 8,982.72 | 2,393.06 | 26.64 % | |
| 4021 - Dental Insurance | 1,806.72 | 0.00 | 150.56 | 150.56 | 100.00 % | | 0.00 | 602.24 | 602.24 | 100.00 % | |
| 4022 - Vision Insurance | 428.64 | 26.82 | 35.72 | 8.90 | 24.91 % | | 98.34 | 142.88 | 44.54 | 31.17 % | |
| 4025 - Retirement - Safe Harbor | 5,631.23 | 0.00 | 469.27 | 469.27 | 100.00 % | | 0.00 | 1,877.08 | 1,877.08 | 100.00 % | |
| 4026 - Retirement - Matching | 3,754.15 | 438.42 | 312.85 | (125.57) | (40.13) % | | 1,597.38 | 1,251.40 | (345.98) | (27.64) % | |
| 4027 - Life Insurance | 1,296.90 | 7.02 | 108.08 | 101.06 | 93.50 % | | 25.74 | 432.32 | 406.58 | 94.04 % | |
| 4028 - Disability Insurance | 0.00 | 86.92 | 0.00 | (86.92) | (100.00) % | | 308.56 | 0.00 | (308.56) | (100.00) % | |
| 4030 - Payroll Taxes | 14,547.35 | 1,119.88 | 1,212.28 | 92.40 | 7.62 % | | 3,867.32 | 4,849.12 | 981.80 | 20.24 % | |
| 4032 - Worker's Compensation Insurance | 1,621.73 | 156.34 | 135.15 | (21.19) | (15.67) % | | 395.26 | 540.60 | 145.34 | 26.88 % | |
| 4040 - Overtime | 7,406.01 | 378.94 | 617.17 | 238.23 | 38.60 % | | 545.08 | 2,468.68 | 1,923.60 | 77.92 % | |
| 4045 - Bonuses | 6,000.00 | 678.85 | 500.00 | (178.85) | (35.77) % | Q1 bonuses paid out | 1,172.85 | 2,000.00 | 827.15 | 41.35 % | |
| 4061 - Employee Recruiting/Screening | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 773.37 | 0.00 | (773.37) | (100.00) % | |
| Total Payroll & Related | 249,742.57 | 18,144.64 | 20,811.90 | 2,667.26 | 12.81 % | | 62,214.43 | 83,247.60 | 21,033.17 | 25.26 % | |
| Administrative Expenses | | | | | | | | | | | |
| 4035 - Uniforms | 5,025.00 | 144.04 | 419.00 | 274.96 | 65.62 % | Only being charged for 1 Maintenance tech, awaiting uniforms for additional tech | 935.80 | 1,676.00 | 740.20 | 44.16 % | |
| 4100 - Management Fees | 45,320.00 | 5,033.85 | 3,777.00 | (1,256.85) | (33.27) % | | 21,040.96 | 15,108.00 | (5,932.96) | (39.27) % | |
| 4101 - Compliance Fee - THF | 16,800.00 | 1,400.00 | 1,400.00 | 0.00 | 0.00 % | | 5,600.00 | 5,600.00 | 0.00 | 0.00 % | |
| 4102 - Office Equipment & Furniture | 350.00 | 0.00 | 29.00 | 29.00 | 100.00 % | | 225.49 | 116.00 | (109.49) | (94.38) % | |
| 4103 - Paper | 110.00 | 0.00 | 9.00 | 9.00 | 100.00 % | | 74.70 | 36.00 | (38.70) | (107.50) % | |
| 4104 - Toner | 0.00 | 108.15 | 0.00 | (108.15) | (100.00) % | | 210.89 | 0.00 | (210.89) | (100.00) % | |
| 4105 - Postage | 160.00 | 0.00 | 13.00 | 13.00 | 100.00 % | | 0.00 | 52.00 | 52.00 | 100.00 % | |
| 4106 - Office Supplies | 860.00 | 0.00 | 72.00 | 72.00 | 100.00 % | | 168.68 | 288.00 | 119.32 | 41.43 % | |
| 4108 - IT Contract | 3,372.00 | 281.00 | 281.00 | 0.00 | 0.00 % | | 1,124.00 | 1,124.00 | 0.00 | 0.00 % | |
| 4109 - IT Hardware | 350.00 | 0.00 | 29.00 | 29.00 | 100.00 % | | 102.82 | 116.00 | 13.18 | 11.36 % | |
| 4110 - IT Software | 7,966.22 | 624.91 | 664.00 | 39.09 | 5.88 % | | 3,151.64 | 2,656.00 | (495.64) | (18.66) % | |
| 4111 - Telephone & Fax | 7,334.00 | 514.09 | 611.00 | 96.91 | 15.86 % | | 1,782.11 | 2,444.00 | 661.89 | 27.08 % | |
| 4112 - Internet | 2,495.00 | 209.95 | 208.00 | (1.95) | (0.93) % | | 933.94 | 832.00 | (101.94) | (12.25) % | |
| 4113 - Television | 846.00 | 69.64 | 71.00 | 1.36 | 1.91 % | | 277.36 | 284.00 | 6.64 | 2.33 % | |
| 4114 - Misc Admin Expense | 1,400.00 | 0.00 | 117.00 | 117.00 | 100.00 % | | 134.44 | 468.00 | 333.56 | 71.27 % | |
| 4115 - Staff Training | 2,000.00 | 0.00 | 167.00 | 167.00 | 100.00 % | | 990.00 | 668.00 | (322.00) | (48.20) % | |
| 4116 - Membership Dues | 1,087.00 | 623.12 | 91.00 | (532.12) | (584.74) % | Chamber of Commerce membership, Managers Notary | 1,196.12 | 364.00 | (832.12) | (228.60) % | |
| 4117 - Vehicle Maintenance & Repairs | 230.00 | 0.00 | 19.00 | 19.00 | 100.00 % | | 0.00 | 76.00 | 76.00 | 100.00 % | |
| 4119 - Travel | 2,675.00 | 1,722.76 | 223.00 | (1,499.76) | (672.53) % | TAA Conference for PM and Assistant | 1,782.41 | 892.00 | (890.41) | (99.82) % | |
| 4120 - Bank Fees | 254.64 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % | |
| 4121 - Eviction | 657.00 | 0.00 | 55.00 | 55.00 | 100.00 % | | 1,375.10 | 220.00 | (1,155.10) | (525.04) % | |

Costa Esmeralda Budget Comparison

April 30, 2023

117 - Costa Esmeralda
Waco, Texas

117--Costa Esmeralda

| | Year Ending | | 117--Costa Esmeralda | | | | Month Ending | | Year To Date | | | |
|---------------------------------------------|-------------------|------------------|-------------------------|-------------------|-------------------------|---------------------------------------------------------------------------|------------------|------------------|-------------------------|------------------|----------------------|--|
| | 12/31/2023 | | Month Ending 04/30/2023 | | Month Ending 04/30/2023 | | 04/30/2023 | | Year to Date 04/30/2023 | | 04/30/2023 | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note | |
| 4122 - Resident Screening Services | 523.00 | 0.00 | 44.00 | 44.00 | 100.00 % | | 54.39 | 176.00 | 121.61 | 69.09 % | | |
| 4125 - Audit Fees | 7,500.00 | 7,500.00 | 625.00 | (6,875.00) | (1,100.00) % | | 7,500.00 | 2,500.00 | (5,000.00) | (200.00) % | | |
| 4126 - Legal Fees | 15,120.00 | 1,260.00 | 1,260.00 | 0.00 | 0.00 % | | 5,040.00 | 5,040.00 | 0.00 | 0.00 % | | |
| 4127 - Tax Prep Fees | 1,500.00 | (1,500.00) | 125.00 | 1,625.00 | 1,300.00 % | | 1,500.00 | 500.00 | (1,000.00) | (200.00) % | | |
| 4129 - Fuel | 230.00 | 0.00 | 19.00 | 19.00 | 100.00 % | | 13.09 | 76.00 | 62.91 | 82.77 % | | |
| 4130 - Late Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 83.27 | 0.00 | (83.27) | (100.00) % | | |
| 4136 - Contract Labor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 449.50 | 0.00 | (449.50) | (100.00) % | | |
| 4138 - Answering Service | 0.00 | 175.00 | 0.00 | (175.00) | (100.00) % | This is budgeted in telephone | 875.00 | 0.00 | (875.00) | (100.00) % | | |
| 4250 - Resident Services Fee - THF | 5,600.04 | 466.67 | 467.00 | 0.33 | 0.07 % | | 1,866.68 | 1,868.00 | 1.32 | 0.07 % | | |
| 4258 - Resident Services - Supplies | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | | |
| Total Administrative Expenses | 130,264.90 | 18,633.18 | 10,858.00 | (7,775.18) | (71.60) % | | 58,488.39 | 43,432.00 | (15,056.39) | (34.66) % | | |
| Marketing Expenses | | | | | | | | | | | | |
| 4200 - Signage | 750.00 | 0.00 | 63.00 | 63.00 | 100.00 % | | 151.39 | 252.00 | 100.61 | 39.92 % | | |
| 4201 - Printed Material | 848.00 | 0.00 | 71.00 | 71.00 | 100.00 % | | 264.07 | 284.00 | 19.93 | 7.01 % | | |
| 4202 - Internet Advertising | 666.00 | 54.00 | 56.00 | 2.00 | 3.57 % | | 216.00 | 224.00 | 8.00 | 3.57 % | | |
| 4203 - Flags/Poles | 375.00 | 0.00 | 31.00 | 31.00 | 100.00 % | | 0.00 | 124.00 | 124.00 | 100.00 % | | |
| 4204 - Advertising - Other | 750.00 | 0.00 | 63.00 | 63.00 | 100.00 % | | 0.00 | 252.00 | 252.00 | 100.00 % | | |
| Total Marketing Expenses | 3,389.00 | 54.00 | 284.00 | 230.00 | 80.98 % | | 631.46 | 1,136.00 | 504.54 | 44.41 % | | |
| Utilities | | | | | | | | | | | | |
| 4300 - Utilities - Electric Vacancies | 5,300.00 | 102.86 | 442.00 | 339.14 | 76.72 % | Vacant electric cost | 619.92 | 1,768.00 | 1,148.08 | 64.93 % | | |
| 4301 - Utilities - Electric - Office/Other | 10,000.00 | 969.56 | 833.00 | (136.56) | (16.39) % | Cost for office and building lights | 5,488.78 | 3,332.00 | (2,156.78) | (64.72) % | | |
| 4311 - Utilities - Water - Other | 8,750.00 | 1,501.64 | 700.00 | (801.64) | (114.52) % | Cost for irrigation water-Irrigation is being tested by zone and repaired | 2,296.11 | 1,500.00 | (796.11) | (53.07) % | | |
| 4315 - Utilities - Water | 54,000.00 | 5,436.27 | 4,500.00 | (936.27) | (20.80) % | Cost of water on property | 20,566.87 | 18,000.00 | (2,566.87) | (14.26) % | | |
| 4325 - Utilities - Sewer | 65,800.00 | 7,024.33 | 6,300.00 | (724.33) | (11.49) % | Cost of sewerage on property | 26,411.28 | 22,300.00 | (4,111.28) | (18.43) % | | |
| 4330 - Utilities - Gas Vacancies | 2,220.00 | 189.15 | 185.00 | (4.15) | (2.24) % | | 573.50 | 740.00 | 166.50 | 22.50 % | | |
| 4335 - Utilities - Gas Occupied | 844.00 | 75.62 | 70.00 | (5.62) | (8.02) % | | 134.01 | 280.00 | 145.99 | 52.13 % | | |
| 4340 - Utilities - Trash | 22,200.00 | 1,982.40 | 1,850.00 | (132.40) | (7.15) % | | 7,788.00 | 7,400.00 | (388.00) | (5.24) % | | |
| 4341 - Utilities - Other | 0.00 | 726.34 | 0.00 | (726.34) | (100.00) % | New drainage fee for the city not budgeted | 3,062.36 | 0.00 | (3,062.36) | (100.00) % | | |
| Total Utilities | 169,114.00 | 18,008.17 | 14,880.00 | (3,128.17) | (21.02) % | | 66,940.83 | 55,320.00 | (11,620.83) | (21.00) % | | |
| Operating & Maintenance Expenses | | | | | | | | | | | | |
| 4451 - Make-Ready - A/C | 460.00 | 0.00 | 38.00 | 38.00 | 100.00 % | | 0.00 | 152.00 | 152.00 | 100.00 % | | |
| 4452 - Make-Ready - Appliances | 5,560.00 | 0.00 | 463.00 | 463.00 | 100.00 % | | 0.00 | 1,852.00 | 1,852.00 | 100.00 % | | |
| 4453 - Make-Ready - Electrical | 90.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 43.29 | 32.00 | (11.29) | (35.28) % | | |
| 4454 - Make-Ready - Plumbing | 915.00 | 0.00 | 76.00 | 76.00 | 100.00 % | | 0.00 | 304.00 | 304.00 | 100.00 % | | |
| 4455 - Make-Ready - Tile | 160.00 | 0.00 | 13.00 | 13.00 | 100.00 % | | 0.00 | 52.00 | 52.00 | 100.00 % | | |
| 4456 - Make-Ready - Carpet | 5,840.00 | 0.00 | 487.00 | 487.00 | 100.00 % | | 1,088.95 | 1,948.00 | 859.05 | 44.09 % | | |
| 4457 - Make-Ready - Vinyl | 1,771.00 | 0.00 | 148.00 | 148.00 | 100.00 % | | 0.00 | 592.00 | 592.00 | 100.00 % | | |
| 4458 - Make-Ready - Painting | 3,148.00 | 300.65 | 262.00 | (38.65) | (14.75) % | | 621.89 | 1,048.00 | 426.11 | 40.65 % | | |
| 4459 - Make-Ready - Cleaning | 350.00 | 0.00 | 29.00 | 29.00 | 100.00 % | | 0.00 | 116.00 | 116.00 | 100.00 % | | |
| 4460 - Make-Ready - Other | 680.00 | 0.00 | 57.00 | 57.00 | 100.00 % | | 0.00 | 228.00 | 228.00 | 100.00 % | | |

Costa Esmeralda Budget Comparison

April 30, 2023

117 - Costa Esmeralda
Waco, Texas

117--Costa Esmeralda

| | Year Ending | | 117--Costa Esmeralda | | | | Month Ending | | Year To Date | | | |
|---------------------------------------------------|------------------|-----------------|-------------------------|-------------------|-------------------------|------------------------------------------------------|------------------|------------------|-------------------------|------------------|----------------------|--|
| | 12/31/2023 | | Month Ending 04/30/2023 | | Month Ending 04/30/2023 | | 04/30/2023 | | Year to Date 04/30/2023 | | 04/30/2023 | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note | |
| 4461 - Make-Ready - Drywall Repair | 160.00 | 0.00 | 13.00 | 13.00 | 100.00 % | | 0.00 | 52.00 | 52.00 | 100.00 % | | |
| 4464 - Make Ready - Window Treatments | 1,075.00 | 485.80 | 90.00 | (395.80) | (439.77) % | Cost of blinds residents are paying to have replaced | 739.72 | 360.00 | (379.72) | (105.47) % | | |
| 4465 - Make Ready - Doors/Locks/Keys | 560.00 | 0.00 | 47.00 | 47.00 | 100.00 % | | 0.00 | 188.00 | 188.00 | 100.00 % | | |
| Total Operating & Maintenance Expenses | 20,769.00 | 786.45 | 1,731.00 | 944.55 | 54.56 % | | 2,493.85 | 6,924.00 | 4,430.15 | 63.98 % | | |
| Maintenance & Repairs | | | | | | | | | | | | |
| 4400 - Materials - Hardware | 1,630.00 | 0.00 | 136.00 | 136.00 | 100.00 % | | 13.66 | 544.00 | 530.34 | 97.48 % | | |
| 4401 - Materials - A/C | 6,847.00 | 107.42 | 571.00 | 463.58 | 81.18 % | Transformers to repair AC | 2,912.01 | 2,284.00 | (628.01) | (27.49) % | | |
| 4402 - Materials - Appliances | 6,334.00 | 1,161.82 | 528.00 | (633.82) | (120.04) % | Fridge and Ice-maker and 2 disposals | 2,445.85 | 2,112.00 | (333.85) | (15.80) % | | |
| 4403 - Materials - Electrical | 4,375.00 | 0.00 | 365.00 | 365.00 | 100.00 % | | 126.30 | 1,460.00 | 1,333.70 | 91.34 % | | |
| 4404 - Materials - Plumbing | 4,210.00 | 1,961.64 | 351.00 | (1,610.64) | (458.87) % | New water heater, faucet repairs | 3,449.49 | 1,404.00 | (2,045.49) | (145.69) % | | |
| 4405 - Materials - Pool | 2,041.00 | 0.00 | 170.00 | 170.00 | 100.00 % | | 228.21 | 680.00 | 451.79 | 66.43 % | | |
| 4406 - Materials - Flooring | 520.00 | 0.00 | 43.00 | 43.00 | 100.00 % | | 0.00 | 172.00 | 172.00 | 100.00 % | | |
| 4407 - Materials - Paint | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | | |
| 4408 - Materials - Janitorial | 1,157.00 | 162.65 | 96.00 | (66.65) | (69.42) % | | 269.76 | 384.00 | 114.24 | 29.75 % | | |
| 4409 - Materials - Landscaping & Irrigation | 77.00 | 90.31 | 6.00 | (84.31) | (1,405.16) % | | 90.31 | 24.00 | (66.31) | (276.29) % | | |
| 4410 - Materials - Smoke Alarms | 355.00 | 0.00 | 30.00 | 30.00 | 100.00 % | | 368.56 | 120.00 | (248.56) | (207.13) % | | |
| 4411 - Materials - Drywall Repair | 130.00 | 0.00 | 11.00 | 11.00 | 100.00 % | | 170.47 | 44.00 | (126.47) | (287.43) % | | |
| 4412 - Materials - Screens | 530.00 | 0.00 | 44.00 | 44.00 | 100.00 % | | 0.00 | 176.00 | 176.00 | 100.00 % | | |
| 4413 - Materials - Doors/Locks/Keys | 241.00 | 0.00 | 20.00 | 20.00 | 100.00 % | | 208.38 | 80.00 | (128.38) | (160.47) % | | |
| 4414 - Materials - Light Bulbs/Fixtures | 2,440.00 | 417.66 | 203.00 | (214.66) | (105.74) % | Light bulbs and emergency light fixtures | 2,148.22 | 812.00 | (1,336.22) | (164.55) % | | |
| 4415 - Materials - Exterior Lights | 250.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 545.05 | 84.00 | (461.05) | (548.86) % | | |
| 4416 - Materials - Other | 113.00 | 246.39 | 9.00 | (237.39) | (2,637.66) % | | 776.06 | 36.00 | (740.06) | (2,055.72) % | | |
| 4417 - Small Tools | 0.00 | 30.01 | 0.00 | (30.01) | (100.00) % | | 806.15 | 0.00 | (806.15) | (100.00) % | | |
| 4418 - Fire Extinguishers | 105.00 | 0.00 | 9.00 | 9.00 | 100.00 % | | 0.00 | 36.00 | 36.00 | 100.00 % | | |
| 4419 - Equipment | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 737.46 | 0.00 | (737.46) | (100.00) % | | |
| Total Maintenance & Repairs | 31,855.00 | 4,177.90 | 2,655.00 | (1,522.90) | (57.35) % | | 15,295.94 | 10,620.00 | (4,675.94) | (44.02) % | | |
| Contract Costs | | | | | | | | | | | | |
| 4500 - Contract Costs - Pest Control | 8,996.00 | 220.00 | 750.00 | 530.00 | 70.66 % | Cost of Monthly Pest Control | 1,127.82 | 3,000.00 | 1,872.18 | 62.40 % | | |
| 4501 - Contract Costs - Landscaping | 36,420.00 | 3,361.91 | 3,035.00 | (326.91) | (10.77) % | Cost of Monthly Landscaping | 13,710.46 | 12,140.00 | (1,570.46) | (12.93) % | | |
| 4502 - Contract Costs - Irrigation | 2,905.00 | 0.00 | 242.00 | 242.00 | 100.00 % | | 8,798.86 | 968.00 | (7,830.86) | (808.97) % | | |
| 4504 - Contract Costs - A/C Repair | 2,310.00 | 0.00 | 193.00 | 193.00 | 100.00 % | | 0.00 | 772.00 | 772.00 | 100.00 % | | |
| 4505 - Contract Costs - A/C Replacement | 410.00 | 0.00 | 34.00 | 34.00 | 100.00 % | | 0.00 | 136.00 | 136.00 | 100.00 % | | |
| 4506 - Contract Costs - Plumbing | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 508.08 | 0.00 | (508.08) | (100.00) % | | |
| 4507 - Contract Costs - Electrical | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 962.77 | 32.00 | (930.77) | (2,908.65) % | | |
| 4508 - Contract Costs - Carpet Cleaning | 200.00 | 0.00 | 17.00 | 17.00 | 100.00 % | | 0.00 | 68.00 | 68.00 | 100.00 % | | |
| 4509 - Contract Costs - Carpet Replacement | 4,552.00 | 0.00 | 379.00 | 379.00 | 100.00 % | | 0.00 | 1,516.00 | 1,516.00 | 100.00 % | | |
| 4511 - Contract Costs - Tile Replacement | 170.00 | 0.00 | 14.00 | 14.00 | 100.00 % | | 0.00 | 56.00 | 56.00 | 100.00 % | | |
| 4514 - Contract Costs - Pool | 4,120.00 | 0.00 | 343.00 | 343.00 | 100.00 % | | 0.00 | 1,372.00 | 1,372.00 | 100.00 % | | |
| 4515 - Contract Costs - Flooring | 480.00 | 0.00 | 40.00 | 40.00 | 100.00 % | | 150.00 | 160.00 | 10.00 | 6.25 % | | |
| 4516 - Contract Costs - Custodian | 2,580.00 | 257.00 | 215.00 | (42.00) | (19.53) % | | 1,285.00 | 860.00 | (425.00) | (49.41) % | | |

Costa Esmeralda Budget Comparison

April 30, 2023

117 - Costa Esmeralda
Waco, Texas

| | 117--Costa Esmeralda | | | | | | | | | |
|------------------------------------------------|----------------------|-------------------------|-------------------|--------------------|-------------------|-----------------------------------------------------|---------------------|--------------------|--------------------|-------------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date | | | |
| | 12/31/2023 | 04/30/2023 | | | | 04/30/2023 | 04/30/2023 | | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % |
| 4518 - Contract Costs - Fire Monitoring | 11,235.00 | 713.27 | 936.00 | 222.73 | 23.79 % | Trouble call for 2 buildings and monthly monitoring | 2,099.27 | 3,744.00 | 1,644.73 | 43.92 % |
| 4520 - Contract Costs - Fire Extinguishers | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 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 | 76.00 | 76.00 | 100.00 % |
| 4524 - Contract Costs - Other | 2,500.00 | 0.00 | 208.00 | 208.00 | 100.00 % | | 0.00 | 832.00 | 832.00 | 100.00 % |
| Total Contract Costs | 77,208.00 | 4,552.18 | 6,433.00 | 1,880.82 | 29.23 % | | 30,637.26 | 25,732.00 | (4,905.26) | (19.06) % |
| Taxes & Insurance | | | | | | | | | | |
| 4600 - Property Insurance | 43,000.00 | 3,537.83 | 3,583.00 | 45.17 | 1.26 % | Yearly Pool Permit | 14,164.62 | 14,332.00 | 167.38 | 1.16 % |
| 4610 - Permits/License Fees | 0.00 | 137.00 | 0.00 | (137.00) | (100.00) % | | 137.00 | 0.00 | (137.00) | (100.00) % |
| Total Taxes & Insurance | 43,000.00 | 3,674.83 | 3,583.00 | (91.83) | (2.56) % | | 14,301.62 | 14,332.00 | 30.38 | 0.21 % |
| Total Operating Expenses | 725,342.47 | 68,031.35 | 61,235.90 | (6,795.45) | (11.09) % | | 251,003.78 | 240,743.60 | (10,260.18) | (4.26) % |
| Net Operating Income (Loss) | 301,481.53 | 10,825.33 | 24,333.76 | (13,508.43) | (55.51) % | | 71,418.21 | 101,535.04 | (30,116.83) | (29.66) % |
| Non-Operating Income | | | | | | | | | | |
| 3400 - CAPEX funding from Replacement Reserves | 66,000.00 | 0.00 | 5,500.00 | (5,500.00) | (100.00) % | | 0.00 | 22,000.00 | (22,000.00) | (100.00) % |
| Total Non-Operating Income | 66,000.00 | 0.00 | 5,500.00 | (5,500.00) | (100.00) % | | 0.00 | 22,000.00 | (22,000.00) | (100.00) % |
| Non-Operating Expenses | | | | | | | | | | |
| Capital Expenditures | | | | | | | | | | |
| 4735 - Capital Expenditures | 66,000.00 | 2,760.38 | 5,500.00 | 2,739.62 | 49.81 % | Irrigation Repairs Cost of Freeze Damage | 4,789.80 | 22,000.00 | 17,210.20 | 78.22 % |
| 4736 - Insurance Claims | 0.00 | 24,380.77 | 0.00 | (24,380.77) | (100.00) % | | 51,617.56 | 0.00 | (51,617.56) | (100.00) % |
| Total Capital Expenditures | 66,000.00 | 27,141.15 | 5,500.00 | (21,641.15) | (393.47) % | | 56,407.36 | 22,000.00 | (34,407.36) | (156.39) % |
| Depreciation & Amortization | | | | | | | | | | |
| 4710 - Depreciation | 260,413.00 | 21,701.09 | 21,701.00 | (0.09) | 0.00 % | | 86,804.36 | 86,804.00 | (0.36) | 0.00 % |
| 4715 - Amortization | 14,009.48 | 1,102.69 | 1,167.00 | 64.31 | 5.51 % | | 4,410.76 | 4,668.00 | 257.24 | 5.51 % |
| Total Depreciation & Amortization | 274,422.48 | 22,803.78 | 22,868.00 | 64.22 | 0.28 % | | 91,215.12 | 91,472.00 | 256.88 | 0.28 % |
| Debt Services | | | | | | | | | | |
| 4700 - Mortgage Interest #1 | 82,200.00 | 6,790.57 | 6,850.00 | 59.43 | 0.86 % | | 27,307.00 | 27,400.00 | 93.00 | 0.33 % |
| Total Debt Services | 82,200.00 | 6,790.57 | 6,850.00 | 59.43 | 0.86 % | | 27,307.00 | 27,400.00 | 93.00 | 0.33 % |
| Other Non-Operating Expenses | | | | | | | | | | |
| 4800 - TDHCA Compliance | 4,480.00 | 0.00 | 373.00 | 373.00 | 100.00 % | | 4,480.00 | 1,492.00 | (2,988.00) | (200.26) % |
| 4801 - TDHCA Asset Management Fee | 3,920.00 | 0.00 | 327.00 | 327.00 | 100.00 % | | 0.00 | 1,308.00 | 1,308.00 | 100.00 % |
| Total Other Non-Operating Expenses | 8,400.00 | 0.00 | 700.00 | 700.00 | 100.00 % | | 4,480.00 | 2,800.00 | (1,680.00) | (60.00) % |
| Total Non-Operating Expenses | 431,022.48 | 56,735.50 | 35,918.00 | (20,817.50) | (57.95) % | | 179,409.48 | 143,672.00 | (35,737.48) | (24.87) % |
| Net Income (Loss) | (63,540.95) | (45,910.17) | (6,084.24) | (39,825.93) | (654.57) % | | (107,991.27) | (20,136.96) | (87,854.31) | (436.28) % |

Gateway Northwest Comparative Balance Sheet April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|----------------------------------------------|-----------------------------|---------------------------|
| Assets | | |
| Current Assets | | |
| Cash | | |
| 1004 - Cash - OPERATING #2 | 688,526.75 | 695,723.07 |
| 1016 - Cash - Tenant Security Deposits #2 | 135,389.48 | 135,213.80 |
| Total Cash | 823,916.23 | 830,936.87 |
| Accounts Receivable | | |
| 1200 - A/R - Tenant | 2,501.04 | 7,753.15 |
| Total Accounts Receivable | 2,501.04 | 7,753.15 |
| Deposits & Escrows | | |
| 1102 - Lender Held Replacement Reserves | 489,909.13 | 484,684.16 |
| 1105 - Insurance Escrow | 161,816.23 | 147,550.04 |
| 1110 - Operating Reserves PNC 0158 | 723,406.65 | 722,464.47 |
| Total Deposits & Escrows | 1,375,132.01 | 1,354,698.67 |
| Other Current Assets | | |
| 1410 - Prepaid Insurance | 30,675.40 | 36,861.49 |
| 1411 - Prepaid MIP | 24,637.26 | 24,637.26 |
| Total Other Current Assets | 55,312.66 | 61,498.75 |
| Total Current Assets | 2,256,861.94 | 2,254,887.44 |
| Fixed Assets | | |
| 1610 - Building | 18,765,256.67 | 18,765,256.67 |
| 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 | 18,850,167.73 | 18,850,167.73 |
| Depreciation & Amortization | | |
| 1700 - Accumulated Depreciation | (3,621,941.82) | (3,581,316.78) |
| Total Depreciation & Amortization | (3,621,941.82) | (3,581,316.78) |
| Total Fixed Assets | 15,228,225.91 | 15,268,850.95 |
| Other Assets | | |
| 1500 - Prepaid Land Leases | 1,270,954.37 | 1,272,138.86 |
| 1510 - Other Depreciable/Amortizable assets | 68,115.00 | 68,115.00 |
| 1710 - Accumulated Amortization | (32,733.12) | (32,733.12) |
| 2309 - Accumulated Amortization - Loan Costs | (50,359.40) | (49,742.05) |
| Total Other Assets | 1,255,976.85 | 1,257,778.69 |
| Total Assets | 18,741,064.70 | 18,781,517.08 |

Gateway Northwest Comparative Balance Sheet April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|-----------------------------------------------|-----------------------------|---------------------------|
| Liabilities & Equity | | |
| Liabilities | | |
| Current Liabilities | | |
| 2000 - A/P – Trade | 22,456.28 | 7,212.53 |
| 2001 - A/P – THFHMC | 21,369.58 | 20,268.48 |
| 2520 - A/P - Chase 0322 | 53.00 | 0.00 |
| 2522 - A/P - Chase 0094 | 36.65 | 0.00 |
| 2527 - A/P - Chase 1742 | 1,159.07 | 1,479.84 |
| 2569 - A/P - Elan 6620 | 80.49 | 177.85 |
| 2573 - A/P - Chase 1947 | 1,531.10 | 0.00 |
| Total Current Liabilities | 46,686.17 | 29,138.70 |
| Other Current Liabilities | | |
| 2100 - Prepaid Rent | 22,733.50 | 36,680.48 |
| 2200 - Tenant Security Deposits | 74,147.00 | 75,197.00 |
| 2201 - Security Deposits in Transit | 0.00 | 122.00 |
| 2226 - Accrued Interest | 34,221.44 | 34,221.44 |
| Total Other Current Liabilities | 131,101.94 | 146,220.92 |
| Long Term Liabilities | | |
| 2300 - N/P - PNC | 10,898,874.38 | 10,913,585.83 |
| 2301 - N/P - TDHCA (Surplus Cash Note) | 1,649,500.00 | 1,699,500.00 |
| 2302 - N/P - ILG (Surplus Cash Note) | 1,200,000.00 | 1,200,000.00 |
| 2310 - Loan Costs | (280,275.85) | (279,658.50) |
| Total Long Term Liabilities | 13,468,098.53 | 13,533,427.33 |
| Other Liabilities | | |
| 2220 - Partnership Mgmt Fee - THF | 327,905.90 | 327,905.90 |
| 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 | 1,536,248.51 | 1,536,248.51 |
| Total Liabilities | 15,182,135.15 | 15,245,035.46 |
| Equity | | |
| 2911 - ILP Capital | 476,732.00 | 476,732.00 |
| Retained Earnings | 3,010,544.13 | 3,010,544.13 |
| Current Net Income | 71,653.42 | 49,205.49 |
| Total Equity | 3,558,929.55 | 3,536,481.62 |
| Total Liabilities & Equity | 18,741,064.70 | 18,781,517.08 |

Gateway Northwest Budget Comparison

April 30, 2023

118 - Gateway Northwest
Georgetown, Texas

| | 118--Gateway Northwest | | | | | | | | | | |
|------------------------------------------------|------------------------|-------------------------|--------------------|--------------------|------------------|-----------------------------------------------------------------------|---------------------|---------------------|--------------------|------------------|----------------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date | | | | |
| | 12/31/2023 | Month Ending 04/30/2023 | | Month Ending | 04/30/2023 | Year to Date 04/30/2023 | | 04/30/2023 | | | |
| | 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 % | | 974,412.00 | 965,284.00 | 9,128.00 | 0.94 % | |
| Total Rental Income | 2,895,852.00 | 243,603.00 | 241,321.00 | 2,282.00 | 0.94 % | | 974,412.00 | 965,284.00 | 9,128.00 | 0.94 % | |
| Vacancy, Losses & Concessions | | | | | | | | | | | |
| 3010 - Loss to Lease | (376,275.00) | (35,974.00) | (31,356.00) | (4,618.00) | (14.72) % | increasing rents \$50.00 at renewal charging max rent at move in | (172,154.45) | (125,424.00) | (46,730.45) | (37.25) % | |
| 3015 - Vacancy Loss | (220,725.00) | (19,242.00) | (18,394.00) | (848.00) | (4.61) % | | (82,989.00) | (73,576.00) | (9,413.00) | (12.79) % | |
| 3030 - Rental Concessions: Tenant | (5,630.00) | (300.00) | (469.00) | 169.00 | 36.03 % | move in concession \$300 off 1st month rent | (2,400.00) | (1,876.00) | (524.00) | (27.93) % | |
| 3035 - Rental Concessions: Employee | (6,504.00) | (542.00) | (542.00) | 0.00 | 0.00 % | | (2,168.00) | (2,168.00) | 0.00 | 0.00 % | |
| 3040 - Rental Concessions: Courtesy Officer | (9,600.00) | (713.00) | (800.00) | 87.00 | 10.87 % | | (2,737.00) | (3,200.00) | 463.00 | 14.46 % | |
| 3050 - Bad Debt | (25,000.00) | (9,631.65) | (2,083.00) | (7,548.65) | (362.39) % | 3 skips/move outs without notice-left owing rent or broke their lease | (14,256.40) | (8,332.00) | (5,924.40) | (71.10) % | |
| Total Vacancy, Losses & Concessions | (643,734.00) | (66,402.65) | (53,644.00) | (12,758.65) | (23.78) % | | (276,704.85) | (214,576.00) | (62,128.85) | (28.95) % | |
| Net Rental Income | 2,252,118.00 | 177,200.35 | 187,677.00 | (10,476.65) | (5.58) % | | 697,707.15 | 750,708.00 | (53,000.85) | (7.06) % | |
| Tenant Fees | | | | | | | | | | | |
| 3200 - Late Fees | 10,800.00 | 790.00 | 900.00 | (110.00) | (12.22) % | late fee charges collected from current residents | 3,800.00 | 3,600.00 | 200.00 | 5.55 % | |
| 3205 - NSF Fees | 260.00 | 0.00 | 22.00 | (22.00) | (100.00) % | | 75.00 | 88.00 | (13.00) | (14.77) % | |
| 3210 - Maintenance Fees | 700.00 | 356.00 | 58.00 | 298.00 | 513.79 % | Damage charges-Charged to tenant | 476.00 | 232.00 | 244.00 | 105.17 % | |
| 3215 - Court Fees - Tenant | 720.00 | 294.00 | 60.00 | 234.00 | 390.00 % | charged back eviction cost | 499.00 | 240.00 | 259.00 | 107.91 % | |
| 3220 - Reletting Fees | 9,910.00 | 2,540.50 | 826.00 | 1,714.50 | 207.56 % | move out early fees charged | 5,510.40 | 3,304.00 | 2,206.40 | 66.77 % | |
| 3225 - Move-out Charges | 18,005.00 | 1,735.00 | 1,500.00 | 235.00 | 15.66 % | move out damage costs | 4,830.00 | 6,000.00 | (1,170.00) | (19.50) % | |
| 3235 - Screening Fees | 3,679.00 | 229.00 | 307.00 | (78.00) | (25.40) % | Background/Credit check screening charges | 923.00 | 1,228.00 | (305.00) | (24.83) % | |
| Total Tenant Fees | 44,074.00 | 5,944.50 | 3,673.00 | 2,271.50 | 61.84 % | | 16,113.40 | 14,692.00 | 1,421.40 | 9.67 % | |
| Other Income | | | | | | | | | | | |
| 3300 - Laundry income | 867.00 | 0.00 | 72.00 | (72.00) | (100.00) % | | 1,185.50 | 288.00 | 897.50 | 311.63 % | |
| 3310 - Vendor Revenue Sharing | 5,450.00 | 0.00 | 454.00 | (454.00) | (100.00) % | | 0.00 | 1,816.00 | (1,816.00) | (100.00) % | |
| 3315 - Interest income | 1,782.00 | 974.78 | 149.00 | 825.78 | 554.21 % | interest earned | 3,854.30 | 596.00 | 3,258.30 | 546.69 % | |
| 3325 - Other Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 2,039.45 | 0.00 | 2,039.45 | 100.00 % | |
| Total Other Income | 8,099.00 | 974.78 | 675.00 | 299.78 | 44.41 % | | 7,079.25 | 2,700.00 | 4,379.25 | 162.19 % | |
| Total Income | 2,304,291.00 | 184,119.63 | 192,025.00 | (7,905.37) | (4.11) % | | 720,899.80 | 768,100.00 | (47,200.20) | (6.14) % | |
| Expenses | | | | | | | | | | | |
| Payroll & Related | | | | | | | | | | | |

Gateway Northwest Budget Comparison

April 30, 2023

118 - Gateway Northwest
Georgetown, Texas

| | 118--Gateway Northwest | | | | | | | | | | |
|----------------------------------------|------------------------|------------------|------------------|---------------|-----------------|-----------------------------------|------------------|------------------|------------------|----------------|----------------------|
| | Year Ending | Month Ending | | | | Month Ending | Year To Date | | | | |
| | 12/31/2023 | 04/30/2023 | | | | 04/30/2023 | 04/30/2023 | | | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| 4000 - Salaries - Manager | 44,889.98 | 3,528.05 | 3,740.83 | 212.78 | 5.68 % | | 15,172.27 | 14,963.32 | (208.95) | (1.39) % | |
| 4005 - Salaries - Assistant Manager | 38,110.73 | 2,935.89 | 3,175.89 | 240.00 | 7.55 % | | 12,628.90 | 12,703.56 | 74.66 | 0.58 % | |
| 4010 - Salaries - Leasing Agent | 35,561.76 | 2,726.88 | 2,963.48 | 236.60 | 7.98 % | | 11,495.22 | 11,853.92 | 358.70 | 3.02 % | |
| 4015 - Salaries - Maintenance | 91,084.50 | 8,119.82 | 7,590.38 | (529.44) | (6.97) % | | 23,965.45 | 30,361.52 | 6,396.07 | 21.06 % | |
| 4020 - Health Insurance | 33,685.20 | 2,695.77 | 2,807.10 | 111.33 | 3.96 % | | 8,943.08 | 11,228.40 | 2,285.32 | 20.35 % | |
| 4021 - Dental Insurance | 2,258.40 | 0.00 | 188.20 | 188.20 | 100.00 % | | 0.00 | 752.80 | 752.80 | 100.00 % | |
| 4022 - Vision Insurance | 535.80 | 40.23 | 44.65 | 4.42 | 9.89 % | | 134.10 | 178.60 | 44.50 | 24.91 % | |
| 4025 - Retirement - Safe Harbor | 6,503.30 | 0.00 | 541.94 | 541.94 | 100.00 % | | 0.00 | 2,167.76 | 2,167.76 | 100.00 % | |
| 4026 - Retirement - Matching | 4,335.53 | 460.60 | 361.29 | (99.31) | (27.48) % | | 1,478.67 | 1,445.16 | (33.51) | (2.31) % | |
| 4027 - Life Insurance | 1,517.78 | 10.53 | 126.48 | 115.95 | 91.67 % | | 35.10 | 505.92 | 470.82 | 93.06 % | |
| 4028 - Disability Insurance | 0.00 | 109.81 | 0.00 | (109.81) | (100.00) % | | 350.13 | 0.00 | (350.13) | (100.00) % | |
| 4030 - Payroll Taxes | 16,800.20 | 1,518.57 | 1,400.02 | (118.55) | (8.46) % | | 5,447.44 | 5,600.08 | 152.64 | 2.72 % | |
| 4032 - Worker's Compensation Insurance | 1,885.68 | 201.15 | 157.14 | (44.01) | (28.00) % | | 527.02 | 628.56 | 101.54 | 16.15 % | |
| 4040 - Overtime | 7,129.77 | 641.45 | 594.15 | (47.30) | (7.96) % | | 1,105.48 | 2,376.60 | 1,271.12 | 53.48 % | |
| 4045 - Bonuses | 7,000.00 | 1,211.38 | 583.00 | (628.38) | (107.78) % | Q1 staff bonuses paid out. | 1,908.38 | 2,332.00 | 423.62 | 18.16 % | |
| 4061 - Employee Recruiting/Screening | 0.00 | 80.49 | 0.00 | (80.49) | (100.00) % | | 2,486.31 | 0.00 | (2,486.31) | (100.00) % | |
| Total Payroll & Related | 291,298.63 | 24,280.62 | 24,274.55 | (6.07) | (0.02) % | | 85,677.55 | 97,098.20 | 11,420.65 | 11.76 % | |
| Administrative Expenses | | | | | | | | | | | |
| 4035 - Uniforms | 3,712.00 | 95.13 | 309.00 | 213.87 | 69.21 % | Maintenance uniform charges | 95.13 | 1,236.00 | 1,140.87 | 92.30 % | |
| 4100 - Management Fees | 86,260.00 | 7,493.84 | 7,188.00 | (305.84) | (4.25) % | | 28,469.86 | 28,752.00 | 282.14 | 0.98 % | |
| 4102 - Office Equipment & Furniture | 450.00 | 0.00 | 38.00 | 38.00 | 100.00 % | | 0.00 | 152.00 | 152.00 | 100.00 % | |
| 4103 - Paper | 771.00 | 118.66 | 64.00 | (54.66) | (85.40) % | | 282.62 | 256.00 | (26.62) | (10.39) % | |
| 4104 - Toner | 1,124.00 | 108.15 | 94.00 | (14.15) | (15.05) % | | 546.59 | 376.00 | (170.59) | (45.36) % | |
| 4105 - Postage | 334.00 | 0.00 | 28.00 | 28.00 | 100.00 % | | 0.00 | 112.00 | 112.00 | 100.00 % | |
| 4106 - Office Supplies | 5,000.00 | 287.03 | 417.00 | 129.97 | 31.16 % | water service | 1,665.75 | 1,668.00 | 2.25 | 0.13 % | |
| 4108 - IT Contract | 3,372.00 | 281.00 | 281.00 | 0.00 | 0.00 % | | 1,124.00 | 1,124.00 | 0.00 | 0.00 % | |
| 4109 - IT Hardware | 450.00 | 0.00 | 38.00 | 38.00 | 100.00 % | | 0.00 | 152.00 | 152.00 | 100.00 % | |
| 4110 - IT Software | 12,575.18 | 1,062.78 | 1,048.00 | (14.78) | (1.41) % | | 4,240.62 | 4,192.00 | (48.62) | (1.15) % | |
| 4111 - Telephone & Fax | 3,214.00 | 376.44 | 268.00 | (108.44) | (40.46) % | office phone and fax monthly bill | 1,052.27 | 1,072.00 | 19.73 | 1.84 % | |
| 4112 - Internet | 4,548.00 | 367.93 | 379.00 | 11.07 | 2.92 % | | 1,622.87 | 1,516.00 | (106.87) | (7.04) % | |
| 4113 - Television | 1,869.00 | 151.17 | 156.00 | 4.83 | 3.09 % | | 605.32 | 624.00 | 18.68 | 2.99 % | |
| 4115 - Staff Training | 2,500.00 | 0.00 | 208.00 | 208.00 | 100.00 % | | 990.00 | 832.00 | (158.00) | (18.99) % | |
| 4116 - Membership Dues | 780.00 | 0.00 | 65.00 | 65.00 | 100.00 % | | 100.00 | 260.00 | 160.00 | 61.53 % | |
| 4117 - Vehicle Maintenance & Repairs | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 29.40 | 168.00 | 138.60 | 82.50 % | |
| 4119 - Travel | 3,913.00 | 2,057.91 | 326.00 | (1,731.91) | (531.26) % | TAA Conference | 2,139.13 | 1,304.00 | (835.13) | (64.04) % | |
| 4120 - Bank Fees | 254.64 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % | |
| 4121 - Eviction | 720.00 | 0.00 | 60.00 | 60.00 | 100.00 % | | 513.42 | 240.00 | (273.42) | (113.92) % | |
| 4122 - Resident Screening Services | 1,674.00 | 224.56 | 140.00 | (84.56) | (60.40) % | | 930.54 | 560.00 | (370.54) | (66.16) % | |
| 4125 - Audit Fees | 7,500.00 | 7,500.00 | 625.00 | (6,875.00) | (1,100.00) % | | 7,500.00 | 2,500.00 | (5,000.00) | (200.00) % | |
| 4127 - Tax Prep Fees | 1,500.00 | (7,500.00) | 125.00 | 7,625.00 | 6,100.00 % | | 1,500.00 | 500.00 | (1,000.00) | (200.00) % | |
| 4129 - Fuel | 134.00 | 0.00 | 11.00 | 11.00 | 100.00 % | | 33.61 | 44.00 | 10.39 | 23.61 % | |
| 4130 - Late Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 3,087.11 | 0.00 | (3,087.11) | (100.00) % | |
| 4132 - Employee Gifts | 500.00 | 81.62 | 42.00 | (39.62) | (94.33) % | | 120.91 | 168.00 | 47.09 | 28.02 % | |
| 4134 - Contract Costs - Admin | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| 4136 - Contract Labor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 7,577.52 | 0.00 | (7,577.52) | (100.00) % | |
| 4138 - Answering Service | 0.00 | 200.00 | 0.00 | (200.00) | (100.00) % | PTA exchange | 1,000.00 | 0.00 | (1,000.00) | (100.00) % | |
| 4258 - Resident Services - Supplies | 2,000.00 | 74.70 | 167.00 | 92.30 | 55.26 % | | 326.98 | 668.00 | 341.02 | 51.05 % | |

Gateway Northwest Budget Comparison

April 30, 2023

118 - Gateway Northwest
Georgetown, Texas

| | 118--Gateway Northwest | | | | | | | | | |
|---------------------------------------------------|------------------------|-------------------------|------------------|-------------------|------------------|--------------------------------------------------------------------------------|-------------------------|------------------|--------------------|------------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date | | | |
| | 12/31/2023 | Month Ending 04/30/2023 | | | | 04/30/2023 | Year to Date 04/30/2023 | | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % |
| Total Administrative Expenses | 146,154.82 | 12,980.92 | 12,182.00 | (798.92) | (6.55) % | | 65,553.65 | 48,728.00 | (16,825.65) | (34.52) % |
| Marketing Expenses | | | | | | | | | | |
| 4200 - Signage | 870.00 | 0.00 | 73.00 | 73.00 | 100.00 % | | 537.92 | 292.00 | (245.92) | (84.21) % |
| 4201 - Printed Material | 2,133.00 | 0.00 | 178.00 | 178.00 | 100.00 % | | 419.19 | 712.00 | 292.81 | 41.12 % |
| 4202 - Internet Advertising | 6,896.00 | 558.00 | 575.00 | 17.00 | 2.95 % | | 2,232.00 | 2,300.00 | 68.00 | 2.95 % |
| 4203 - Flags/Poles | 750.00 | 0.00 | 63.00 | 63.00 | 100.00 % | | 0.00 | 252.00 | 252.00 | 100.00 % |
| 4204 - Advertising - Other | 2,718.00 | 0.00 | 227.00 | 227.00 | 100.00 % | | 773.04 | 908.00 | 134.96 | 14.86 % |
| Total Marketing Expenses | 13,367.00 | 558.00 | 1,116.00 | 558.00 | 50.00 % | | 3,962.15 | 4,464.00 | 501.85 | 11.24 % |
| Utilities | | | | | | | | | | |
| 4300 - Utilities - Electric Vacancies | 8,100.00 | 998.11 | 675.00 | (323.11) | (47.86) % | vacant units 2 are being used as open house/tour units | 4,861.50 | 2,700.00 | (2,161.50) | (80.05) % |
| 4301 - Utilities - Electric - Office/Other | 19,400.00 | 1,405.23 | 1,500.00 | 94.77 | 6.31 % | | 6,875.84 | 7,300.00 | 424.16 | 5.81 % |
| 4315 - Utilities - Water | 32,400.00 | 4,119.43 | 2,700.00 | (1,419.43) | (52.57) % | property water and irrigation | 16,740.93 | 10,800.00 | (5,940.93) | (55.00) % |
| 4325 - Utilities - Sewer | 20,400.00 | 4,628.65 | 1,700.00 | (2,928.65) | (172.27) % | based on usage and is running the same YTD appears to be a budgeting oversight | 18,598.45 | 6,800.00 | (11,798.45) | (173.50) % |
| 4340 - Utilities - Trash | 57,600.00 | 4,752.70 | 4,800.00 | 47.30 | 0.98 % | | 19,096.90 | 19,200.00 | 103.10 | 0.53 % |
| 4341 - Utilities - Other | 840.00 | 67.48 | 70.00 | 2.52 | 3.60 % | | 273.89 | 280.00 | 6.11 | 2.18 % |
| Total Utilities | 138,740.00 | 15,971.60 | 11,445.00 | (4,526.60) | (39.55) % | | 66,447.51 | 47,080.00 | (19,367.51) | (41.13) % |
| Operating & Maintenance Expenses | | | | | | | | | | |
| 4450 - Make-Ready - Hardware | 1,373.00 | 0.00 | 114.00 | 114.00 | 100.00 % | | 231.33 | 456.00 | 224.67 | 49.26 % |
| 4451 - Make-Ready - A/C | 1,020.00 | 0.00 | 85.00 | 85.00 | 100.00 % | | 0.00 | 340.00 | 340.00 | 100.00 % |
| 4452 - Make-Ready - Appliances | 990.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 0.00 | 332.00 | 332.00 | 100.00 % |
| 4453 - Make-Ready - Electrical | 360.00 | 0.00 | 30.00 | 30.00 | 100.00 % | | 0.00 | 120.00 | 120.00 | 100.00 % |
| 4454 - Make-Ready - Plumbing | 1,370.00 | 0.00 | 114.00 | 114.00 | 100.00 % | | 0.00 | 456.00 | 456.00 | 100.00 % |
| 4456 - Make-Ready - Carpet | 8,500.00 | 0.00 | 708.00 | 708.00 | 100.00 % | | 3,396.29 | 2,832.00 | (564.29) | (19.92) % |
| 4458 - Make-Ready - Painting | 2,070.00 | 82.49 | 173.00 | 90.51 | 52.31 % | | 865.02 | 692.00 | (173.02) | (25.00) % |
| 4459 - Make-Ready - Cleaning | 2,760.00 | 0.00 | 230.00 | 230.00 | 100.00 % | | 264.64 | 920.00 | 655.36 | 71.23 % |
| 4460 - Make-Ready - Other | 695.00 | 0.00 | 58.00 | 58.00 | 100.00 % | | 0.00 | 232.00 | 232.00 | 100.00 % |
| 4464 - Make Ready - Window Treatments | 5,166.00 | 0.00 | 431.00 | 431.00 | 100.00 % | | 784.09 | 1,724.00 | 939.91 | 54.51 % |
| 4465 - Make Ready - Doors/Locks/Keys | 6,677.00 | 0.00 | 556.00 | 556.00 | 100.00 % | | 179.00 | 2,224.00 | 2,045.00 | 91.95 % |
| Total Operating & Maintenance Expenses | 30,981.00 | 82.49 | 2,582.00 | 2,499.51 | 96.80 % | | 5,720.37 | 10,328.00 | 4,607.63 | 44.61 % |
| Maintenance & Repairs | | | | | | | | | | |
| 4400 - Materials - Hardware | 4,120.00 | 0.00 | 343.00 | 343.00 | 100.00 % | | 225.28 | 1,372.00 | 1,146.72 | 83.58 % |
| 4401 - Materials - A/C | 11,629.00 | 2,535.82 | 969.00 | (1,566.82) | (161.69) % | A/C circuit boards replacing | 4,712.85 | 3,876.00 | (836.85) | (21.59) % |
| 4402 - Materials - Appliances | 23,556.00 | 3,890.93 | 1,963.00 | (1,927.93) | (98.21) % | | 6,880.37 | 7,852.00 | 971.63 | 12.37 % |
| 4403 - Materials - Electrical | 990.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 51.80 | 332.00 | 280.20 | 84.39 % |
| 4404 - Materials - Plumbing | 6,622.00 | 0.00 | 552.00 | 552.00 | 100.00 % | | 979.35 | 2,208.00 | 1,228.65 | 55.64 % |
| 4405 - Materials - Pool | 3,224.00 | 0.00 | 269.00 | 269.00 | 100.00 % | | 0.00 | 1,076.00 | 1,076.00 | 100.00 % |
| 4407 - Materials - Paint | 300.00 | 0.00 | 25.00 | 25.00 | 100.00 % | | 392.58 | 100.00 | (292.58) | (292.58) % |
| 4408 - Materials - Janitorial | 4,074.00 | 191.33 | 340.00 | 148.67 | 43.72 % | cleaning supplies | 636.72 | 1,360.00 | 723.28 | 53.18 % |
| 4409 - Materials - Landscaping & Irrigation | 422.00 | 0.00 | 35.00 | 35.00 | 100.00 % | | 0.00 | 140.00 | 140.00 | 100.00 % |
| 4410 - Materials - Smoke Alarms | 429.00 | 1,039.65 | 36.00 | (1,003.65) | (2,787.91) % | ADA flashing smoke detectors | 1,921.01 | 144.00 | (1,777.01) | (1,234.03) % |

Gateway Northwest Budget Comparison

April 30, 2023

118 - Gateway Northwest
Georgetown, Texas

| | 118--Gateway Northwest | | | | | | | | | |
|------------------------------------------------|------------------------|-------------------------|------------------|-------------------|-------------------|---------------------------------------------------|------------------|------------------|-------------------|------------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date | | | |
| | 12/31/2023 | Month Ending 04/30/2023 | | | 04/30/2023 | 04/30/2023 | | | 04/30/2023 | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % |
| 4411 - Materials - Drywall Repair | 310.00 | 0.00 | 26.00 | 26.00 | 100.00 % | needed | 107.85 | 104.00 | (3.85) | (3.70) % |
| 4413 - Materials - Doors/Locks/Keys | 3,522.00 | 909.99 | 294.00 | (615.99) | (209.52) % | locks for front doors, closet bi fold doors | 1,685.36 | 1,176.00 | (509.36) | (43.31) % |
| 4414 - Materials - Light Bulbs/Fixtures | 10,856.00 | 738.22 | 905.00 | 166.78 | 18.42 % | Purchase of light bulbs for work order/make ready | 1,400.16 | 3,620.00 | 2,219.84 | 61.32 % |
| 4415 - Materials - Exterior Lights | 2,318.00 | 0.00 | 193.00 | 193.00 | 100.00 % | | 0.00 | 772.00 | 772.00 | 100.00 % |
| 4416 - Materials - Other | 3,390.00 | 118.28 | 283.00 | 164.72 | 58.20 % | Purchase for broken cabinet drawer | 953.55 | 1,132.00 | 178.45 | 15.76 % |
| 4417 - Small Tools | 250.00 | 472.43 | 21.00 | (451.43) | (2,149.66) % | new ladder and items needed for staff | 641.82 | 84.00 | (557.82) | (664.07) % |
| 4419 - Equipment | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 325.34 | 0.00 | (325.34) | (100.00) % |
| Total Maintenance & Repairs | 76,012.00 | 9,896.65 | 6,337.00 | (3,559.65) | (56.17) % | | 20,914.04 | 25,348.00 | 4,433.96 | 17.49 % |
| Contract Costs | | | | | | | | | | |
| 4500 - Contract Costs - Pest Control | 9,435.00 | 1,620.00 | 786.00 | (834.00) | (106.10) % | pest control needed for property | 2,480.00 | 3,144.00 | 664.00 | 21.11 % |
| 4501 - Contract Costs - Landscaping | 42,385.00 | 2,214.55 | 3,532.00 | 1,317.45 | 37.30 % | monthly landscaping contract service | 9,121.03 | 14,128.00 | 5,006.97 | 35.44 % |
| 4502 - Contract Costs - Irrigation | 2,650.00 | 0.00 | 221.00 | 221.00 | 100.00 % | | 2,561.25 | 884.00 | (1,677.25) | (189.73) % |
| 4504 - Contract Costs - A/C Repair | 40,915.00 | 3,366.56 | 3,410.00 | 43.44 | 1.27 % | | 9,277.00 | 13,640.00 | 4,363.00 | 31.98 % |
| 4505 - Contract Costs - A/C Replacement | 13,200.00 | 0.00 | 1,100.00 | 1,100.00 | 100.00 % | | 7,927.79 | 4,400.00 | (3,527.79) | (80.17) % |
| 4506 - Contract Costs - Plumbing | 3,000.00 | 797.00 | 250.00 | (547.00) | (218.80) % | occupied plumbing issues 2 units | 3,425.25 | 1,000.00 | (2,425.25) | (242.52) % |
| 4507 - Contract Costs - Electrical | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 0.00 | 332.00 | 332.00 | 100.00 % |
| 4508 - Contract Costs - Carpet Cleaning | 1,955.00 | 0.00 | 163.00 | 163.00 | 100.00 % | | 2,109.77 | 652.00 | (1,457.77) | (223.58) % |
| 4509 - Contract Costs - Carpet Replacement | 4,065.00 | 0.00 | 339.00 | 339.00 | 100.00 % | | 1,367.76 | 1,356.00 | (11.76) | (0.86) % |
| 4513 - Contract Costs - Vinyl Replacement | 1,560.00 | 0.00 | 130.00 | 130.00 | 100.00 % | | 0.00 | 520.00 | 520.00 | 100.00 % |
| 4514 - Contract Costs - Pool | 2,185.00 | 844.35 | 182.00 | (662.35) | (363.92) % | poolwerx cleaning and sand change | 3,518.13 | 728.00 | (2,790.13) | (383.25) % |
| 4516 - Contract Costs - Custodian | 460.00 | 0.00 | 38.00 | 38.00 | 100.00 % | | 0.00 | 152.00 | 152.00 | 100.00 % |
| 4518 - Contract Costs - Fire Monitoring | 10,400.00 | 135.00 | 867.00 | 732.00 | 84.42 % | quarterly monitoring for fire | 438.10 | 3,468.00 | 3,029.90 | 87.36 % |
| 4519 - Contract Costs - Security Alarm | 2,090.00 | 0.00 | 174.00 | 174.00 | 100.00 % | | 428.70 | 696.00 | 267.30 | 38.40 % |
| 4520 - Contract Costs - Fire Extinguishers | 510.00 | 0.00 | 43.00 | 43.00 | 100.00 % | | 0.00 | 172.00 | 172.00 | 100.00 % |
| 4522 - Contract Costs - Glass | 4,630.00 | 0.00 | 386.00 | 386.00 | 100.00 % | | 1,865.99 | 1,544.00 | (321.99) | (20.85) % |
| 4524 - Contract Costs - Other | 3,500.00 | 0.00 | 292.00 | 292.00 | 100.00 % | | 0.00 | 1,168.00 | 1,168.00 | 100.00 % |
| 4526 - Contract Costs - Gate and Fence Repairs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 450.65 | 0.00 | (450.65) | (100.00) % |
| 4528 - Contract Costs - General Contractor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 4,200.00 | 0.00 | (4,200.00) | (100.00) % |
| Total Contract Costs | 143,940.00 | 8,977.46 | 11,996.00 | 3,018.54 | 25.16 % | | 49,171.42 | 47,984.00 | (1,187.42) | (2.47) % |
| Taxes & Insurance | | | | | | | | | | |
| 4600 - Property Insurance | 70,000.00 | 6,186.09 | 5,833.00 | (353.09) | (6.05) % | | 24,744.36 | 23,332.00 | (1,412.36) | (6.05) % |
| 4610 - Permits/License Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 35.00 | 0.00 | (35.00) | (100.00) % |
| 4840 - Taxes | 6,700.00 | 7,344.06 | 558.00 | (6,786.06) | (1,216.13) % | | 7,344.06 | 2,232.00 | (5,112.06) | (229.03) % |
| Total Taxes & Insurance | 76,700.00 | 13,530.15 | 6,391.00 | (7,139.15) | (111.70) % | | 32,123.42 | 25,564.00 | (6,559.42) | (25.65) % |
| Other Operating Expenses | | | | | | | | | | |
| 4253 - Community Activity Prizes | 0.00 | 25.00 | 0.00 | (25.00) | (100.00) % | | 25.00 | 0.00 | (25.00) | (100.00) % |

Gateway Northwest Budget Comparison

April 30, 2023

118 - Gateway Northwest
Georgetown, Texas

| | 118--Gateway Northwest | | | | | Month Ending 04/30/2023 Budget variance note | Year to Date 04/30/2023 | | | | Year To Date 04/30/2023 Budget variance note |
|------------------------------------------------|---------------------------|-------------------------|-------------------|--------------------|----------------------------|----------------------------------------------------|-------------------------|-------------------|--------------------|-------------------|----------------------------------------------------|
| | Year Ending 12/31/2023 | Month Ending 04/30/2023 | | | Month Ending 04/30/2023 | | Actual | Budget | Variance | % | |
| | Budget | Actual | Budget | Variance | % | | | | | | |
| Total Other Operating Expenses | 0.00 | 25.00 | 0.00 | (25.00) | (100.00) % | | 25.00 | 0.00 | (25.00) | (100.00) % | |
| Total Operating Expenses | 917,193.45 | 86,302.89 | 76,323.55 | (9,979.34) | (13.07) % | | 329,595.11 | 306,594.20 | (23,000.91) | (7.50) % | |
| Net Operating Income (Loss) | 1,387,097.55 | 97,816.74 | 115,701.45 | (17,884.71) | (15.45) % | | 391,304.69 | 461,505.80 | (70,201.11) | (15.21) % | |
| Non-Operating Income | | | | | | | | | | | |
| 3400 - CAPEX funding from Replacement Reserves | 54,200.00 | 0.00 | 4,517.00 | (4,517.00) | (100.00) % | | 0.00 | 18,068.00 | (18,068.00) | (100.00) % | |
| Total Non-Operating Income | 54,200.00 | 0.00 | 4,517.00 | (4,517.00) | (100.00) % | | 0.00 | 18,068.00 | (18,068.00) | (100.00) % | |
| Non-Operating Expenses | | | | | | | | | | | |
| Capital Expenditures | | | | | | | | | | | |
| 4735 - Capital Expenditures | 54,200.00 | 0.00 | 4,517.00 | 4,517.00 | 100.00 % | | 5,040.00 | 18,068.00 | 13,028.00 | 72.10 % | |
| Total Capital Expenditures | 54,200.00 | 0.00 | 4,517.00 | 4,517.00 | 100.00 % | | 5,040.00 | 18,068.00 | 13,028.00 | 72.10 % | |
| Depreciation & Amortization | | | | | | | | | | | |
| 4710 - Depreciation | 485,177.32 | 40,625.04 | 40,431.00 | (194.04) | (0.47) % | | 165,707.59 | 161,724.00 | (3,983.59) | (2.46) % | |
| 4715 - Amortization | 26,163.00 | 1,184.49 | 2,180.00 | 995.51 | 45.66 % | | 4,737.96 | 8,720.00 | 3,982.04 | 45.66 % | |
| Total Depreciation & Amortization | 511,340.32 | 41,809.53 | 42,611.00 | 801.47 | 1.88 % | | 170,445.55 | 170,444.00 | (1.55) | 0.00 % | |
| Debt Services | | | | | | | | | | | |
| 4700 - Mortgage Interest #1 | 401,341.08 | 33,559.28 | 33,445.00 | (114.28) | (0.34) % | | 134,507.16 | 133,780.00 | (727.16) | (0.54) % | |
| 4707 - Bond Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 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 | 16,424.00 | 16,424.00 | 100.00 % | |
| Total Debt Services | 450,615.63 | 33,559.28 | 37,551.00 | 3,991.72 | 10.63 % | | 144,165.72 | 150,204.00 | 6,038.28 | 4.02 % | |
| Other Non-Operating Expenses | | | | | | | | | | | |
| 4800 - TDHCA Compliance | 7,080.00 | 0.00 | 590.00 | 590.00 | 100.00 % | | 0.00 | 2,360.00 | 2,360.00 | 100.00 % | |
| Total Other Non-Operating Expenses | 7,080.00 | 0.00 | 590.00 | 590.00 | 100.00 % | | 0.00 | 2,360.00 | 2,360.00 | 100.00 % | |
| Total Non-Operating Expenses | 1,023,235.95 | 75,368.81 | 85,269.00 | 9,900.19 | 11.61 % | | 319,651.27 | 341,076.00 | 21,424.73 | 6.28 % | |
| Net Income (Loss) | 418,061.60 | 22,447.93 | 34,949.45 | (12,501.52) | (35.77) % | | 71,653.42 | 138,497.80 | (66,844.38) | (48.26) % | |

Oasis Cove Apartments Comparative Balance Sheet

April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|---------------------------------------------|-----------------------------|---------------------------|
| Assets | | |
| Current Assets | | |
| Cash | | |
| 1003 - Cash - Restricted OP SSBT 1611 | 200,236.38 | 200,236.38 |
| 1004 - Cash - Operating SSBT 1611 | (199,281.89) | (198,273.53) |
| 1008 - Cash - RepRes SSBT 0767 | 286.48 | 317.83 |
| 1016 - Cash - Tenant Sec Dep SSBT 1800 | 5,949.25 | 5,648.76 |
| Total Cash | 7,190.22 | 7,929.44 |
| Accounts Receivable | | |
| 1200 - A/R - Tenant | 0.00 | 142.00 |
| Total Accounts Receivable | 0.00 | 142.00 |
| Total Current Assets | 7,190.22 | 8,071.44 |
| 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 | 7,039,823.38 | 7,039,823.38 |
| Depreciation & Amortization | | |
| 1700 - Accumulated Depreciation | (2,822,057.21) | (2,802,342.06) |
| Total Depreciation & Amortization | (2,822,057.21) | (2,802,342.06) |
| Total Fixed Assets | 4,217,766.17 | 4,237,481.32 |
| Other Assets | | |
| 1500 - Prepaid Land Leases | 109,726.36 | 109,828.67 |
| 1503 - Deferred THFHMC Fees | 16,000.08 | 15,333.41 |
| 1510 - Other Depreciable/Amortizable assets | 45,692.00 | 45,692.00 |
| 1710 - Accumulated Amortization | (31,476.58) | (31,222.74) |
| Total Other Assets | 139,941.86 | 139,631.34 |
| Total Assets | 4,364,898.25 | 4,385,184.10 |

Oasis Cove Apartments Comparative Balance Sheet

April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|----------------------------------------------------------------|-----------------------------|---------------------------|
| Liabilities & Equity | | |
| Liabilities | | |
| Current Liabilities | | |
| 2000 - A/P – Trade | 18,605.46 | 12,015.02 |
| 2001 - A/P – THFHMC | 394,131.68 | 383,599.61 |
| 2067 - A/P - Texas Housing Foundation | 124,850.00 | 118,000.00 |
| 2510 - A/P - Chase 9535 | 306.95 | 306.95 |
| 2551 - A/P - Chase 2080 | 0.00 | 6,708.65 |
| 2561 - A/P - Chase 5873 | 4.81 | 0.00 |
| 2562 - A/P - Chase 0765 | 7.85 | 0.00 |
| 2566 - A/P - Chase 4101 | 592.95 | 592.95 |
| 2570 - A/P - Chase 3316 | 167.08 | 140.50 |
| 2573 - A/P - Chase 1947 | 765.54 | 0.00 |
| 2575 - A/P - Chase 5641 | 45.90 | 0.00 |
| Total Current Liabilities | 539,478.22 | 521,363.68 |
| Other Current Liabilities | | |
| 2100 - Prepaid Rent | 0.00 | 20.52 |
| 2200 - Tenant Security Deposits | 5,847.00 | 5,547.00 |
| Total Other Current Liabilities | 5,847.00 | 5,567.52 |
| Long Term Liabilities | | |
| 2232 - Deferred THFHMC Fees | 16,000.08 | 15,333.41 |
| 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 | 1,257,106.24 | 1,256,439.57 |
| 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 | 2,966,442.26 | 2,947,381.57 |
| Equity | | |
| Retained Earnings | 1,557,471.30 | 1,557,471.30 |
| Current Net Income | (159,015.31) | (119,668.77) |
| Total Equity | 1,398,455.99 | 1,437,802.53 |
| Total Liabilities & Equity | 4,364,898.25 | 4,385,184.10 |

Oasis Cove Apartments Budget Comparison

April 30, 2023

120 - Oasis Cove Apartments
Canadian, Texas

| | 120--Oasis Cove Apartments | | | | | | | | | | |
|------------------------------------------------|----------------------------|-------------------------|--------------------|-------------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------|--------------------|------------------|----------------------|
| | Year Ending | | | | | Month Ending | | | | | Year To Date |
| | 12/31/2023 | Month Ending 04/30/2023 | | | | Month Ending | Year to Date 04/30/2023 | | | | 04/30/2023 |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| Income | | | | | | | | | | | |
| Rental Income | | | | | | | | | | | |
| 3000 - Scheduled Rent | 572,844.00 | 56,563.00 | 47,737.00 | 8,826.00 | 18.48 % | Rents increased due to change in utility allowance | 224,972.00 | 190,948.00 | 34,024.00 | 17.81 % | |
| Total Rental Income | 572,844.00 | 56,563.00 | 47,737.00 | 8,826.00 | 18.48 % | | 224,972.00 | 190,948.00 | 34,024.00 | 17.81 % | |
| Vacancy, Losses & Concessions | | | | | | | | | | | |
| 3010 - Loss to Lease | (30,066.00) | (6,513.00) | (2,506.00) | (4,007.00) | (159.89) % | Renewals are being asked to increase \$50.00 across the board. Property occupancy is low so we are trying to get people in any way we can. | (25,983.71) | (10,024.00) | (15,959.71) | (159.21) % | |
| 3015 - Vacancy Loss | (421,781.00) | (40,136.00) | (35,148.00) | (4,988.00) | (14.19) % | Due to the occupancy being low | (161,434.00) | (140,592.00) | (20,842.00) | (14.82) % | |
| 3030 - Rental Concessions: Tenant | (5,000.00) | (100.00) | (417.00) | 317.00 | 76.01 % | reoccurring move in concession | (400.00) | (1,668.00) | 1,268.00 | 76.01 % | |
| 3035 - Rental Concessions: Employee | (7,117.00) | (676.00) | (593.00) | (83.00) | (13.99) % | | (2,506.00) | (2,372.00) | (134.00) | (5.64) % | |
| 3050 - Bad Debt | (6,500.00) | 0.00 | (542.00) | 542.00 | 100.00 % | | 0.00 | (2,168.00) | 2,168.00 | 100.00 % | |
| Total Vacancy, Losses & Concessions | (470,464.00) | (47,425.00) | (39,206.00) | (8,219.00) | (20.96) % | | (190,323.71) | (156,824.00) | (33,499.71) | (21.36) % | |
| Net Rental Income | 102,380.00 | 9,138.00 | 8,531.00 | 607.00 | 7.11 % | | 34,648.29 | 34,124.00 | 524.29 | 1.53 % | |
| Tenant Fees | | | | | | | | | | | |
| 3200 - Late Fees | 1,820.00 | 145.00 | 152.00 | (7.00) | (4.60) % | | 145.00 | 608.00 | (463.00) | (76.15) % | |
| 3210 - Maintenance Fees | 150.00 | 50.00 | 13.00 | 37.00 | 284.61 % | | 200.00 | 52.00 | 148.00 | 284.61 % | |
| 3215 - Court Fees - Tenant | 150.00 | 0.00 | 13.00 | (13.00) | (100.00) % | | 0.00 | 52.00 | (52.00) | (100.00) % | |
| 3220 - Reletting Fees | 1,360.00 | 0.00 | 113.00 | (113.00) | (100.00) % | | 0.00 | 452.00 | (452.00) | (100.00) % | |
| 3225 - Move-out Charges | 1,063.00 | 0.00 | 89.00 | (89.00) | (100.00) % | | 149.00 | 356.00 | (207.00) | (58.14) % | |
| 3235 - Screening Fees | 360.00 | 0.00 | 30.00 | (30.00) | (100.00) % | | 0.00 | 120.00 | (120.00) | (100.00) % | |
| Total Tenant Fees | 4,903.00 | 195.00 | 410.00 | (215.00) | (52.43) % | | 494.00 | 1,640.00 | (1,146.00) | (69.87) % | |
| Other Income | | | | | | | | | | | |
| 3315 - Interest income | 0.00 | 0.49 | 0.00 | 0.49 | 100.00 % | | 1.84 | 0.00 | 1.84 | 100.00 % | |
| Total Other Income | 0.00 | 0.49 | 0.00 | 0.49 | 100.00 % | | 1.84 | 0.00 | 1.84 | 100.00 % | |
| Total Income | 107,283.00 | 9,333.49 | 8,941.00 | 392.49 | 4.38 % | | 35,144.13 | 35,764.00 | (619.87) | (1.73) % | |
| Expenses | | | | | | | | | | | |
| Payroll & Related | | | | | | | | | | | |
| 4000 - Salaries - Manager | 35,199.45 | 2,713.46 | 2,933.29 | 219.83 | 7.49 % | | 10,322.14 | 11,733.16 | 1,411.02 | 12.02 % | |
| 4015 - Salaries - Maintenance | 33,783.75 | 2,306.12 | 2,815.31 | 509.19 | 18.08 % | missed some work with no paid time to take | 10,319.73 | 11,261.24 | 941.51 | 8.36 % | |
| 4020 - Health Insurance | 13,474.08 | 1,198.12 | 1,122.84 | (75.28) | (6.70) % | | 4,792.48 | 4,491.36 | (301.12) | (6.70) % | |
| 4021 - Dental Insurance | 903.36 | 0.00 | 75.28 | 75.28 | 100.00 % | | 0.00 | 301.12 | 301.12 | 100.00 % | |
| 4022 - Vision Insurance | 214.32 | 17.88 | 17.86 | (0.02) | (0.11) % | | 71.52 | 71.44 | (0.08) | (0.11) % | |
| 4025 - Retirement - Safe Harbor | 2,090.42 | 0.00 | 174.20 | 174.20 | 100.00 % | | 0.00 | 696.80 | 696.80 | 100.00 % | |
| 4026 - Retirement - Matching | 1,393.61 | 162.07 | 116.13 | (45.94) | (39.55) % | | 649.35 | 464.52 | (184.83) | (39.78) % | |

Oasis Cove Apartments Budget Comparison

April 30, 2023

120 - Oasis Cove Apartments
Canadian, Texas

120--Oasis Cove Apartments

| | Year Ending | | Month Ending | | | | Month Ending | | | | Year To Date | |
|----------------------------------------|------------------|------------------|-------------------------|-------------------|-------------------------|-------------------------------------------|-------------------------|------------------|-------------------------|------------------|--------------|----------|
| | 12/31/2023 | | Month Ending 04/30/2023 | | Month Ending 04/30/2023 | | Month Ending 04/30/2023 | | Year to Date 04/30/2023 | | 04/30/2023 | |
| | Budget | Actual | Budget | Variance | % | Budget | Actual | Budget | Variance | % | Budget | Variance |
| 4027 - Life Insurance | 509.38 | 4.68 | 42.45 | 37.77 | 88.97 % | | 18.72 | 169.80 | 151.08 | 88.97 % | | |
| 4028 - Disability Insurance | 0.00 | 43.02 | 0.00 | (43.02) | (100.00) % | | 155.36 | 0.00 | (155.36) | (100.00) % | | |
| 4030 - Payroll Taxes | 5,400.25 | 464.98 | 450.02 | (14.96) | (3.32) % | | 1,931.90 | 1,800.08 | (131.82) | (7.32) % | | |
| 4032 - Worker's Compensation Insurance | 620.47 | 58.33 | 51.71 | (6.62) | (12.80) % | | 167.55 | 206.84 | 39.29 | 18.99 % | | |
| 4040 - Overtime | 697.46 | 86.38 | 58.12 | (28.26) | (48.62) % | | 412.69 | 232.48 | (180.21) | (77.51) % | | |
| 4045 - Bonuses | 3,000.00 | 296.28 | 250.00 | (46.28) | (18.51) % | | 590.28 | 1,000.00 | 409.72 | 40.97 % | | |
| 4061 - Employee Recruiting/Screening | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 33.50 | 0.00 | (33.50) | (100.00) % | | |
| Total Payroll & Related | 97,286.55 | 7,351.32 | 8,107.21 | 755.89 | 9.32 % | | 29,465.22 | 32,428.84 | 2,963.62 | 9.13 % | | |
| Administrative Expenses | | | | | | | | | | | | |
| 4100 - Management Fees | 8,040.00 | 473.75 | 670.00 | 196.25 | 29.29 % | | 1,805.19 | 2,680.00 | 874.81 | 32.64 % | | |
| 4101 - Compliance Fee - THF | 9,600.00 | 800.00 | 800.00 | 0.00 | 0.00 % | | 3,200.00 | 3,200.00 | 0.00 | 0.00 % | | |
| 4102 - Office Equipment & Furniture | 150.00 | 0.00 | 13.00 | 13.00 | 100.00 % | | 0.00 | 52.00 | 52.00 | 100.00 % | | |
| 4103 - Paper | 109.00 | 0.00 | 9.00 | 9.00 | 100.00 % | | 176.86 | 36.00 | (140.86) | (391.27) % | | |
| 4104 - Toner | 1,480.00 | 0.00 | 123.00 | 123.00 | 100.00 % | | 0.00 | 492.00 | 492.00 | 100.00 % | | |
| 4105 - Postage | 385.00 | 50.62 | 32.00 | (18.62) | (58.18) % | | 50.62 | 128.00 | 77.38 | 60.45 % | | |
| 4106 - Office Supplies | 1,686.00 | 0.00 | 141.00 | 141.00 | 100.00 % | | 90.93 | 564.00 | 473.07 | 83.87 % | | |
| 4108 - IT Contract | 2,244.00 | 187.00 | 187.00 | 0.00 | 0.00 % | | 748.00 | 748.00 | 0.00 | 0.00 % | | |
| 4109 - IT Hardware | 250.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % | | |
| 4110 - IT Software | 4,712.84 | 366.17 | 393.00 | 26.83 | 6.82 % | | 1,464.68 | 1,572.00 | 107.32 | 6.82 % | | |
| 4111 - Telephone & Fax | 4,814.00 | 333.72 | 401.00 | 67.28 | 16.77 % | | 1,213.41 | 1,604.00 | 390.59 | 24.35 % | | |
| 4112 - Internet | 3,306.00 | 271.45 | 276.00 | 4.55 | 1.64 % | | 1,132.87 | 1,104.00 | (28.87) | (2.61) % | | |
| 4115 - Staff Training | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 495.00 | 500.00 | 5.00 | 1.00 % | | |
| 4116 - Membership Dues | 540.00 | 200.00 | 45.00 | (155.00) | (344.44) % | Chamber of Commerce dues | 200.00 | 180.00 | (20.00) | (11.11) % | | |
| 4119 - Travel | 3,411.00 | 991.18 | 284.00 | (707.18) | (249.00) % | TAA Conference | 1,584.13 | 1,136.00 | (448.13) | (39.44) % | | |
| 4120 - Bank Fees | 254.64 | 34.77 | 21.00 | (13.77) | (65.57) % | | 66.15 | 84.00 | 17.85 | 21.25 % | | |
| 4121 - Eviction | 150.00 | 0.00 | 13.00 | 13.00 | 100.00 % | | 0.00 | 52.00 | 52.00 | 100.00 % | | |
| 4122 - Resident Screening Services | 419.00 | 36.26 | 35.00 | (1.26) | (3.60) % | | 72.52 | 140.00 | 67.48 | 48.20 % | | |
| 4125 - Audit Fees | 7,500.00 | 7,500.00 | 625.00 | (6,875.00) | (1,100.00) % | | 7,500.00 | 2,500.00 | (5,000.00) | (200.00) % | | |
| 4126 - Legal Fees | 8,640.00 | 720.00 | 720.00 | 0.00 | 0.00 % | | 2,880.00 | 2,880.00 | 0.00 | 0.00 % | | |
| 4127 - Tax Prep Fees | 1,500.00 | (1,500.00) | 125.00 | 1,625.00 | 1,300.00 % | | 1,500.00 | 500.00 | (1,000.00) | (200.00) % | | |
| 4129 - Fuel | 400.00 | 0.00 | 33.00 | 33.00 | 100.00 % | | 0.00 | 132.00 | 132.00 | 100.00 % | | |
| 4132 - Employee Gifts | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 306.95 | 0.00 | (306.95) | (100.00) % | | |
| 4134 - Contract Costs - Admin | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | | |
| 4138 - Answering Service | 0.00 | 125.00 | 0.00 | (125.00) | (100.00) % | Charge for answering service for property | 625.00 | 0.00 | (625.00) | (100.00) % | | |
| 4250 - Resident Services Fee - THF | 8,000.04 | 1,000.00 | 667.00 | (333.00) | (49.92) % | | 4,000.00 | 2,668.00 | (1,332.00) | (49.92) % | | |
| 4258 - Resident Services - Supplies | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 95.79 | 332.00 | 236.21 | 71.14 % | | |
| Total Administrative Expenses | 70,591.52 | 11,589.92 | 5,884.00 | (5,705.92) | (96.97) % | | 29,208.10 | 23,536.00 | (5,672.10) | (24.09) % | | |
| Marketing Expenses | | | | | | | | | | | | |
| 4200 - Signage | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | | |
| 4201 - Printed Material | 562.00 | 0.00 | 47.00 | 47.00 | 100.00 % | | 0.00 | 188.00 | 188.00 | 100.00 % | | |
| 4202 - Internet Advertising | 666.00 | 74.00 | 56.00 | (18.00) | (32.14) % | | 236.00 | 224.00 | (12.00) | (5.35) % | | |
| 4203 - Flags/Poles | 418.00 | 0.00 | 35.00 | 35.00 | 100.00 % | | 0.00 | 140.00 | 140.00 | 100.00 % | | |
| 4204 - Advertising - Other | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | | |
| Total Marketing Expenses | 2,646.00 | 74.00 | 222.00 | 148.00 | 66.66 % | | 236.00 | 888.00 | 652.00 | 73.42 % | | |
| Utilities | | | | | | | | | | | | |

Oasis Cove Apartments Budget Comparison

April 30, 2023

120 - Oasis Cove Apartments
Canadian, Texas

| | 120--Oasis Cove Apartments | | | | | | | | | | |
|---------------------------------------------------|----------------------------|-------------------------|-----------------|-------------------|-------------------|-----------------------------------------------|-------------------------|------------------|--------------------|-------------------|----------------------|
| | Year Ending | | | | | Month Ending | | | | | Year To Date |
| | 12/31/2023 | Month Ending 04/30/2023 | | | | Month Ending 04/30/2023 | Year to Date 04/30/2023 | | | | 04/30/2023 |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| 4300 - Utilities - Electric Vacancies | 12,000.00 | 1,192.69 | 1,000.00 | (192.69) | (19.26) % | electric usage in vacant units | 14,404.11 | 4,000.00 | (10,404.11) | (260.10) % | |
| 4301 - Utilities - Electric - Office/Other | 7,300.00 | 1,085.31 | 700.00 | (385.31) | (55.04) % | Office electric | 5,903.36 | 2,600.00 | (3,303.36) | (127.05) % | |
| 4311 - Utilities - Water - Other | 420.00 | 33.69 | 35.00 | 1.31 | 3.74 % | | 134.76 | 140.00 | 5.24 | 3.74 % | |
| 4315 - Utilities - Water | 6,000.00 | 368.34 | 500.00 | 131.66 | 26.33 % | Between water and sewer this is running flat. | 1,576.48 | 2,000.00 | 423.52 | 21.17 % | |
| 4325 - Utilities - Sewer | 3,000.00 | 313.57 | 250.00 | (63.57) | (25.42) % | | 1,430.59 | 1,000.00 | (430.59) | (43.05) % | |
| 4340 - Utilities - Trash | 4,200.00 | 335.44 | 350.00 | 14.56 | 4.16 % | | 1,341.76 | 1,400.00 | 58.24 | 4.16 % | |
| 4341 - Utilities - Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 82.57 | 0.00 | (82.57) | (100.00) % | |
| Total Utilities | 32,920.00 | 3,329.04 | 2,835.00 | (494.04) | (17.42) % | | 24,873.63 | 11,140.00 | (13,733.63) | (123.28) % | |
| Operating & Maintenance Expenses | | | | | | | | | | | |
| 4450 - Make-Ready - Hardware | 200.00 | 0.00 | 17.00 | 17.00 | 100.00 % | | 0.00 | 68.00 | 68.00 | 100.00 % | |
| 4452 - Make-Ready - Appliances | 1,054.00 | 0.00 | 88.00 | 88.00 | 100.00 % | | 0.00 | 352.00 | 352.00 | 100.00 % | |
| 4453 - Make-Ready - Electrical | 420.00 | 0.00 | 35.00 | 35.00 | 100.00 % | | 0.00 | 140.00 | 140.00 | 100.00 % | |
| 4454 - Make-Ready - Plumbing | 520.00 | 0.00 | 43.00 | 43.00 | 100.00 % | | 0.00 | 172.00 | 172.00 | 100.00 % | |
| 4456 - Make-Ready - Carpet | 2,470.00 | 0.00 | 206.00 | 206.00 | 100.00 % | | 0.00 | 824.00 | 824.00 | 100.00 % | |
| 4457 - Make-Ready - Vinyl | 3,100.00 | 0.00 | 258.00 | 258.00 | 100.00 % | | 0.00 | 1,032.00 | 1,032.00 | 100.00 % | |
| 4458 - Make-Ready - Painting | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 83.24 | 0.00 | (83.24) | (100.00) % | |
| 4459 - Make-Ready - Cleaning | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 79.78 | 0.00 | (79.78) | (100.00) % | |
| 4464 - Make Ready - Window Treatments | 0.00 | (781.44) | 0.00 | 781.44 | 100.00 % | Returned miniblinds | 0.00 | 0.00 | 0.00 | 0.00 % | |
| Total Operating & Maintenance Expenses | 7,764.00 | (781.44) | 647.00 | 1,428.44 | 220.77 % | | 163.02 | 2,588.00 | 2,424.98 | 93.70 % | |
| Maintenance & Repairs | | | | | | | | | | | |
| 4400 - Materials - Hardware | 0.00 | 38.99 | 0.00 | (38.99) | (100.00) % | | 45.24 | 0.00 | (45.24) | (100.00) % | |
| 4402 - Materials - Appliances | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 295.65 | 0.00 | (295.65) | (100.00) % | |
| 4403 - Materials - Electrical | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 23.65 | 0.00 | (23.65) | (100.00) % | |
| 4407 - Materials - Paint | 0.00 | 322.51 | 0.00 | (322.51) | (100.00) % | Repairs from the storm of 2021 | 414.09 | 0.00 | (414.09) | (100.00) % | |
| 4408 - Materials - Janitorial | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 36.42 | 0.00 | (36.42) | (100.00) % | |
| 4411 - Materials - Drywall Repair | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 1,252.10 | 0.00 | (1,252.10) | (100.00) % | |
| 4413 - Materials - Doors/Locks/Keys | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 93.84 | 0.00 | (93.84) | (100.00) % | |
| 4414 - Materials - Light Bulbs/Fixtures | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 147.44 | 0.00 | (147.44) | (100.00) % | |
| 4416 - Materials - Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 189.73 | 0.00 | (189.73) | (100.00) % | |
| 4417 - Small Tools | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 32.73 | 0.00 | (32.73) | (100.00) % | |
| 4419 - Equipment | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 1,324.78 | 0.00 | (1,324.78) | (100.00) % | |
| Total Maintenance & Repairs | 0.00 | 361.50 | 0.00 | (361.50) | (100.00) % | | 3,855.67 | 0.00 | (3,855.67) | (100.00) % | |
| Contract Costs | | | | | | | | | | | |
| 4500 - Contract Costs - Pest Control | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 2,040.00 | 0.00 | (2,040.00) | (100.00) % | |
| 4501 - Contract Costs - Landscaping | 19,200.00 | 3,000.00 | 1,600.00 | (1,400.00) | (87.50) % | | 7,062.82 | 6,400.00 | (662.82) | (10.35) % | |
| 4504 - Contract Costs - A/C Repair | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 400.00 | 0.00 | (400.00) | (100.00) % | |
| 4506 - Contract Costs - Plumbing | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 1,338.75 | 0.00 | (1,338.75) | (100.00) % | |
| 4518 - Contract Costs - Fire Monitoring | 0.00 | 75.00 | 0.00 | (75.00) | (100.00) % | | 300.00 | 0.00 | (300.00) | (100.00) % | |
| 4522 - Contract Costs - Glass | 0.00 | 1,439.73 | 0.00 | (1,439.73) | (100.00) % | repair 2 broken windows | 1,439.73 | 0.00 | (1,439.73) | (100.00) % | |
| 4524 - Contract Costs - Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 4,801.56 | 0.00 | (4,801.56) | (100.00) % | |
| Total Contract Costs | 19,200.00 | 4,514.73 | 1,600.00 | (2,914.73) | (182.17) % | | 17,382.86 | 6,400.00 | (10,982.86) | (171.60) % | |
| Taxes & Insurance | | | | | | | | | | | |
| 4600 - Property Insurance | 26,000.00 | 2,169.66 | 2,167.00 | (2.66) | (0.12) % | | 8,689.74 | 8,668.00 | (21.74) | (0.25) % | |

Oasis Cove Apartments Budget Comparison

April 30, 2023

120 - Oasis Cove Apartments
Canadian, Texas

| | 120--Oasis Cove Apartments | | | | | Month Ending 04/30/2023 Budget variance note | Year to Date 04/30/2023 | | | | Year To Date 04/30/2023 Budget variance note |
|----------------------------------------------|----------------------------|-------------------------|--------------------|-------------------|----------------------------|----------------------------------------------------|-------------------------|--------------------|------------------|---|----------------------------------------------------|
| | Year Ending 12/31/2023 | Month Ending 04/30/2023 | | | Month Ending 04/30/2023 | | Year to Date 04/30/2023 | | | | |
| | Budget | Actual | Budget | Variance | % | | Actual | Budget | Variance | % | |
| Total Taxes & Insurance | 26,000.00 | 2,169.66 | 2,167.00 | (2.66) | (0.12) % | 8,689.74 | 8,668.00 | (21.74) | (0.25) % | | |
| Total Operating Expenses | 256,408.07 | 28,608.73 | 21,462.21 | (7,146.52) | (33.29) % | 113,874.24 | 85,648.84 | (28,225.40) | (32.95) % | | |
| Net Operating Income (Loss) | (149,125.07) | (19,275.24) | (12,521.21) | (6,754.03) | (53.94) % | (78,730.11) | (49,884.84) | (28,845.27) | (57.82) % | | |
| Non-Operating Expenses | | | | | | | | | | | |
| Depreciation & Amortization | | | | | | | | | | | |
| 4710 - Depreciation | 236,581.80 | 19,715.15 | 19,715.00 | (0.15) | 0.00 % | 78,860.60 | 78,860.00 | (0.60) | 0.00 % | | |
| 4715 - Amortization | 4,273.84 | 356.15 | 356.00 | (0.15) | (0.04) % | 1,424.60 | 1,424.00 | (0.60) | (0.04) % | | |
| Total Depreciation & Amortization | 240,855.64 | 20,071.30 | 20,071.00 | (0.30) | 0.00 % | 80,285.20 | 80,284.00 | (1.20) | 0.00 % | | |
| Other Non-Operating Expenses | | | | | | | | | | | |
| 4800 - TDHCA Compliance | 2,240.00 | 0.00 | 187.00 | 187.00 | 100.00 % | 0.00 | 748.00 | 748.00 | 100.00 % | | |
| Total Other Non-Operating Expenses | 2,240.00 | 0.00 | 187.00 | 187.00 | 100.00 % | 0.00 | 748.00 | 748.00 | 100.00 % | | |
| Total Non-Operating Expenses | 243,095.64 | 20,071.30 | 20,258.00 | 186.70 | 0.92 % | 80,285.20 | 81,032.00 | 746.80 | 0.92 % | | |
| Net Income (Loss) | (392,220.71) | (39,346.54) | (32,779.21) | (6,567.33) | (20.03) % | (159,015.31) | (130,916.84) | (28,098.47) | (21.46) % | | |

Sagebrush Apartments Comparative Balance Sheet April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|----------------------------------------|-----------------------------|---------------------------|
| Assets | | |
| Current Assets | | |
| Cash | | |
| 1000 - Cash - Operating SSBT 7090 | 14,279.71 | 11,641.13 |
| 1015 - Cash - Tenant Sec Dep SSBT 6123 | 16,285.96 | 15,884.60 |
| Total Cash | 30,565.67 | 27,525.73 |
| Accounts Receivable | | |
| 1200 - A/R - Tenant | 598.48 | 0.00 |
| Total Accounts Receivable | 598.48 | 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 | 35,738.23 | 32,099.81 |
| Fixed Assets | | |
| 1605 - Land Improvements | 357,690.00 | 357,690.00 |
| 1610 - Building | 3,619,710.55 | 3,619,710.55 |
| 1630 - Furniture & Fixtures | 327,212.00 | 327,212.00 |
| Total Fixed Assets | 4,304,612.55 | 4,304,612.55 |
| Depreciation & Amortization | | |
| 1700 - Accumulated Depreciation | (3,356,172.06) | (3,344,919.06) |
| Total Depreciation & Amortization | (3,356,172.06) | (3,344,919.06) |
| Total Fixed Assets | 948,440.49 | 959,693.49 |
| Total Assets | 984,178.72 | 991,793.30 |

Sagebrush Apartments Comparative Balance Sheet April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|---------------------------------------|-----------------------------|---------------------------|
| Liabilities & Equity | | |
| Liabilities | | |
| Current Liabilities | | |
| 2000 - A/P – Trade | 11,231.85 | 12,007.26 |
| 2001 - A/P – THFHMC | 186,692.76 | 187,258.48 |
| 2520 - A/P - Chase 0322 | 74.05 | 455.69 |
| 2533 - A/P - Chase 7218 | 40.46 | 0.00 |
| 2564 - A/P - Chase 4069 | 21.50 | 0.00 |
| 2573 - A/P - Chase 1947 | 765.54 | 0.00 |
| Total Current Liabilities | 198,826.16 | 199,721.43 |
| Other Current Liabilities | | |
| 2100 - Prepaid Rent | 5,275.65 | 2,747.65 |
| 2200 - Tenant Security Deposits | 15,950.00 | 15,650.00 |
| Total Other Current Liabilities | 21,225.65 | 18,397.65 |
| Long Term Liabilities | | |
| 2302 - N/P - TSAHC 2020 | 1,662,676.94 | 1,662,676.94 |
| 2310 - Loan Costs | (19,049.09) | (19,049.09) |
| Total Long Term Liabilities | 1,643,627.85 | 1,643,627.85 |
| Total Liabilities | 1,863,679.66 | 1,861,746.93 |
| Equity | | |
| 2910 - GP Capital | 2,586,874.51 | 2,586,874.51 |
| Retained Earnings | (3,410,486.83) | (3,410,486.83) |
| Current Net Income | (55,888.62) | (46,341.31) |
| Total Equity | (879,500.94) | (869,953.63) |
| Total Liabilities & Equity | 984,178.72 | 991,793.30 |

Sagebrush Apartments Budget Comparison

April 30, 2023

103 - Sagebrush Apartments
Brady, Texas

| | 103--Sagebrush Apartments | | | | | | | | | | |
|------------------------------------------------|---------------------------|-------------------------|-------------------|-------------------|----------------------|--------------------------------------------------------------------|-------------------------|--------------------|--------------------|----------------------|--------------|
| | Year Ending | | | | Month Ending | | Month Ending | | | | Year To Date |
| | 12/31/2023 | Month Ending 04/30/2023 | | | Month Ending | 04/30/2023 | Year to Date 04/30/2023 | | | | 04/30/2023 |
| Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note | |
| Income | | | | | | | | | | | |
| Rental Income | | | | | | | | | | | |
| 3000 - Scheduled Rent | 492,456.00 | 47,552.00 | 41,038.00 | 6,514.00 | 15.87 % | | 190,208.00 | 164,152.00 | 26,056.00 | 15.87 % | |
| Total Rental Income | 492,456.00 | 47,552.00 | 41,038.00 | 6,514.00 | 15.87 % | | 190,208.00 | 164,152.00 | 26,056.00 | 15.87 % | |
| Vacancy, Losses & Concessions | | | | | | | | | | | |
| 3010 - Loss to Lease | (30,000.00) | (5,910.00) | (2,500.00) | (3,410.00) | (136.40) % | increasing rents by \$50.00 upon re-newals and max at move in | (24,719.00) | (10,000.00) | (14,719.00) | (147.19) % | |
| 3015 - Vacancy Loss | (20,000.00) | (4,381.00) | (1,666.66) | (2,714.34) | (162.86) % | Due to 5 vacant units | (19,524.00) | (6,666.64) | (12,857.36) | (192.86) % | |
| 3030 - Rental Concessions: Tenant | (3,000.00) | (2,559.00) | (250.00) | (2,309.00) | (923.60) % | Due to the Move In Special, sign in one month, get next month Free | (2,559.00) | (1,000.00) | (1,559.00) | (155.90) % | |
| 3035 - Rental Concessions: Employee | (10,692.00) | 0.00 | (891.00) | 891.00 | 100.00 % | | 0.00 | (3,564.00) | 3,564.00 | 100.00 % | |
| 3050 - Bad Debt | (10,860.00) | 0.00 | (905.00) | 905.00 | 100.00 % | | 0.00 | (3,620.00) | 3,620.00 | 100.00 % | |
| Total Vacancy, Losses & Concessions | (74,552.00) | (12,850.00) | (6,212.66) | (6,637.34) | (106.83) % | | (46,802.00) | (24,850.64) | (21,951.36) | (88.33) % | |
| Net Rental Income | 417,904.00 | 34,702.00 | 34,825.34 | (123.34) | (0.35) % | | 143,406.00 | 139,301.36 | 4,104.64 | 2.94 % | |
| Tenant Fees | | | | | | | | | | | |
| 3200 - Late Fees | 3,600.00 | 415.00 | 300.00 | 115.00 | 38.33 % | having several tenants that had to pay late this month | 1,615.00 | 1,200.00 | 415.00 | 34.58 % | |
| 3205 - NSF Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 25.00 | 0.00 | 25.00 | 100.00 % | |
| 3210 - Maintenance Fees | 2,590.00 | 0.00 | 216.00 | (216.00) | (100.00) % | | 0.00 | 864.00 | (864.00) | (100.00) % | |
| 3215 - Court Fees - Tenant | 485.00 | 0.00 | 40.00 | (40.00) | (100.00) % | | 0.00 | 160.00 | (160.00) | (100.00) % | |
| 3220 - Reletting Fees | 2,500.00 | 0.00 | 208.00 | (208.00) | (100.00) % | | 0.00 | 832.00 | (832.00) | (100.00) % | |
| 3225 - Move-out Charges | 5,154.00 | 100.00 | 430.00 | (330.00) | (76.74) % | Tenant move out in unit 1101 | 100.00 | 1,720.00 | (1,620.00) | (94.18) % | |
| 3235 - Screening Fees | 732.00 | 0.00 | 61.00 | (61.00) | (100.00) % | | 226.60 | 244.00 | (17.40) | (7.13) % | |
| 3245 - Cable Income | 25,022.00 | 2,040.00 | 2,085.00 | (45.00) | (2.15) % | | 8,160.00 | 8,340.00 | (180.00) | (2.15) % | |
| Total Tenant Fees | 40,083.00 | 2,555.00 | 3,340.00 | (785.00) | (23.50) % | | 10,126.60 | 13,360.00 | (3,233.40) | (24.20) % | |
| Other Income | | | | | | | | | | | |
| 3315 - Interest income | 0.00 | 1.36 | 0.00 | 1.36 | 100.00 % | | 5.29 | 0.00 | 5.29 | 100.00 % | |
| Total Other Income | 0.00 | 1.36 | 0.00 | 1.36 | 100.00 % | | 5.29 | 0.00 | 5.29 | 100.00 % | |
| Total Income | 457,987.00 | 37,258.36 | 38,165.34 | (906.98) | (2.37) % | | 153,537.89 | 152,661.36 | 876.53 | 0.57 % | |
| Expenses | | | | | | | | | | | |
| Payroll & Related | | | | | | | | | | | |
| 4000 - Salaries - Manager | 35,972.00 | 2,770.83 | 2,998.00 | 227.17 | 7.57 % | | 11,933.13 | 11,992.00 | 58.87 | 0.49 % | |
| 4015 - Salaries - Maintenance | 40,988.00 | 3,161.83 | 3,416.00 | 254.17 | 7.44 % | | 13,620.75 | 13,664.00 | 43.25 | 0.31 % | |
| 4020 - Health Insurance | 13,474.00 | 1,198.12 | 1,123.00 | (75.12) | (6.68) % | | 4,792.48 | 4,492.00 | (300.48) | (6.68) % | |
| 4021 - Dental Insurance | 903.00 | 0.00 | 75.00 | 75.00 | 100.00 % | | 0.00 | 300.00 | 300.00 | 100.00 % | |
| 4022 - Vision Insurance | 214.00 | 17.88 | 18.00 | 0.12 | 0.66 % | | 71.52 | 72.00 | 0.48 | 0.66 % | |
| 4025 - Retirement - Safe Harbor | 2,337.00 | 0.00 | 195.00 | 195.00 | 100.00 % | | 0.00 | 780.00 | 780.00 | 100.00 % | |
| 4026 - Retirement - Matching | 1,558.00 | 196.14 | 130.00 | (66.14) | (50.87) % | | 811.12 | 520.00 | (291.12) | (55.98) % | |
| 4027 - Life Insurance | 562.00 | 4.52 | 47.00 | 42.48 | 90.38 % | | 18.48 | 188.00 | 169.52 | 90.17 % | |

Sagebrush Apartments Budget Comparison

April 30, 2023

103 - Sagebrush Apartments
Brady, Texas

103--Sagebrush Apartments

| | 103--Sagebrush Apartments | | | | | | | | | |
|----------------------------------------|---------------------------|-------------------------|-----------------|-------------------|------------------|---------------------------------------------|------------------|------------------|-------------------|------------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date | | | |
| | 12/31/2023 | 04/30/2023 | | | | 04/30/2023 | 04/30/2023 | | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % |
| 4028 - Disability Insurance | 0.00 | 48.26 | 0.00 | (48.26) | (100.00) % | | 182.40 | 0.00 | (182.40) | (100.00) % |
| 4030 - Payroll Taxes | 6,036.00 | 568.31 | 503.00 | (65.31) | (12.98) % | | 2,429.13 | 2,012.00 | (417.13) | (20.73) % |
| 4032 - Worker's Compensation Insurance | 692.00 | 68.94 | 58.00 | (10.94) | (18.86) % | | 207.31 | 232.00 | 24.69 | 10.64 % |
| 4040 - Overtime | 927.00 | 214.02 | 77.00 | (137.02) | (177.94) % | Due to having call outs after hours. | 741.74 | 308.00 | (433.74) | (140.82) % |
| 4045 - Bonuses | 3,000.00 | 391.30 | 250.00 | (141.30) | (56.52) % | Quarterly Bonus | 742.30 | 1,000.00 | 257.70 | 25.77 % |
| Total Payroll & Related | 106,663.00 | 8,640.15 | 8,890.00 | 249.85 | 2.81 % | | 35,550.36 | 35,560.00 | 9.64 | 0.02 % |
| Administrative Expenses | | | | | | | | | | |
| 4035 - Uniforms | 4,925.00 | 273.28 | 410.00 | 136.72 | 33.34 % | 4 weeks uniform cost | 1,436.75 | 1,640.00 | 203.25 | 12.39 % |
| 4100 - Management Fees | 20,310.00 | 2,064.53 | 1,693.00 | (371.53) | (21.94) % | | 8,324.21 | 6,772.00 | (1,552.21) | (22.92) % |
| 4101 - Compliance Fee - THF | 9,000.00 | 750.00 | 750.00 | 0.00 | 0.00 % | | 3,000.00 | 3,000.00 | 0.00 | 0.00 % |
| 4102 - Office Equipment & Furniture | 350.00 | 0.00 | 29.00 | 29.00 | 100.00 % | | 731.74 | 116.00 | (615.74) | (530.81) % |
| 4103 - Paper | 0.00 | 280.06 | 0.00 | (280.06) | (100.00) % | | 400.03 | 0.00 | (400.03) | (100.00) % |
| 4105 - Postage | 50.00 | 0.00 | 4.00 | 4.00 | 100.00 % | | 0.00 | 16.00 | 16.00 | 100.00 % |
| 4106 - Office Supplies | 1,500.00 | 15.00 | 125.00 | 110.00 | 88.00 % | | 535.84 | 500.00 | (35.84) | (7.16) % |
| 4108 - IT Contract | 1,128.00 | 94.00 | 94.00 | 0.00 | 0.00 % | | 376.00 | 376.00 | 0.00 | 0.00 % |
| 4109 - IT Hardware | 250.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % |
| 4110 - IT Software | 4,442.00 | 346.70 | 370.00 | 23.30 | 6.29 % | | 1,386.80 | 1,480.00 | 93.20 | 6.29 % |
| 4111 - Telephone & Fax | 3,923.00 | 232.06 | 327.00 | 94.94 | 29.03 % | | 835.98 | 1,308.00 | 472.02 | 36.08 % |
| 4112 - Internet | 2,248.00 | 181.85 | 187.00 | 5.15 | 2.75 % | | 774.47 | 748.00 | (26.47) | (3.53) % |
| 4113 - Television | 24,427.00 | 1,528.97 | 2,036.00 | 507.03 | 24.90 % | Monthly cable service for the property | 6,115.24 | 8,144.00 | 2,028.76 | 24.91 % |
| 4114 - Misc Admin Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 162.37 | 0.00 | (162.37) | (100.00) % |
| 4115 - Staff Training | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 495.00 | 500.00 | 5.00 | 1.00 % |
| 4116 - Membership Dues | 700.00 | 0.00 | 58.00 | 58.00 | 100.00 % | | 0.00 | 232.00 | 232.00 | 100.00 % |
| 4117 - Vehicle Maintenance & Repairs | 250.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % |
| 4119 - Travel | 1,402.00 | 827.50 | 117.00 | (710.50) | (607.26) % | Travel for the TAA Conference in Fort Worth | 890.74 | 468.00 | (422.74) | (90.32) % |
| 4120 - Bank Fees | 303.00 | 0.00 | 25.00 | 25.00 | 100.00 % | | 0.00 | 100.00 | 100.00 | 100.00 % |
| 4121 - Eviction | 485.00 | 0.00 | 40.00 | 40.00 | 100.00 % | | 0.00 | 160.00 | 160.00 | 100.00 % |
| 4122 - Resident Screening Services | 733.00 | 163.17 | 61.00 | (102.17) | (167.49) % | Screening for the new Applicants | 217.56 | 244.00 | 26.44 | 10.83 % |
| 4125 - Audit Fees | 7,500.00 | 7,500.00 | 625.00 | (6,875.00) | (1,100.00) % | | 7,500.00 | 2,500.00 | (5,000.00) | (200.00) % |
| 4126 - Legal Fees | 8,100.00 | 675.00 | 675.00 | 0.00 | 0.00 % | | 2,700.00 | 2,700.00 | 0.00 | 0.00 % |
| 4127 - Tax Prep Fees | 1,500.00 | (1,500.00) | 125.00 | 1,625.00 | 1,300.00 % | | 1,500.00 | 500.00 | (1,000.00) | (200.00) % |
| 4129 - Fuel | 800.00 | 74.05 | 67.00 | (7.05) | (10.52) % | | 236.81 | 268.00 | 31.19 | 11.63 % |
| 4130 - Late Fees | 0.00 | 10.00 | 0.00 | (10.00) | (100.00) % | | 30.00 | 0.00 | (30.00) | (100.00) % |
| 4132 - Employee Gifts | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % |
| 4134 - Contract Costs - Admin | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % |
| 4138 - Answering Service | 0.00 | 125.00 | 0.00 | (125.00) | (100.00) % | Monthly fee for the Answering Service | 625.00 | 0.00 | (625.00) | (100.00) % |
| 4250 - Resident Services Fee - THF | 3,000.00 | 250.00 | 250.00 | 0.00 | 0.00 % | | 1,000.00 | 1,000.00 | 0.00 | 0.00 % |
| 4258 - Resident Services - Supplies | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 85.52 | 332.00 | 246.48 | 74.24 % |
| Total Administrative Expenses | 100,826.00 | 13,891.17 | 8,402.00 | (5,489.17) | (65.33) % | | 39,360.06 | 33,608.00 | (5,752.06) | (17.11) % |
| Marketing Expenses | | | | | | | | | | |
| 4200 - Signage | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 0.00 | 332.00 | 332.00 | 100.00 % |
| 4201 - Printed Material | 1,056.00 | 0.00 | 88.00 | 88.00 | 100.00 % | | 263.02 | 352.00 | 88.98 | 25.27 % |
| 4202 - Internet Advertising | 686.00 | 74.00 | 57.00 | (17.00) | (29.82) % | | 636.00 | 228.00 | (408.00) | (178.94) % |

Sagebrush Apartments Budget Comparison

April 30, 2023

103 - Sagebrush Apartments
Brady, Texas

| | 103--Sagebrush Apartments | | | | | | | | | | |
|---------------------------------------------------|---------------------------|-------------------------|-----------------|-----------------|-------------------|------------------------------------------------------------------------------|-------------------------|------------------|-------------------|-------------------|----------------------|
| | Year Ending | | | | | Month Ending | | | | | Year To Date |
| | 12/31/2023 | Month Ending 04/30/2023 | | | | Month Ending 04/30/2023 | Year to Date 04/30/2023 | | | | 04/30/2023 |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| 4203 - Flags/Poles | 325.00 | 459.00 | 27.00 | (432.00) | (1,600.00) % | Purchased new flags for the front of the property. | 459.00 | 108.00 | (351.00) | (325.00) % | |
| 4204 - Advertising - Other | 1,000.00 | 176.00 | 83.00 | (93.00) | (112.04) % | | 998.00 | 332.00 | (666.00) | (200.60) % | |
| Total Marketing Expenses | 4,067.00 | 709.00 | 338.00 | (371.00) | (109.76) % | | 2,356.02 | 1,352.00 | (1,004.02) | (74.26) % | |
| Utilities | | | | | | | | | | | |
| 4300 - Utilities - Electric Vacancies | 600.00 | 49.87 | 50.00 | 0.13 | 0.26 % | | 512.32 | 200.00 | (312.32) | (156.16) % | |
| 4301 - Utilities - Electric - Office/Other | 6,300.00 | 473.07 | 650.00 | 176.93 | 27.22 % | Monthly electric for the office | 2,533.57 | 2,700.00 | 166.43 | 6.16 % | |
| 4311 - Utilities - Water - Other | 14,400.00 | 48.80 | 300.00 | 251.20 | 83.73 % | We have had the irrigation durned off, due to work being done on the system. | 1,092.20 | 1,500.00 | 407.80 | 27.18 % | |
| 4315 - Utilities - Water | 28,700.00 | 1,728.40 | 2,000.00 | 271.60 | 13.58 % | Monthly water bill for the property | 7,091.30 | 9,800.00 | 2,708.70 | 27.63 % | |
| 4325 - Utilities - Sewer | 19,500.00 | 1,170.15 | 1,400.00 | 229.85 | 16.41 % | Monthly sewer bill | 4,864.18 | 6,700.00 | 1,835.82 | 27.40 % | |
| 4340 - Utilities - Trash | 8,400.00 | 755.97 | 700.00 | (55.97) | (7.99) % | | 2,917.62 | 2,800.00 | (117.62) | (4.20) % | |
| 4341 - Utilities - Other | 720.00 | 0.00 | 60.00 | 60.00 | 100.00 % | | 382.47 | 240.00 | (142.47) | (59.36) % | |
| Total Utilities | 78,620.00 | 4,226.26 | 5,160.00 | 933.74 | 18.09 % | | 19,393.66 | 23,940.00 | 4,546.34 | 18.99 % | |
| Operating & Maintenance Expenses | | | | | | | | | | | |
| 4450 - Make-Ready - Hardware | 64.00 | 0.00 | 5.00 | 5.00 | 100.00 % | | 1,245.01 | 20.00 | (1,225.01) | (6,125.05) % | |
| 4451 - Make-Ready - A/C | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 48.58 | 0.00 | (48.58) | (100.00) % | |
| 4452 - Make-Ready - Appliances | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 1,620.00 | 0.00 | (1,620.00) | (100.00) % | |
| 4453 - Make-Ready - Electrical | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 53.99 | 0.00 | (53.99) | (100.00) % | |
| 4454 - Make-Ready - Plumbing | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 37.43 | 0.00 | (37.43) | (100.00) % | |
| 4456 - Make-Ready - Carpet | 3,000.00 | 0.00 | 250.00 | 250.00 | 100.00 % | | 325.00 | 1,000.00 | 675.00 | 67.50 % | |
| 4458 - Make-Ready - Painting | 310.00 | 0.00 | 26.00 | 26.00 | 100.00 % | | 1,092.45 | 104.00 | (988.45) | (950.43) % | |
| 4459 - Make- Ready - Cleaning | 749.00 | 0.00 | 62.00 | 62.00 | 100.00 % | | 500.00 | 248.00 | (252.00) | (101.61) % | |
| 4460 - Make-Ready - Other | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 175.53 | 32.00 | (143.53) | (448.53) % | |
| 4464 - Make Ready - Window Treatments | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 476.88 | 332.00 | (144.88) | (43.63) % | |
| 4465 - Make Ready - Doors/Locks/Keys | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 130.40 | 0.00 | (130.40) | (100.00) % | |
| Total Operating & Maintenance Expenses | 5,223.00 | 0.00 | 434.00 | 434.00 | 100.00 % | | 5,705.27 | 1,736.00 | (3,969.27) | (228.64) % | |
| Maintenance & Repairs | | | | | | | | | | | |
| 4400 - Materials - Hardware | 320.00 | 0.00 | 27.00 | 27.00 | 100.00 % | | 246.19 | 108.00 | (138.19) | (127.95) % | |
| 4401 - Materials - A/C | 780.00 | 0.00 | 65.00 | 65.00 | 100.00 % | | 0.00 | 260.00 | 260.00 | 100.00 % | |
| 4402 - Materials - Appliances | 3,120.00 | 74.99 | 260.00 | 185.01 | 71.15 % | purchase of garbage disposal | 1,353.45 | 1,040.00 | (313.45) | (30.13) % | |
| 4403 - Materials - Electrical | 923.00 | 19.74 | 77.00 | 57.26 | 74.36 % | | 60.97 | 308.00 | 247.03 | 80.20 % | |
| 4404 - Materials - Plumbing | 4,493.00 | 182.53 | 374.00 | 191.47 | 51.19 % | these were purchased to repair some of the plumbing issues within the units | 353.31 | 1,496.00 | 1,142.69 | 76.38 % | |
| 4407 - Materials - Paint | 300.00 | 0.00 | 25.00 | 25.00 | 100.00 % | | 171.28 | 100.00 | (71.28) | (71.28) % | |
| 4408 - Materials - Janitorial | 1,302.00 | 0.00 | 109.00 | 109.00 | 100.00 % | | 99.89 | 436.00 | 336.11 | 77.08 % | |
| 4409 - Materials - Landscaping & Irrigation | 753.00 | 30.36 | 63.00 | 32.64 | 51.80 % | | 30.36 | 252.00 | 221.64 | 87.95 % | |
| 4410 - Materials - Smoke Alarms | 80.00 | 0.00 | 7.00 | 7.00 | 100.00 % | | 112.33 | 28.00 | (84.33) | (301.17) % | |
| 4411 - Materials - Drywall Repair | 0.00 | 34.17 | 0.00 | (34.17) | (100.00) % | | 34.17 | 0.00 | (34.17) | (100.00) % | |
| 4413 - Materials - Doors/Locks/Keys | 346.00 | 102.48 | 29.00 | (73.48) | (253.37) % | | 203.21 | 116.00 | (87.21) | (75.18) % | |

Sagebrush Apartments Budget Comparison

April 30, 2023

103 - Sagebrush Apartments
Brady, Texas

| | 103--Sagebrush Apartments | | | | | | | | | | |
|--------------------------------------------|---------------------------|-------------------------|------------------|-------------------|------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------|--------------------|------------------|----------------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date 04/30/2023 | | | | Year To Date |
| | 12/31/2023 | | | | | 04/30/2023 | | | | | 04/30/2023 |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| 4414 - Materials - Light Bulbs/Fixtures | 2,185.00 | 99.00 | 182.00 | 83.00 | 45.60 % | | 111.59 | 728.00 | 616.41 | 84.67 % | |
| 4415 - Materials - Exterior Lights | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 765.68 | 0.00 | (765.68) | (100.00) % | |
| 4416 - Materials - Other | 930.00 | 87.80 | 78.00 | (9.80) | (12.56) % | | 244.79 | 312.00 | 67.21 | 21.54 % | |
| 4417 - Small Tools | 880.00 | 53.05 | 73.00 | 19.95 | 27.32 % | | 159.73 | 292.00 | 132.27 | 45.29 % | |
| 4418 - Fire Extinguishers | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 55.00 | 0.00 | (55.00) | (100.00) % | |
| 4419 - Equipment | 192.00 | 0.00 | 16.00 | 16.00 | 100.00 % | | 0.00 | 64.00 | 64.00 | 100.00 % | |
| Total Maintenance & Repairs | 16,604.00 | 684.12 | 1,385.00 | 700.88 | 50.60 % | | 4,001.95 | 5,540.00 | 1,538.05 | 27.76 % | |
| Contract Costs | | | | | | | | | | | |
| 4500 - Contract Costs - Pest Control | 2,960.00 | 610.00 | 247.00 | (363.00) | (146.96) % | monthly pest control service and then we had an extra spray for roaches in a units after a previous tenant move out | 1,180.00 | 988.00 | (192.00) | (19.43) % | |
| 4501 - Contract Costs - Landscaping | 13,682.00 | 1,000.00 | 1,140.00 | 140.00 | 12.28 % | monthly landscaping | 4,262.82 | 4,560.00 | 297.18 | 6.51 % | |
| 4502 - Contract Costs - Irrigation | 484.00 | 0.00 | 40.00 | 40.00 | 100.00 % | | 0.00 | 160.00 | 160.00 | 100.00 % | |
| 4503 - Contract Costs - Seasonal Flowers | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 289.96 | 0.00 | (289.96) | (100.00) % | |
| 4504 - Contract Costs - A/C Repair | 8,495.00 | 1,248.50 | 708.00 | (540.50) | (76.34) % | we have had several units that required replacement of some of the parts of the units. | 2,692.75 | 2,832.00 | 139.25 | 4.91 % | |
| 4505 - Contract Costs - A/C Replacement | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 2,450.00 | 0.00 | (2,450.00) | (100.00) % | |
| 4506 - Contract Costs - Plumbing | 3,740.00 | 0.00 | 312.00 | 312.00 | 100.00 % | | 340.00 | 1,248.00 | 908.00 | 72.75 % | |
| 4507 - Contract Costs - Electrical | 320.00 | 0.00 | 27.00 | 27.00 | 100.00 % | | 0.00 | 108.00 | 108.00 | 100.00 % | |
| 4508 - Contract Costs - Carpet Cleaning | 1,575.00 | 0.00 | 131.00 | 131.00 | 100.00 % | | 175.00 | 524.00 | 349.00 | 66.60 % | |
| 4509 - Contract Costs - Carpet Replacement | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 0.00 | 332.00 | 332.00 | 100.00 % | |
| 4516 - Contract Costs - Custodian | 4,326.00 | 350.00 | 361.00 | 11.00 | 3.04 % | | 1,400.00 | 1,444.00 | 44.00 | 3.04 % | |
| 4520 - Contract Costs - Fire Extinguishers | 74.00 | 0.00 | 6.00 | 6.00 | 100.00 % | | 0.00 | 24.00 | 24.00 | 100.00 % | |
| 4522 - Contract Costs - Glass | 0.00 | 1,182.72 | 0.00 | (1,182.72) | (100.00) % | we had to have 3 windows replaced where birds would fly into them | 1,182.72 | 0.00 | (1,182.72) | (100.00) % | |
| 4523 - Contract Costs - Equipment Rental | 0.00 | 130.00 | 0.00 | (130.00) | (100.00) % | had to rent the backhoe to remove the hedge from the signage bed. | 130.00 | 0.00 | (130.00) | (100.00) % | |
| 4524 - Contract Costs - Other | 1,000.00 | 45.00 | 83.00 | 38.00 | 45.78 % | | 6,034.28 | 332.00 | (5,702.28) | (1,717.55) % | |
| Total Contract Costs | 37,656.00 | 4,566.22 | 3,138.00 | (1,428.22) | (45.51) % | | 20,137.53 | 12,552.00 | (7,585.53) | (60.43) % | |
| Taxes & Insurance | | | | | | | | | | | |
| 4600 - Property Insurance | 35,000.00 | 2,835.75 | 2,917.00 | 81.25 | 2.78 % | | 11,341.02 | 11,668.00 | 326.98 | 2.80 % | |
| Total Taxes & Insurance | 35,000.00 | 2,835.75 | 2,917.00 | 81.25 | 2.78 % | | 11,341.02 | 11,668.00 | 326.98 | 2.80 % | |
| Total Operating Expenses | 384,659.00 | 35,552.67 | 30,664.00 | (4,888.67) | (15.94) % | | 137,845.87 | 125,956.00 | (11,889.87) | (9.43) % | |
| Net Operating Income (Loss) | 73,328.00 | 1,705.69 | 7,501.34 | (5,795.65) | (77.26) % | | 15,692.02 | 26,705.36 | (11,013.34) | (41.24) % | |
| Non-Operating Expenses | | | | | | | | | | | |
| Capital Expenditures | | | | | | | | | | | |

Sagebrush Apartments Budget Comparison

April 30, 2023

103 - Sagebrush Apartments
Brady, Texas

103--Sagebrush Apartments

| | 103--Sagebrush Apartments | | | | | Month Ending | | | | | Year To Date |
|----------------------------------------------|---------------------------|-------------------------|-------------------|-----------------|-----------------|----------------------|-------------------------|--------------------|--------------------|-------------------|----------------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date 04/30/2023 | | | | 04/30/2023 |
| | 12/31/2023 | Actual | Budget | Variance | 04/30/2023 | 04/30/2023 | Actual | Budget | Variance | % | Budget variance note |
| | Budget | | | | % | Budget variance note | | | | | |
| 4730 - Replacement Reserves | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 6,917.84 | 0.00 | (6,917.84) | (100.00) % | |
| 4735 - Capital Expenditures | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 4,000.00 | 0.00 | (4,000.00) | (100.00) % | |
| Total Capital Expenditures | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 10,917.84 | 0.00 | (10,917.84) | (100.00) % | |
| Depreciation & Amortization | | | | | | | | | | | |
| 4710 - Depreciation | 135,036.00 | 11,253.00 | 11,253.00 | 0.00 | 0.00 % | | 45,012.00 | 45,012.00 | 0.00 | 0.00 % | |
| Total Depreciation & Amortization | 135,036.00 | 11,253.00 | 11,253.00 | 0.00 | 0.00 % | | 45,012.00 | 45,012.00 | 0.00 | 0.00 % | |
| Debt Services | | | | | | | | | | | |
| 4701 - Interest - TSAHC | 62,204.40 | 0.00 | 5,203.76 | 5,203.76 | 100.00 % | | 15,650.80 | 20,862.49 | 5,211.69 | 24.98 % | |
| Total Debt Services | 62,204.40 | 0.00 | 5,203.76 | 5,203.76 | 100.00 % | | 15,650.80 | 20,862.49 | 5,211.69 | 24.98 % | |
| Other Non-Operating Expenses | | | | | | | | | | | |
| 4800 - TDHCA Compliance | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 0.00 | 500.00 | 500.00 | 100.00 % | |
| Total Other Non-Operating Expenses | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 0.00 | 500.00 | 500.00 | 100.00 % | |
| Total Non-Operating Expenses | 198,740.40 | 11,253.00 | 16,581.76 | 5,328.76 | 32.13 % | | 71,580.64 | 66,374.49 | (5,206.15) | (7.84) % | |
| Net Income (Loss) | (125,412.40) | (9,547.31) | (9,080.42) | (466.89) | (5.14) % | | (55,888.62) | (39,669.13) | (16,219.49) | (40.88) % | |

Trails of Brady Apartments Comparative Balance Sheet

April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|---------------------------------------------|-----------------------------|---------------------------|
| Assets | | |
| Current Assets | | |
| Cash | | |
| 1000 - Cash - OPERATING | 11,936.34 | 16,591.64 |
| 1015 - Cash - Tenant Security Deposits | 39,353.17 | 38,399.86 |
| Total Cash | 51,289.51 | 54,991.50 |
| Accounts Receivable | | |
| 1200 - A/R - Tenant | 2,968.05 | 848.00 |
| 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 | 18,547.28 | 16,427.23 |
| Deposits & Escrows | | |
| 1102 - Lender Held Replacement Reserves | 109,333.60 | 106,390.08 |
| 1103 - Guaranty Reserve | 1,171.63 | 1,171.63 |
| 1105 - Insurance Escrow | 42,740.63 | 37,740.63 |
| 1110 - Operating Reserves | 65.34 | 65.34 |
| 1112 - Operating Reserves - Alliant Capital | 214,649.26 | 214,649.26 |
| 1450 - Deposits | 538.60 | 538.60 |
| Total Deposits & Escrows | 368,499.06 | 360,555.54 |
| Other Current Assets | | |
| 1410 - Prepaid Insurance | 4,571.31 | 5,232.94 |
| Total Other Current Assets | 4,571.31 | 5,232.94 |
| Total Current Assets | 442,907.16 | 437,207.21 |
| Fixed Assets | | |
| 1605 - Land Improvements | 878,343.00 | 878,343.00 |
| 1610 - Building | 8,146,807.65 | 8,146,807.65 |
| 1630 - Furniture & Fixtures | 500,954.00 | 500,954.00 |
| Total Fixed Assets | 9,526,104.65 | 9,526,104.65 |
| Depreciation & Amortization | | |
| 1700 - Accumulated Depreciation | (1,667,091.18) | (1,641,141.03) |
| Total Depreciation & Amortization | (1,667,091.18) | (1,641,141.03) |
| Total Fixed Assets | 7,859,013.47 | 7,884,963.62 |
| Other Assets | | |
| 1500 - Prepaid Land Leases | 153,927.42 | 154,066.31 |
| 1503 - Deferred THFHMC Fees | 4,635.02 | 4,635.02 |
| 1510 - Other Depreciable/Amortizable assets | 49,184.42 | 49,605.56 |
| Total Other Assets | 207,746.86 | 208,306.89 |
| Total Assets | 8,509,667.49 | 8,530,477.72 |

Trails of Brady Apartments Comparative Balance Sheet

April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|------------------------------------------------------|-----------------------------|---------------------------|
| Liabilities & Equity | | |
| Liabilities | | |
| Current Liabilities | | |
| 2000 - A/P – Trade | 2,621.63 | 1,982.54 |
| 2001 - A/P – THFHMC | 53,152.19 | 53,676.66 |
| 2051 - A/P - Misc | 1,180.00 | 1,180.00 |
| 2099 - A/P - Pending ICB | 0.01 | 0.01 |
| 2509 - A/P - Chase 8088 | 483.63 | 432.62 |
| 2527 - A/P - Chase 1742 | 67.69 | 0.00 |
| 2533 - A/P - Chase 7218 | 30.41 | 0.00 |
| 2564 - A/P - Chase 4069 | 21.51 | 0.00 |
| 2573 - A/P - Chase 1947 | 765.50 | 0.00 |
| Total Current Liabilities | 58,322.57 | 57,271.83 |
| Other Current Liabilities | | |
| 2100 - Prepaid Rent | 6,498.12 | 7,718.60 |
| 2200 - Tenant Security Deposits | 23,526.48 | 23,598.00 |
| 2201 - Security Deposits in Transit | 0.00 | 250.00 |
| 2226 - Accrued Interest | 8,504.98 | 8,504.98 |
| Total Other Current Liabilities | 38,529.58 | 40,071.58 |
| Long Term Liabilities | | |
| 2232 - Deferred THFHMC Fees | 2,101.30 | 2,101.30 |
| 2301 - Mortgage #2 | 2,281,380.59 | 2,283,462.70 |
| 2302 - Mortgage #3 | 49,051.09 | 49,182.91 |
| 2310 - Loan Costs | (242,675.70) | (243,222.27) |
| Total Long Term Liabilities | 2,089,857.28 | 2,091,524.64 |
| Other Liabilities | | |
| 2223 - Accrued Asset Management Fees | 18,970.69 | 18,970.69 |
| 2405 - Developer Fees - DGHDA Brady Development, LLC | 1,031,959.00 | 1,031,959.00 |
| Total Other Liabilities | 1,050,929.69 | 1,050,929.69 |
| Total Liabilities | 3,237,639.12 | 3,239,797.74 |
| 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 | (1,949,256.87) | (1,949,256.87) |
| Current Net Income | (92,853.76) | (74,202.15) |
| Total Equity | 5,272,028.37 | 5,290,679.98 |
| Total Liabilities & Equity | 8,509,667.49 | 8,530,477.72 |

Trails of Brady Apartments
Budget Comparison
 April 30, 2023
 121 - Trails of Brady
 Brady, Texas

| | 121--Trails of Brady Apartments | | | | | | | | | | |
|------------------------------------------------|---------------------------------|-------------------------|-------------------|-------------------|------------------|----------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|-------------------|----------------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year To Date | | | | |
| | 12/31/2023 | Month Ending 04/30/2023 | | Month Ending | 04/30/2023 | Year to Date 04/30/2023 | | | | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| Income | | | | | | | | | | | |
| Rental Income | | | | | | | | | | | |
| 3000 - Scheduled Rent | 589,740.00 | 55,424.00 | 49,145.00 | 6,279.00 | 12.77 % | Property has been over roughly 13% YTD on scheduled rent. Possible budgeting oversight | 222,104.00 | 196,580.00 | 25,524.00 | 12.98 % | |
| Total Rental Income | 589,740.00 | 55,424.00 | 49,145.00 | 6,279.00 | 12.77 % | | 222,104.00 | 196,580.00 | 25,524.00 | 12.98 % | |
| Vacancy, Losses & Concessions | | | | | | | | | | | |
| 3010 - Loss to Lease | (64,464.00) | (8,818.00) | (5,372.00) | (3,446.00) | (64.14) % | Charging max rent at move-in and increasing rent \$50.00 at renewal | (36,977.00) | (21,488.00) | (15,489.00) | (72.08) % | |
| 3015 - Vacancy Loss | (23,189.00) | (5,140.00) | (1,932.00) | (3,208.00) | (166.04) % | 6 vacant units | (22,563.00) | (7,728.00) | (14,835.00) | (191.96) % | |
| 3030 - Rental Concessions: Tenant | (1,500.00) | (2,376.00) | (125.00) | (2,251.00) | (1,800.80) % | Offering move-in concessions(move-in and receive next month for free) | (8,019.00) | (500.00) | (7,519.00) | (1,503.80) % | |
| 3050 - Bad Debt | (21,870.00) | (217.15) | (1,823.00) | 1,605.85 | 88.08 % | portion of reletting written off as bad debt | (8,787.00) | (7,292.00) | (1,495.00) | (20.50) % | |
| Total Vacancy, Losses & Concessions | (111,023.00) | (16,551.15) | (9,252.00) | (7,299.15) | (78.89) % | | (76,346.00) | (37,008.00) | (39,338.00) | (106.29) % | |
| Net Rental Income | 478,717.00 | 38,872.85 | 39,893.00 | (1,020.15) | (2.55) % | | 145,758.00 | 159,572.00 | (13,814.00) | (8.65) % | |
| Tenant Fees | | | | | | | | | | | |
| 3200 - Late Fees | 4,200.00 | 625.00 | 350.00 | 275.00 | 78.57 % | Multiple tenants paid max late fees | 3,420.00 | 1,400.00 | 2,020.00 | 144.28 % | |
| 3205 - NSF Fees | 100.00 | 0.00 | 8.00 | (8.00) | (100.00) % | | 0.00 | 32.00 | (32.00) | (100.00) % | |
| 3210 - Maintenance Fees | 300.00 | 0.00 | 25.00 | (25.00) | (100.00) % | | 0.00 | 100.00 | (100.00) | (100.00) % | |
| 3215 - Court Fees - Tenant | 260.00 | 0.00 | 22.00 | (22.00) | (100.00) % | | 0.00 | 88.00 | (88.00) | (100.00) % | |
| 3220 - Reletting Fees | 4,070.00 | 1,217.20 | 339.00 | 878.20 | 259.05 % | 2 former tenants charged reletting fees for not giving proper notice or breaking lease | 4,465.05 | 1,356.00 | 3,109.05 | 229.28 % | |
| 3225 - Move-out Charges | 6,800.00 | 300.00 | 567.00 | (267.00) | (47.08) % | Only 1 tenant had move out charges | 750.00 | 2,268.00 | (1,518.00) | (66.93) % | |
| 3235 - Screening Fees | 760.00 | 0.00 | 63.00 | (63.00) | (100.00) % | | 0.00 | 252.00 | (252.00) | (100.00) % | |
| Total Tenant Fees | 16,490.00 | 2,142.20 | 1,374.00 | 768.20 | 55.90 % | | 8,635.05 | 5,496.00 | 3,139.05 | 57.11 % | |
| Other Income | | | | | | | | | | | |
| 3300 - Laundry income | 692.00 | 0.00 | 58.00 | (58.00) | (100.00) % | | 0.00 | 232.00 | (232.00) | (100.00) % | |
| 3315 - Interest income | 32.00 | 3.31 | 3.00 | 0.31 | 10.33 % | | 12.76 | 12.00 | 0.76 | 6.33 % | |
| 3325 - Other Income | 0.00 | 23.84 | 0.00 | 23.84 | 100.00 % | | 23.84 | 0.00 | 23.84 | 100.00 % | |
| Total Other Income | 724.00 | 27.15 | 61.00 | (33.85) | (55.49) % | | 36.60 | 244.00 | (207.40) | (85.00) % | |
| Total Income | 495,931.00 | 41,042.20 | 41,328.00 | (285.80) | (0.69) % | | 154,429.65 | 165,312.00 | (10,882.35) | (6.58) % | |
| Expenses | | | | | | | | | | | |
| Payroll & Related | | | | | | | | | | | |

Trails of Brady Apartments Budget Comparison

April 30, 2023

121 - Trails of Brady
Brady, Texas

| | 121--Trails of Brady Apartments | | | | | | | | | | |
|---------------------------------------------------|---------------------------------|-------------------------|-----------------|-----------------|------------------|----------------------------------------------|-------------------------|------------------|-----------------|------------------|----------------------|
| | Year Ending | Month Ending | | | | Month Ending | Year To Date | | | | |
| | 12/31/2023 | Month Ending 04/30/2023 | | | | 04/30/2023 | Year to Date 04/30/2023 | | | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| 4200 - Signage | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| 4201 - Printed Material | 1,056.00 | 0.00 | 88.00 | 88.00 | 100.00 % | | 66.30 | 352.00 | 285.70 | 81.16 % | |
| 4202 - Internet Advertising | 686.00 | 54.00 | 57.00 | 3.00 | 5.26 % | | 636.00 | 228.00 | (408.00) | (178.94) % | |
| 4203 - Flags/Poles | 504.00 | 77.94 | 42.00 | (35.94) | (85.57) % | | 469.80 | 168.00 | (301.80) | (179.64) % | |
| 4204 - Advertising - Other | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 250.00 | 332.00 | 82.00 | 24.69 % | |
| Total Marketing Expenses | 3,746.00 | 131.94 | 312.00 | 180.06 | 57.71 % | | 1,422.10 | 1,248.00 | (174.10) | (13.95) % | |
| Utilities | | | | | | | | | | | |
| 4300 - Utilities - Electric Vacancies | 1,620.00 | 146.88 | 135.00 | (11.88) | (8.80) % | | 1,432.15 | 540.00 | (892.15) | (165.21) % | |
| 4301 - Utilities - Electric - Office/Other | 11,850.00 | 887.60 | 1,000.00 | 112.40 | 11.24 % | Monthly Electric | 4,121.54 | 4,250.00 | 128.46 | 3.02 % | |
| 4311 - Utilities - Water - Other | 15,800.00 | 892.80 | 850.00 | (42.80) | (5.03) % | | 1,663.30 | 2,000.00 | 336.70 | 16.83 % | |
| 4315 - Utilities - Water | 13,400.00 | 1,017.60 | 1,150.00 | 132.40 | 11.51 % | higher vacancy causes lower usage | 3,953.40 | 4,300.00 | 346.60 | 8.06 % | |
| 4325 - Utilities - Sewer | 9,600.00 | 725.75 | 800.00 | 74.25 | 9.28 % | | 2,827.25 | 3,200.00 | 372.75 | 11.64 % | |
| 4340 - Utilities - Trash | 8,400.00 | 755.97 | 700.00 | (55.97) | (7.99) % | | 2,871.62 | 2,800.00 | (71.62) | (2.55) % | |
| 4341 - Utilities - Other | 720.00 | 0.00 | 60.00 | 60.00 | 100.00 % | | 182.26 | 240.00 | 57.74 | 24.05 % | |
| Total Utilities | 61,390.00 | 4,426.60 | 4,695.00 | 268.40 | 5.71 % | | 17,051.52 | 17,330.00 | 278.48 | 1.60 % | |
| Operating & Maintenance Expenses | | | | | | | | | | | |
| 4450 - Make-Ready - Hardware | 200.00 | 0.00 | 17.00 | 17.00 | 100.00 % | | 0.00 | 68.00 | 68.00 | 100.00 % | |
| 4452 - Make-Ready - Appliances | 1,984.00 | 0.00 | 165.00 | 165.00 | 100.00 % | No appliance charges for April | 179.86 | 660.00 | 480.14 | 72.74 % | |
| 4453 - Make-Ready - Electrical | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| 4454 - Make-Ready - Plumbing | 200.00 | 0.00 | 17.00 | 17.00 | 100.00 % | | 0.00 | 68.00 | 68.00 | 100.00 % | |
| 4456 - Make-Ready - Carpet | 3,200.00 | 275.00 | 267.00 | (8.00) | (2.99) % | | 825.00 | 1,068.00 | 243.00 | 22.75 % | |
| 4458 - Make-Ready - Painting | 600.00 | 0.00 | 50.00 | 50.00 | 100.00 % | | 460.66 | 200.00 | (260.66) | (130.33) % | |
| 4459 - Make-Ready - Cleaning | 371.00 | 0.00 | 31.00 | 31.00 | 100.00 % | | 175.37 | 124.00 | (51.37) | (41.42) % | |
| 4460 - Make-Ready - Other | 600.00 | 0.00 | 50.00 | 50.00 | 100.00 % | | 0.00 | 200.00 | 200.00 | 100.00 % | |
| 4461 - Make-Ready - Drywall Repair | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 0.00 | 32.00 | 32.00 | 100.00 % | |
| 4464 - Make Ready - Window Treatments | 1,545.00 | 339.84 | 129.00 | (210.84) | (163.44) % | Ordered multiple blinds for make ready units | 645.52 | 516.00 | (129.52) | (25.10) % | |
| 4465 - Make Ready - Doors/Locks/Keys | 1,030.00 | 486.04 | 86.00 | (400.04) | (465.16) % | ordered multiple locks for make ready units | 547.09 | 344.00 | (203.09) | (59.03) % | |
| Total Operating & Maintenance Expenses | 10,330.00 | 1,100.88 | 862.00 | (238.88) | (27.71) % | | 2,833.50 | 3,448.00 | 614.50 | 17.82 % | |
| Maintenance & Repairs | | | | | | | | | | | |
| 4400 - Materials - Hardware | 600.00 | 35.49 | 50.00 | 14.51 | 29.02 % | | 218.49 | 200.00 | (18.49) | (9.24) % | |
| 4401 - Materials - A/C | 780.00 | 89.90 | 65.00 | (24.90) | (38.30) % | | 89.90 | 260.00 | 170.10 | 65.42 % | |
| 4402 - Materials - Appliances | 3,200.00 | 151.24 | 267.00 | 115.76 | 43.35 % | 1 appliance repair in April | 1,093.32 | 1,068.00 | (25.32) | (2.37) % | |
| 4403 - Materials - Electrical | 825.00 | 0.00 | 69.00 | 69.00 | 100.00 % | | 124.95 | 276.00 | 151.05 | 54.72 % | |
| 4404 - Materials - Plumbing | 824.00 | 38.86 | 69.00 | 30.14 | 43.68 % | | 235.46 | 276.00 | 40.54 | 14.68 % | |
| 4406 - Materials - Flooring | 0.00 | 11.99 | 0.00 | (11.99) | (100.00) % | | 11.99 | 0.00 | (11.99) | (100.00) % | |
| 4407 - Materials - Paint | 200.00 | 23.17 | 17.00 | (6.17) | (36.29) % | | 82.31 | 68.00 | (14.31) | (21.04) % | |
| 4408 - Materials - Janitorial | 1,030.00 | 38.74 | 86.00 | 47.26 | 54.95 % | | 232.28 | 344.00 | 111.72 | 32.47 % | |
| 4409 - Materials - Landscaping & Irrigation | 370.00 | 45.99 | 31.00 | (14.99) | (48.35) % | | 45.99 | 124.00 | 78.01 | 62.91 % | |
| 4410 - Materials - Smoke Alarms | 275.00 | 121.01 | 23.00 | (98.01) | (426.13) % | | 309.35 | 92.00 | (217.35) | (236.25) % | |
| 4412 - Materials - Screens | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 0.00 | 32.00 | 32.00 | 100.00 % | |
| 4413 - Materials - Doors/Locks/Keys | 600.00 | 13.95 | 50.00 | 36.05 | 72.10 % | | 258.61 | 200.00 | (58.61) | (29.30) % | |
| 4414 - Materials - Light Bulbs/Fixtures | 1,325.00 | 228.56 | 110.00 | (118.56) | (107.78) % | Ordered multiple | 1,548.71 | 440.00 | (1,108.71) | (251.97) % | |

Trails of Brady Apartments Budget Comparison

April 30, 2023

121 - Trails of Brady
Brady, Texas

| | 121--Trails of Brady Apartments | | | | | | | | | | |
|------------------------------------------------|---------------------------------|-------------------------|------------------|-------------------|-------------------|---------------------------------------------------------------|-------------------|-------------------|--------------------|-------------------|----------------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date | | | | |
| | 12/31/2023 | 04/30/2023 | | | | 04/30/2023 | 04/30/2023 | | | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| 4415 - Materials - Exterior Lights | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | light bulbs | 0.00 | 32.00 | 32.00 | 100.00 % | |
| 4416 - Materials - Other | 1,500.00 | 15.49 | 125.00 | 109.51 | 87.60 % | Purchase of a gas can for the pressure washer | 298.50 | 500.00 | 201.50 | 40.30 % | |
| 4417 - Small Tools | 250.00 | 28.98 | 21.00 | (7.98) | (38.00) % | | 28.98 | 84.00 | 55.02 | 65.50 % | |
| Total Maintenance & Repairs | 11,979.00 | 843.37 | 999.00 | 155.63 | 15.57 % | | 4,578.84 | 3,996.00 | (582.84) | (14.58) % | |
| Contract Costs | | | | | | | | | | | |
| 4500 - Contract Costs - Pest Control | 3,560.00 | 524.75 | 297.00 | (227.75) | (76.68) % | Roach treatment for 4 units | 1,557.75 | 1,188.00 | (369.75) | (31.12) % | |
| 4501 - Contract Costs - Landscaping | 10,382.00 | 840.00 | 865.00 | 25.00 | 2.89 % | | 3,747.82 | 3,460.00 | (287.82) | (8.31) % | |
| 4503 - Contract Costs - Seasonal Flowers | 200.00 | 0.00 | 17.00 | 17.00 | 100.00 % | | 23.77 | 68.00 | 44.23 | 65.04 % | |
| 4504 - Contract Costs - A/C Repair | 4,420.00 | 317.75 | 368.00 | 50.25 | 13.65 % | | 888.75 | 1,472.00 | 583.25 | 39.62 % | |
| 4505 - Contract Costs - A/C Replacement | 3,200.00 | 0.00 | 267.00 | 267.00 | 100.00 % | | 0.00 | 1,068.00 | 1,068.00 | 100.00 % | |
| 4506 - Contract Costs - Plumbing | 200.00 | 0.00 | 17.00 | 17.00 | 100.00 % | | 0.00 | 68.00 | 68.00 | 100.00 % | |
| 4507 - Contract Costs - Electrical | 750.00 | 77.00 | 63.00 | (14.00) | (22.22) % | | 394.00 | 252.00 | (142.00) | (56.34) % | |
| 4508 - Contract Costs - Carpet Cleaning | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 0.00 | 500.00 | 500.00 | 100.00 % | |
| 4516 - Contract Costs - Custodian | 4,326.00 | 350.00 | 361.00 | 11.00 | 3.04 % | | 1,400.00 | 1,444.00 | 44.00 | 3.04 % | |
| 4518 - Contract Costs - Fire Monitoring | 3,565.00 | 34.99 | 297.00 | 262.01 | 88.21 % | Monthly fire monitoring | 139.96 | 1,188.00 | 1,048.04 | 88.21 % | |
| 4520 - Contract Costs - Fire Extinguishers | 835.00 | 0.00 | 70.00 | 70.00 | 100.00 % | | 0.00 | 280.00 | 280.00 | 100.00 % | |
| 4521 - Contract Costs - Drywall Repair | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 0.00 | 32.00 | 32.00 | 100.00 % | |
| 4522 - Contract Costs - Glass | 371.00 | 0.00 | 31.00 | 31.00 | 100.00 % | | 0.00 | 124.00 | 124.00 | 100.00 % | |
| 4524 - Contract Costs - Other | 1,000.00 | 212.03 | 83.00 | (129.03) | (155.45) % | Appliance repair called out for refrigerator in occupied unit | 426.98 | 332.00 | (94.98) | (28.60) % | |
| Total Contract Costs | 34,409.00 | 2,356.52 | 2,869.00 | 512.48 | 17.86 % | | 8,579.03 | 11,476.00 | 2,896.97 | 25.24 % | |
| Taxes & Insurance | | | | | | | | | | | |
| 4600 - Property Insurance | 41,800.00 | 661.63 | 3,483.00 | 2,821.37 | 81.00 % | Property taxes | 12,732.83 | 13,932.00 | 1,199.17 | 8.60 % | |
| Total Taxes & Insurance | 41,800.00 | 661.63 | 3,483.00 | 2,821.37 | 81.00 % | | 12,732.83 | 13,932.00 | 1,199.17 | 8.60 % | |
| Total Operating Expenses | 338,462.00 | 24,363.02 | 27,791.00 | 3,427.98 | 12.33 % | | 105,915.76 | 109,714.00 | 3,798.24 | 3.46 % | |
| Net Operating Income (Loss) | 157,469.00 | 16,679.18 | 13,537.00 | 3,142.18 | 23.21 % | | 48,513.89 | 55,598.00 | (7,084.11) | (12.74) % | |
| Non-Operating Income | | | | | | | | | | | |
| 3400 - CAPEX funding from Replacement Reserves | 80,500.00 | 0.00 | 6,708.00 | (6,708.00) | (100.00) % | | 0.00 | 26,832.00 | (26,832.00) | (100.00) % | |
| Total Non-Operating Income | 80,500.00 | 0.00 | 6,708.00 | (6,708.00) | (100.00) % | | 0.00 | 26,832.00 | (26,832.00) | (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 | 26,832.00 | 26,832.00 | 100.00 % | |
| Total Capital Expenditures | 80,500.00 | 0.00 | 6,708.00 | 6,708.00 | 100.00 % | | 0.00 | 26,832.00 | 26,832.00 | 100.00 % | |
| Depreciation & Amortization | | | | | | | | | | | |
| 4710 - Depreciation | 312,000.00 | 25,950.15 | 26,000.00 | 49.85 | 0.19 % | | 103,800.60 | 104,000.00 | 199.40 | 0.19 % | |
| 4715 - Amortization | 6,000.00 | 421.14 | 500.00 | 78.86 | 15.77 % | | 1,684.56 | 2,000.00 | 315.44 | 15.77 % | |
| Total Depreciation & Amortization | 318,000.00 | 26,371.29 | 26,500.00 | 128.71 | 0.48 % | | 105,485.16 | 106,000.00 | 514.84 | 0.48 % | |

Trails of Brady Apartments Budget Comparison

April 30, 2023

121 - Trails of Brady
Brady, Texas

| | 121--Trails of Brady Apartments | | | | | | | | | | |
|-------------------------------------------|---------------------------------|-------------------------|--------------------|-----------------|----------------------------|------------|-------------------------|--------------------|-------------------|----------------------|--------------|
| | Year Ending | | | | Month Ending | | Month Ending | | | | Year To Date |
| | 12/31/2023 | Month Ending 04/30/2023 | | | Month Ending 04/30/2023 | 04/30/2023 | Year to Date 04/30/2023 | | | | 04/30/2023 |
| Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note | |
| Debt Services | | | | | | | | | | | |
| 4700 - Mortgage Interest #1 | 100,036.00 | 8,182.41 | 8,336.00 | 153.59 | 1.84 % | | 32,774.13 | 33,344.00 | 569.87 | 1.70 % | |
| 4703 - Mortgage Interest - City of Brady | 1,077.00 | 91.63 | 90.00 | (1.63) | (1.81) % | | 366.52 | 360.00 | (6.52) | (1.81) % | |
| 4725 - Loan Costs | 6,564.00 | 546.57 | 547.00 | 0.43 | 0.07 % | | 2,186.28 | 2,188.00 | 1.72 | 0.07 % | |
| Total Debt Services | 107,677.00 | 8,820.61 | 8,973.00 | 152.39 | 1.69 % | | 35,326.93 | 35,892.00 | 565.07 | 1.57 % | |
| Other Non-Operating Expenses | | | | | | | | | | | |
| 4800 - TDHCA Compliance | 2,560.00 | 0.00 | 213.00 | 213.00 | 100.00 % | | 0.00 | 852.00 | 852.00 | 100.00 % | |
| 4805 - Asset Management Fees | 5,800.00 | 0.00 | 483.00 | 483.00 | 100.00 % | | 0.00 | 1,932.00 | 1,932.00 | 100.00 % | |
| 4830 - Land Lease | 2,200.00 | 138.89 | 183.00 | 44.11 | 24.10 % | | 555.56 | 732.00 | 176.44 | 24.10 % | |
| Total Other Non-Operating Expenses | 10,560.00 | 138.89 | 879.00 | 740.11 | 84.19 % | | 555.56 | 3,516.00 | 2,960.44 | 84.19 % | |
| Total Non-Operating Expenses | 516,737.00 | 35,330.79 | 43,060.00 | 7,729.21 | 17.94 % | | 141,367.65 | 172,240.00 | 30,872.35 | 17.92 % | |
| Net Income (Loss) | (278,768.00) | (18,651.61) | (22,815.00) | 4,163.39 | 18.24 % | | (92,853.76) | (89,810.00) | (3,043.76) | (3.38) % | |

THF Highland Oaks Holdings, LLC
Comparative Balance Sheet

April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|-----------------------------------------|-----------------------------|----------------------------|
| Assets | | |
| Current Assets | | |
| Cash | | |
| 1000 - Cash - OPERATING | 51,775.90 | 56,704.91 |
| 1015 - Cash - Tenant Security Deposits | 40,934.53 | 41,713.53 |
| Total Cash | <u>92,710.43</u> | <u>98,418.44</u> |
| Accounts Receivable | | |
| 1200 - A/R - Tenant | 0.00 | 25.00 |
| Total Accounts Receivable | <u>0.00</u> | <u>25.00</u> |
| Deposits & Escrows | | |
| 1102 - Lender Held Replacement Reserves | 285,838.46 | 284,255.13 |
| 1105 - Insurance Escrow | 21,172.99 | 15,207.13 |
| 1120 - Mortgage Insurance Reserves | 9,812.79 | 8,947.04 |
| Total Deposits & Escrows | <u>316,824.24</u> | <u>308,409.30</u> |
| Other Current Assets | | |
| 1410 - Prepaid Insurance | 17,759.21 | 21,311.06 |
| 1411 - Prepaid MIP | 5,194.44 | 5,194.44 |
| Total Other Current Assets | <u>22,953.65</u> | <u>26,505.50</u> |
| Total Current Assets | 432,488.32 | 433,358.24 |
| 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 | <u>8,609,518.19</u> | <u>8,609,518.19</u> |
| Depreciation & Amortization | | |
| 1700 - Accumulated Depreciation | (603,807.93) | (586,737.34) |
| Total Depreciation & Amortization | <u>(603,807.93)</u> | <u>(586,737.34)</u> |
| Total Fixed Assets | 8,005,710.26 | 8,022,780.85 |
| Other Assets | | |
| 1710 - Accumulated Amortization | (338.50) | 0.00 |
| Total Other Assets | <u>(338.50)</u> | <u>0.00</u> |
| Total Assets | <u>8,437,860.08</u> | <u>8,456,139.09</u> |

THF Highland Oaks Holdings, LLC Comparative Balance Sheet

April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|---------------------------------------|-----------------------------|----------------------------|
| Liabilities & Equity | | |
| Liabilities | | |
| Current Liabilities | | |
| 2000 - A/P – Trade | 14,255.03 | 13,379.41 |
| 2001 - A/P – THFHMC | 11,744.58 | 12,648.52 |
| 2505 - A/P - Chase 8557 | 86.56 | 86.56 |
| 2510 - A/P - Chase 9535 | 87.65 | 0.00 |
| 2553 - A/P - Chase 3535 | 498.43 | 502.75 |
| 2564 - A/P - Chase 4069 | 0.00 | 4.35 |
| 2570 - A/P - Chase 3316 | 9.75 | 0.00 |
| 2573 - A/P - Chase 1947 | 765.55 | 0.00 |
| Total Current Liabilities | <u>27,447.55</u> | <u>26,621.59</u> |
| Other Current Liabilities | | |
| 2100 - Prepaid Rent | 1,286.00 | 1,551.00 |
| 2200 - Tenant Security Deposits | 32,500.00 | 32,500.00 |
| 2226 - Accrued Interest | 11,731.16 | 11,731.16 |
| Total Other Current Liabilities | <u>45,517.16</u> | <u>45,782.16</u> |
| Long Term Liabilities | | |
| 2300 - Mortgage #1 | 4,128,596.37 | 4,134,646.21 |
| 2310 - Loan Costs | (129,666.42) | (129,666.42) |
| Total Long Term Liabilities | <u>3,998,929.95</u> | <u>4,004,979.79</u> |
| Total Liabilities | 4,071,894.66 | 4,077,383.54 |
| Equity | | |
| Retained Earnings | 4,419,283.29 | 4,419,283.29 |
| Current Net Income | (53,317.87) | (40,527.74) |
| Total Equity | <u>4,365,965.42</u> | <u>4,378,755.55</u> |
| Total Liabilities & Equity | <u>8,437,860.08</u> | <u>8,456,139.09</u> |

THF Highland Oaks Holdings, LLC

Budget Comparison

April 30, 2023

160 - Highland Oaks Apartments
Marble Falls, Texas

160--THF Highland Oaks Holdings, LLC

| | Year Ending | | | | Month Ending | | Year To Date | | | |
|------------------------------------------------|---------------------|-------------------------|-------------------|-----------------|-------------------------|------------------------------------------------------------------------------------------------------------|-------------------------|--------------------|-----------------|-------------------|
| | 12/31/2023 | Month Ending 04/30/2023 | | | Month Ending 04/30/2023 | 04/30/2023 | Year to Date 04/30/2023 | | | 04/30/2023 |
| | 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 % | | 269,656.00 | 269,656.00 | 0.00 | 0.00 % |
| Total Rental Income | 808,968.00 | 67,414.00 | 67,414.00 | 0.00 | 0.00 % | | 269,656.00 | 269,656.00 | 0.00 | 0.00 % |
| Vacancy, Losses & Concessions | | | | | | | | | | |
| 3010 - Loss to Lease | (87,221.00) | (5,260.00) | (7,268.00) | 2,008.00 | 27.62 % | Property is working toward increasing rents \$50 for all lease renewals and charging max rents at move in. | (24,913.00) | (29,072.00) | 4,159.00 | 14.30 % |
| 3015 - Vacancy Loss | (8,007.00) | (1,320.00) | (667.00) | (653.00) | (97.90) % | 2 vacant units | (2,260.00) | (2,668.00) | 408.00 | 15.29 % |
| 3035 - Rental Concessions: Employee | (11,652.00) | (971.00) | (971.00) | 0.00 | 0.00 % | | (3,884.00) | (3,884.00) | 0.00 | 0.00 % |
| 3050 - Bad Debt | (1,862.00) | 0.00 | (155.00) | 155.00 | 100.00 % | | 0.00 | (620.00) | 620.00 | 100.00 % |
| Total Vacancy, Losses & Concessions | (108,742.00) | (7,551.00) | (9,061.00) | 1,510.00 | 16.66 % | | (31,057.00) | (36,244.00) | 5,187.00 | 14.31 % |
| Net Rental Income | 700,226.00 | 59,863.00 | 58,353.00 | 1,510.00 | 2.58 % | | 238,599.00 | 233,412.00 | 5,187.00 | 2.22 % |
| Tenant Fees | | | | | | | | | | |
| 3200 - Late Fees | 380.00 | 0.00 | 32.00 | (32.00) | (100.00) % | | 70.00 | 128.00 | (58.00) | (45.31) % |
| 3201 - Tenant - Utility Charges | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 143.88 | 0.00 | 143.88 | 100.00 % |
| 3205 - NSF Fees | 30.00 | 0.00 | 3.00 | (3.00) | (100.00) % | | 0.00 | 12.00 | (12.00) | (100.00) % |
| 3210 - Maintenance Fees | 665.00 | 80.00 | 55.00 | 25.00 | 45.45 % | | 490.00 | 220.00 | 270.00 | 122.72 % |
| 3215 - Court Fees - Tenant | 225.00 | 0.00 | 19.00 | (19.00) | (100.00) % | | 0.00 | 76.00 | (76.00) | (100.00) % |
| 3220 - Reletting Fees | 1,651.00 | 0.00 | 138.00 | (138.00) | (100.00) % | | 0.00 | 552.00 | (552.00) | (100.00) % |
| 3225 - Move-out Charges | 1,314.00 | 0.00 | 110.00 | (110.00) | (100.00) % | | 400.00 | 440.00 | (40.00) | (9.09) % |
| 3235 - Screening Fees | 350.00 | 37.93 | 29.00 | 8.93 | 30.79 % | | 106.72 | 116.00 | (9.28) | (8.00) % |
| Total Tenant Fees | 4,615.00 | 117.93 | 386.00 | (268.07) | (69.44) % | | 1,210.60 | 1,544.00 | (333.40) | (21.59) % |
| Other Income | | | | | | | | | | |
| 3300 - Laundry income | 355.00 | 0.00 | 30.00 | (30.00) | (100.00) % | | 0.00 | 120.00 | (120.00) | (100.00) % |
| 3325 - Other Income | 0.00 | 284.80 | 0.00 | 284.80 | 100.00 % | HD Supply credit - return | 2,509.39 | 0.00 | 2,509.39 | 100.00 % |
| Total Other Income | 355.00 | 284.80 | 30.00 | 254.80 | 849.33 % | | 2,509.39 | 120.00 | 2,389.39 | 1,991.15 % |
| Total Income | 705,196.00 | 60,265.73 | 58,769.00 | 1,496.73 | 2.54 % | | 242,318.99 | 235,076.00 | 7,242.99 | 3.08 % |
| Expenses | | | | | | | | | | |
| Payroll & Related | | | | | | | | | | |
| 4000 - Salaries - Manager | 35,852.00 | 2,801.35 | 2,988.00 | 186.65 | 6.24 % | | 12,338.82 | 11,952.00 | (386.82) | (3.23) % |
| 4015 - Salaries - Maintenance | 44,863.00 | 3,461.31 | 3,739.00 | 277.69 | 7.42 % | | 15,049.83 | 14,956.00 | (93.83) | (0.62) % |
| 4020 - Health Insurance | 14,080.00 | 1,248.50 | 1,173.00 | (75.50) | (6.43) % | | 5,007.56 | 4,692.00 | (315.56) | (6.72) % |
| 4021 - Dental Insurance | 944.00 | 0.00 | 79.00 | 79.00 | 100.00 % | | 0.00 | 316.00 | 316.00 | 100.00 % |
| 4022 - Vision Insurance | 224.00 | 18.63 | 19.00 | 0.37 | 1.94 % | | 74.72 | 76.00 | 1.28 | 1.68 % |
| 4025 - Retirement - Safe Harbor | 2,399.00 | 0.00 | 200.00 | 200.00 | 100.00 % | | 0.00 | 800.00 | 800.00 | 100.00 % |
| 4026 - Retirement - Matching | 1,600.00 | 369.39 | 133.00 | (236.39) | (177.73) % | | 1,490.54 | 532.00 | (958.54) | (180.17) % |
| 4027 - Life Insurance | 589.00 | 4.88 | 49.00 | 44.12 | 90.04 % | | 19.59 | 196.00 | 176.41 | 90.00 % |
| 4028 - Disability Insurance | 0.00 | 50.45 | 0.00 | (50.45) | (100.00) % | | 193.94 | 0.00 | (193.94) | (100.00) % |
| 4030 - Payroll Taxes | 6,198.00 | 639.43 | 517.00 | (122.43) | (23.68) % | | 2,669.02 | 2,068.00 | (601.02) | (29.06) % |
| 4032 - Worker's Compensation Insurance | 726.00 | 72.77 | 61.00 | (11.77) | (19.29) % | | 221.35 | 244.00 | 22.65 | 9.28 % |

THF Highland Oaks Holdings, LLC

Budget Comparison

April 30, 2023

160 - Highland Oaks Apartments

Marble Falls, Texas

160--THF Highland Oaks Holdings, LLC

| | Year Ending | | Month Ending | | | | Month Ending | | | | Year To Date |
|---------------------------------------------------|------------------|-----------------|-------------------------|---------------|-------------------------|--------------------------------------------------------------------------------------------------|------------------|------------------|-------------------------|------------------|---------------------------------------------------------------------------------------------------------|
| | 12/31/2023 | | Month Ending 04/30/2023 | | Month Ending 04/30/2023 | | 04/30/2023 | | Year to Date 04/30/2023 | | 04/30/2023 |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| 4200 - Signage | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| 4201 - Printed Material | 919.00 | 15.47 | 77.00 | 61.53 | 79.90 % | | 283.71 | 308.00 | 24.29 | 7.88 % | |
| 4202 - Internet Advertising | 666.00 | 54.00 | 56.00 | 2.00 | 3.57 % | | 216.00 | 224.00 | 8.00 | 3.57 % | |
| 4203 - Flags/Poles | 375.00 | 0.00 | 31.00 | 31.00 | 100.00 % | | 0.00 | 124.00 | 124.00 | 100.00 % | |
| 4204 - Advertising - Other | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 329.00 | 168.00 | (161.00) | (95.83) % | |
| Total Marketing Expenses | 2,960.00 | 69.47 | 248.00 | 178.53 | 71.98 % | | 828.71 | 992.00 | 163.29 | 16.46 % | |
| Utilities | | | | | | | | | | | |
| 4300 - Utilities - Electric Vacancies | 600.00 | 49.90 | 50.00 | 0.10 | 0.20 % | | 376.52 | 200.00 | (176.52) | (88.26) % | |
| 4301 - Utilities - Electric - Office/Other | 13,600.00 | 1,014.07 | 1,000.00 | (14.07) | (1.40) % | | 4,313.91 | 4,500.00 | 186.09 | 4.13 % | |
| 4311 - Utilities - Water - Other | 14,400.00 | 383.64 | 1,200.00 | 816.36 | 68.03 % | | 993.72 | 4,800.00 | 3,806.28 | 79.29 % | |
| 4315 - Utilities - Water | 19,100.00 | 1,677.35 | 1,700.00 | 22.65 | 1.33 % | | 7,070.82 | 7,100.00 | 29.18 | 0.41 % | |
| 4325 - Utilities - Sewer | 20,000.00 | 1,979.13 | 1,900.00 | (79.13) | (4.16) % | | 8,160.06 | 7,400.00 | (760.06) | (10.27) % | |
| 4340 - Utilities - Trash | 9,900.00 | 1,133.19 | 825.00 | (308.19) | (37.35) % | Budget doesn't include shared dumpster charges. Shared charges are for both for March and April. | 4,175.36 | 3,300.00 | (875.36) | (26.52) % | 4-2023 Budget doesn't include shared dumpster charges. Shared charges are for both for March and April. |
| Total Utilities | 77,600.00 | 6,237.28 | 6,675.00 | 437.72 | 6.55 % | | 25,090.39 | 27,300.00 | 2,209.61 | 8.09 % | |
| Operating & Maintenance Expenses | | | | | | | | | | | |
| 4450 - Make-Ready - Hardware | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 146.73 | 32.00 | (114.73) | (358.53) % | |
| 4451 - Make-Ready - A/C | 50.00 | 0.00 | 4.00 | 4.00 | 100.00 % | | 0.00 | 16.00 | 16.00 | 100.00 % | |
| 4452 - Make-Ready - Appliances | 50.00 | 0.00 | 4.00 | 4.00 | 100.00 % | | 0.00 | 16.00 | 16.00 | 100.00 % | |
| 4453 - Make-Ready - Electrical | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 0.00 | 32.00 | 32.00 | 100.00 % | |
| 4454 - Make-Ready - Plumbing | 200.00 | 0.00 | 17.00 | 17.00 | 100.00 % | | 0.00 | 68.00 | 68.00 | 100.00 % | |
| 4455 - Make-Ready - Tile | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 2,906.11 | 0.00 | (2,906.11) | (100.00) % | |
| 4457 - Make-Ready - Vinyl | 6,600.00 | 0.00 | 550.00 | 550.00 | 100.00 % | | 1,869.04 | 2,200.00 | 330.96 | 15.04 % | |
| 4458 - Make-Ready - Painting | 230.00 | 0.00 | 19.00 | 19.00 | 100.00 % | | 101.98 | 76.00 | (25.98) | (34.18) % | |
| 4459 - Make-Ready - Cleaning | 700.00 | 0.00 | 58.00 | 58.00 | 100.00 % | | 25.76 | 232.00 | 206.24 | 88.89 % | |
| 4460 - Make-Ready - Other | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 114.98 | 32.00 | (82.98) | (259.31) % | |
| 4461 - Make-Ready - Drywall Repair | 50.00 | 0.00 | 4.00 | 4.00 | 100.00 % | | 0.00 | 16.00 | 16.00 | 100.00 % | |
| 4462 - Make Ready - Contract Unit Prep | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| 4464 - Make Ready - Window Treatments | 2,322.00 | 339.54 | 194.00 | (145.54) | (75.02) % | New blinds 50% paid for by unit #104 | 1,803.30 | 776.00 | (1,027.30) | (132.38) % | |
| 4465 - Make Ready - Doors/Locks/Keys | 400.00 | 0.00 | 33.00 | 33.00 | 100.00 % | | 0.00 | 132.00 | 132.00 | 100.00 % | |
| Total Operating & Maintenance Expenses | 11,402.00 | 339.54 | 949.00 | 609.46 | 64.22 % | | 6,967.90 | 3,796.00 | (3,171.90) | (83.55) % | |
| Maintenance & Repairs | | | | | | | | | | | |
| 4400 - Materials - Hardware | 440.00 | 1.06 | 37.00 | 35.94 | 97.13 % | | 5.41 | 148.00 | 142.59 | 96.34 % | |
| 4401 - Materials - A/C | 2,040.00 | 1,106.93 | 170.00 | (936.93) | (551.13) % | Supplies needed for AC repair and installment-\$360 for refrigerant to make repairs | 1,924.21 | 680.00 | (1,244.21) | (182.97) % | |
| 4402 - Materials - Appliances | 4,430.00 | 1,248.00 | 369.00 | (879.00) | (238.21) % | Dishwasher and Refrigerator | 3,326.94 | 1,476.00 | (1,850.94) | (125.40) % | |
| 4403 - Materials - Electrical | 230.00 | 0.00 | 19.00 | 19.00 | 100.00 % | | 279.60 | 76.00 | (203.60) | (267.89) % | |
| 4404 - Materials - Plumbing | 1,420.00 | 96.84 | 118.00 | 21.16 | 17.93 % | | 591.33 | 472.00 | (119.33) | (25.28) % | |
| 4405 - Materials - Pool | 1,916.00 | 113.99 | 160.00 | 46.01 | 28.75 % | | 518.65 | 640.00 | 121.35 | 18.96 % | |

THF Highland Oaks Holdings, LLC

Budget Comparison

April 30, 2023

160 - Highland Oaks Apartments

Marble Falls, Texas

160--THF Highland Oaks Holdings, LLC

| | Year Ending | | 160--THF Highland Oaks Holdings, LLC | | | | Month Ending | | Year To Date | | | |
|---------------------------------------------|-------------------|-------------------------|--------------------------------------|-------------------|-------------------------|-----------------------------|-------------------------|-------------------|--------------------|-------------------|-------------------------------------------------------|--|
| | 12/31/2023 | Month Ending 04/30/2023 | | | Month Ending 04/30/2023 | 04/30/2023 | Year to Date 04/30/2023 | | | 04/30/2023 | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note | |
| 4406 - Materials - Flooring | 250.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % | | |
| 4407 - Materials - Paint | 390.00 | 0.00 | 33.00 | 33.00 | 100.00 % | | 320.22 | 132.00 | (188.22) | (142.59) % | | |
| 4408 - Materials - Janitorial | 440.00 | 87.65 | 37.00 | (50.65) | (136.89) % | | 148.12 | 148.00 | (0.12) | (0.08) % | | |
| 4409 - Materials - Landscaping & Irrigation | 370.00 | 0.00 | 31.00 | 31.00 | 100.00 % | | 233.07 | 124.00 | (109.07) | (87.95) % | | |
| 4410 - Materials - Smoke Alarms | 520.00 | 0.00 | 43.00 | 43.00 | 100.00 % | | (49.97) | 172.00 | 221.97 | 129.05 % | | |
| 4411 - Materials - Drywall Repair | 40.00 | 21.00 | 3.00 | (18.00) | (600.00) % | | 225.57 | 12.00 | (213.57) | (1,779.75) % | | |
| 4412 - Materials - Screens | 240.00 | 0.00 | 20.00 | 20.00 | 100.00 % | | 224.00 | 80.00 | (144.00) | (180.00) % | | |
| 4413 - Materials - Doors/Locks/Keys | 130.00 | 40.05 | 11.00 | (29.05) | (264.09) % | | 83.84 | 44.00 | (39.84) | (90.54) % | | |
| 4414 - Materials - Light Bulbs/Fixtures | 1,400.00 | 75.84 | 117.00 | 41.16 | 35.17 % | | 277.14 | 468.00 | 190.86 | 40.78 % | | |
| 4415 - Materials - Exterior Lights | 340.00 | 0.00 | 28.00 | 28.00 | 100.00 % | | 0.00 | 112.00 | 112.00 | 100.00 % | | |
| 4416 - Materials - Other | 655.00 | 0.00 | 55.00 | 55.00 | 100.00 % | | 173.53 | 220.00 | 46.47 | 21.12 % | | |
| 4417 - Small Tools | 210.00 | 0.00 | 18.00 | 18.00 | 100.00 % | | 448.06 | 72.00 | (376.06) | (522.30) % | | |
| Total Maintenance & Repairs | 15,461.00 | 2,791.36 | 1,290.00 | (1,501.36) | (116.38) % | | 8,729.72 | 5,160.00 | (3,569.72) | (69.18) % | | |
| Contract Costs | | | | | | | | | | | | |
| 4500 - Contract Costs - Pest Control | 3,055.00 | 0.00 | 255.00 | 255.00 | 100.00 % | | 784.00 | 1,020.00 | 236.00 | 23.13 % | 4-2023 Every-other-month expense (Jan,Mar,May,Jul...) | |
| 4501 - Contract Costs - Landscaping | 32,410.00 | 3,564.00 | 2,701.00 | (863.00) | (31.95) % | Post Emergent added to lawn | 11,766.83 | 10,804.00 | (962.83) | (8.91) % | | |
| 4502 - Contract Costs - Irrigation | 890.00 | 0.00 | 74.00 | 74.00 | 100.00 % | | 0.00 | 296.00 | 296.00 | 100.00 % | | |
| 4504 - Contract Costs - A/C Repair | 3,652.00 | 0.00 | 304.00 | 304.00 | 100.00 % | | 0.00 | 1,216.00 | 1,216.00 | 100.00 % | | |
| 4505 - Contract Costs - A/C Replacement | 22,248.00 | 2,704.65 | 1,854.00 | (850.65) | (45.88) % | 902-New AC | 6,936.90 | 7,416.00 | 479.10 | 6.46 % | | |
| 4507 - Contract Costs - Electrical | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 78.50 | 168.00 | 89.50 | 53.27 % | | |
| 4508 - Contract Costs - Carpet Cleaning | 1,220.00 | 300.00 | 102.00 | (198.00) | (194.11) % | | 300.00 | 408.00 | 108.00 | 26.47 % | | |
| 4513 - Contract Costs - Vinyl Replacement | 2,100.00 | 0.00 | 175.00 | 175.00 | 100.00 % | | 0.00 | 700.00 | 700.00 | 100.00 % | | |
| 4516 - Contract Costs - Custodian | 6,516.00 | 432.00 | 543.00 | 111.00 | 20.44 % | Merry Maids office cleaning | 1,620.00 | 2,172.00 | 552.00 | 25.41 % | | |
| 4522 - Contract Costs - Glass | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 2,150.00 | 0.00 | (2,150.00) | (100.00) % | | |
| 4523 - Contract Costs - Equipment Rental | 200.00 | 0.00 | 17.00 | 17.00 | 100.00 % | | 0.00 | 68.00 | 68.00 | 100.00 % | | |
| 4524 - Contract Costs - Other | 1,030.00 | 1,403.50 | 86.00 | (1,317.50) | (1,531.97) % | 4 units air duct cleaning | 4,218.39 | 344.00 | (3,874.39) | (1,126.27) % | | |
| Total Contract Costs | 73,821.00 | 8,404.15 | 6,153.00 | (2,251.15) | (36.58) % | | 27,854.62 | 24,612.00 | (3,242.62) | (13.17) % | | |
| Taxes & Insurance | | | | | | | | | | | | |
| 4600 - Property Insurance | 43,000.00 | 3,551.85 | 3,583.00 | 31.15 | 0.86 % | | 14,207.40 | 14,332.00 | 124.60 | 0.86 % | | |
| Total Taxes & Insurance | 43,000.00 | 3,551.85 | 3,583.00 | 31.15 | 0.86 % | | 14,207.40 | 14,332.00 | 124.60 | 0.86 % | | |
| Other Operating Expenses | | | | | | | | | | | | |
| 4253 - Community Activity Prizes | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 25.00 | 0.00 | (25.00) | (100.00) % | | |
| Total Other Operating Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 25.00 | 0.00 | (25.00) | (100.00) % | | |
| Total Operating Expenses | 433,839.00 | 41,385.09 | 36,368.00 | (5,017.09) | (13.79) % | | 163,341.62 | 146,072.00 | (17,269.62) | (11.82) % | | |
| Net Operating Income (Loss) | 271,357.00 | 18,880.64 | 22,401.00 | (3,520.36) | (15.71) % | | 78,977.37 | 89,004.00 | (10,026.63) | (11.26) % | | |
| Non-Operating Expenses | | | | | | | | | | | | |
| Capital Expenditures | | | | | | | | | | | | |
| 3327 - Insurance Proceeds | 0.00 | 1,310.36 | 0.00 | (1,310.36) | (100.00) % | Proceeds from shop break in | (1,443.47) | 0.00 | 1,443.47 | 100.00 % | | |
| 4735 - Capital Expenditures | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 15,250.00 | 0.00 | (15,250.00) | (100.00) % | | |

THF Highland Oaks Holdings, LLC

Budget Comparison

April 30, 2023

160 - Highland Oaks Apartments

Marble Falls, Texas

160--THF Highland Oaks Holdings, LLC

| | Year Ending | | 160--THF Highland Oaks Holdings, LLC | | | | Month Ending | | Year To Date | | |
|----------------------------------------------|--------------------|--------------------|--------------------------------------|-------------------|-------------------------|---------------------------------------|--------------------|--------------------|--------------------|-------------------|------------------------------------------------|
| | 12/31/2023 | | Month Ending 04/30/2023 | | Month Ending 04/30/2023 | | 04/30/2023 | | 04/30/2023 | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| 4736 - Insurance Claims | 0.00 | 1,650.00 | 0.00 | (1,650.00) | (100.00) % | Flooring replacement from flood claim | 3,043.47 | 0.00 | (3,043.47) | (100.00) % | |
| Total Capital Expenditures | 0.00 | 2,960.36 | 0.00 | (2,960.36) | (100.00) % | | 16,850.00 | 0.00 | (16,850.00) | (100.00) % | |
| Depreciation & Amortization | | | | | | | | | | | |
| 4710 - Depreciation | 199,022.00 | 17,070.59 | 16,585.00 | (485.59) | (2.92) % | | 68,282.36 | 66,340.00 | (1,942.36) | (2.92) % | |
| 4715 - Amortization | 5,000.00 | 338.50 | 417.00 | 78.50 | 18.82 % | | 1,842.43 | 1,668.00 | (174.43) | (10.45) % | |
| Total Depreciation & Amortization | 204,022.00 | 17,409.09 | 17,002.00 | (407.09) | (2.39) % | | 70,124.79 | 68,008.00 | (2,116.79) | (3.11) % | |
| Debt Services | | | | | | | | | | | |
| 4700 - Mortgage Interest #1 | 139,500.00 | 11,301.32 | 11,625.00 | 323.68 | 2.78 % | | 45,320.45 | 46,500.00 | 1,179.55 | 2.53 % | |
| 4720 - Mortgage Insurance | 10,500.00 | 0.00 | 875.00 | 875.00 | 100.00 % | | 0.00 | 3,500.00 | 3,500.00 | 100.00 % | 4-2023 Accounting to research lender statement |
| Total Debt Services | 150,000.00 | 11,301.32 | 12,500.00 | 1,198.68 | 9.58 % | | 45,320.45 | 50,000.00 | 4,679.55 | 9.35 % | |
| Other Non-Operating Expenses | | | | | | | | | | | |
| 4800 - TDHCA Compliance | 1,900.00 | 0.00 | 158.00 | 158.00 | 100.00 % | | 0.00 | 632.00 | 632.00 | 100.00 % | 4-2023 Annual expense |
| Total Other Non-Operating Expenses | 1,900.00 | 0.00 | 158.00 | 158.00 | 100.00 % | | 0.00 | 632.00 | 632.00 | 100.00 % | |
| Total Non-Operating Expenses | 355,922.00 | 31,670.77 | 29,660.00 | (2,010.77) | (6.77) % | | 132,295.24 | 118,640.00 | (13,655.24) | (11.50) % | |
| Net Income (Loss) | (84,565.00) | (12,790.13) | (7,259.00) | (5,531.13) | (76.19) % | | (53,317.87) | (29,636.00) | (23,681.87) | (79.90) % | |

THF Vistas Holdings, LLC Comparative Balance Sheet

April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|------------------------------------------|-----------------------------|---------------------------|
| Assets | | |
| Current Assets | | |
| Cash | | |
| 1000 - Cash - OPERATING | 199,099.47 | 191,972.84 |
| 1015 - Cash - Tenant Security Deposits | 50,402.40 | 50,418.21 |
| Total Cash | 249,501.87 | 242,391.05 |
| Accounts Receivable | | |
| 1200 - A/R - Tenant | 2,146.58 | 4,553.58 |
| 1210 - A/R - Tenant Subsidy Assistance | (2,144.00) | (2,144.00) |
| Total Accounts Receivable | 2.58 | 2,409.58 |
| Deposits & Escrows | | |
| 1102 - Lender Held Replacement Reserves | 206,960.82 | 204,377.49 |
| 1105 - Insurance Escrow | 29,675.86 | 21,383.33 |
| 1111 - Principal Reserves | 18.45 | 18.45 |
| 1115 - Cash out Holdback Escrow - Dwight | 7.37 | 7.37 |
| 1120 - Mortgage Insurance Reserves | 38,176.43 | 36,298.55 |
| 1135 - Construction Reserves | 1.51 | 1.51 |
| Total Deposits & Escrows | 274,840.44 | 262,086.70 |
| Other Current Assets | | |
| 1410 - Prepaid Insurance | 43,442.56 | 48,401.93 |
| Total Other Current Assets | 43,442.56 | 48,401.93 |
| Total Current Assets | 567,787.45 | 555,289.26 |
| Fixed Assets | | |
| 1600 - Land | 1,820,000.00 | 1,820,000.00 |
| 1610 - Building | 12,308,239.22 | 12,308,239.22 |
| 1660 - CIP | 345,817.77 | 345,817.77 |
| Total Fixed Assets | 14,474,056.99 | 14,474,056.99 |
| Depreciation & Amortization | | |
| 1700 - Accumulated Depreciation | (873,383.33) | (847,383.33) |
| Total Depreciation & Amortization | (873,383.33) | (847,383.33) |
| Total Fixed Assets | 13,600,673.66 | 13,626,673.66 |
| Other Assets | | |
| 1710 - Accumulated Amortization | (20,762.08) | (20,111.22) |
| Total Other Assets | (20,762.08) | (20,111.22) |
| Total Assets | 14,147,699.03 | 14,161,851.70 |

THF Vistas Holdings, LLC Comparative Balance Sheet

April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|---------------------------------------|-----------------------------|---------------------------|
| Liabilities & Equity | | |
| Liabilities | | |
| Current Liabilities | | |
| 2000 - A/P – Trade | 17,689.80 | 15,416.42 |
| 2001 - A/P – THFHMC | 14,157.91 | 16,632.77 |
| 2051 - A/P - Misc | 196.00 | 196.00 |
| 2099 - A/P - Pending ICB | (39.25) | (39.25) |
| 2507 - A/P - Chase 9745 | 200.00 | 0.00 |
| 2510 - A/P - Chase 9535 | 306.95 | 306.95 |
| 2531 - A/P - Chase 9683 | 1,629.56 | 2,057.76 |
| 2542 - A/P - Elan 9255 | 14.98 | 14.98 |
| 2564 - A/P - Chase 4069 | 0.00 | 4.35 |
| 2569 - A/P - Elan 6620 | 313.01 | 0.00 |
| 2573 - A/P - Chase 1947 | 1,503.85 | 0.00 |
| Total Current Liabilities | 35,972.81 | 34,589.98 |
| Other Current Liabilities | | |
| 2100 - Prepaid Rent | 2,750.01 | 4,561.11 |
| 2200 - Tenant Security Deposits | 40,939.00 | 42,287.00 |
| 2201 - Security Deposits in Transit | 221.00 | 99.00 |
| Total Other Current Liabilities | 43,910.01 | 46,947.11 |
| Long Term Liabilities | | |
| 2300 - Mortgage #1 | 8,992,807.80 | 9,006,968.27 |
| 2310 - Loan Costs | (268,475.24) | (268,475.24) |
| Total Long Term Liabilities | 8,724,332.56 | 8,738,493.03 |
| Other Liabilities | | |
| 2228 - Accrued Interest - Partner | 22,114.00 | 22,114.00 |
| Total Other Liabilities | 22,114.00 | 22,114.00 |
| Total Liabilities | 8,826,329.38 | 8,842,144.12 |
| Equity | | |
| Retained Earnings | 5,260,082.83 | 5,260,082.83 |
| Current Net Income | 61,286.82 | 59,624.75 |
| Total Equity | 5,321,369.65 | 5,319,707.58 |
| Total Liabilities & Equity | 14,147,699.03 | 14,161,851.70 |

THF Vistas Holdings, LLC
Budget Comparison

April 30, 2023

161 - Vistas Apartments
Marble Falls, Texas

| | 161--THF Vistas Holdings, LLC | | | | | | | | | | |
|------------------------------------------------|-------------------------------|-------------------------|--------------------|-------------------|------------------|--------------------------------------------------------------------------------------------|-------------------------|--------------------|------------------|-----------------|----------------------|
| | Year Ending | | | | Month Ending | | Month Ending | | | | Year To Date |
| | 12/31/2023 | Month Ending 04/30/2023 | | | Month Ending | 04/30/2023 | Year to Date 04/30/2023 | | | | 04/30/2023 |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| Income | | | | | | | | | | | |
| Rental Income | | | | | | | | | | | |
| 3000 - Scheduled Rent | 1,402,728.00 | 116,679.00 | 116,894.00 | (215.00) | (0.18) % | | 466,716.00 | 467,576.00 | (860.00) | (0.18) % | |
| Total Rental Income | 1,402,728.00 | 116,679.00 | 116,894.00 | (215.00) | (0.18) % | | 466,716.00 | 467,576.00 | (860.00) | (0.18) % | |
| Vacancy, Losses & Concessions | | | | | | | | | | | |
| 3010 - Loss to Lease | (55,988.00) | (3,213.00) | (4,666.00) | 1,453.00 | 31.14 % | Property is increasing rents \$50 or to the max at renewal. Charging max rents at move in. | (13,914.00) | (18,664.00) | 4,750.00 | 25.45 % | |
| 3015 - Vacancy Loss | (56,011.00) | (5,994.00) | (4,668.00) | (1,326.00) | (28.40) % | We had more move outs than anticipated-6 vacant units | (16,860.00) | (18,672.00) | 1,812.00 | 9.70 % | |
| 3030 - Rental Concessions: Tenant | (1,980.00) | 0.00 | (165.00) | 165.00 | 100.00 % | | 0.00 | (660.00) | 660.00 | 100.00 % | |
| 3035 - Rental Concessions: Employee | (5,388.00) | (388.00) | (449.00) | 61.00 | 13.58 % | | (1,552.00) | (1,796.00) | 244.00 | 13.58 % | |
| 3050 - Bad Debt | (26,690.00) | (4,220.10) | (2,224.00) | (1,996.10) | (89.75) % | 4 move outs with write offs for various things | (5,079.39) | (8,896.00) | 3,816.61 | 42.90 % | |
| Total Vacancy, Losses & Concessions | (146,057.00) | (13,815.10) | (12,172.00) | (1,643.10) | (13.49) % | | (37,405.39) | (48,688.00) | 11,282.61 | 23.17 % | |
| Net Rental Income | 1,256,671.00 | 102,863.90 | 104,722.00 | (1,858.10) | (1.77) % | | 429,310.61 | 418,888.00 | 10,422.61 | 2.48 % | |
| Tenant Fees | | | | | | | | | | | |
| 3200 - Late Fees | 7,200.00 | 400.00 | 600.00 | (200.00) | (33.33) % | Late fees charged to residents | 2,285.00 | 2,400.00 | (115.00) | (4.79) % | |
| 3205 - NSF Fees | 100.00 | 0.00 | 8.00 | (8.00) | (100.00) % | | 25.00 | 32.00 | (7.00) | (21.87) % | |
| 3206 - Pet Fees | 333.00 | 0.00 | 28.00 | (28.00) | (100.00) % | | 0.00 | 112.00 | (112.00) | (100.00) % | |
| 3210 - Maintenance Fees | 750.00 | 0.00 | 63.00 | (63.00) | (100.00) % | | 533.95 | 252.00 | 281.95 | 111.88 % | |
| 3215 - Court Fees - Tenant | 720.00 | 310.00 | 60.00 | 250.00 | 416.66 % | court fees for evictions charged back to residents | 310.00 | 240.00 | 70.00 | 29.16 % | |
| 3220 - Reletting Fees | 5,980.00 | 277.10 | 498.00 | (220.90) | (44.35) % | partial reletting fee charged back | 184.54 | 1,992.00 | (1,807.46) | (90.73) % | |
| 3225 - Move-out Charges | 6,910.00 | 4,260.00 | 576.00 | 3,684.00 | 639.58 % | 4 move outs with debts that were charged back | 4,367.00 | 2,304.00 | 2,063.00 | 89.53 % | |
| 3235 - Screening Fees | 1,465.00 | 204.50 | 122.00 | 82.50 | 67.62 % | | 670.70 | 488.00 | 182.70 | 37.43 % | |
| Total Tenant Fees | 23,458.00 | 5,451.60 | 1,955.00 | 3,496.60 | 178.85 % | | 8,376.19 | 7,820.00 | 556.19 | 7.11 % | |
| Other Income | | | | | | | | | | | |
| 3300 - Laundry income | 305.00 | 0.00 | 25.00 | (25.00) | (100.00) % | | 221.10 | 100.00 | 121.10 | 121.10 % | |
| 3315 - Interest income | 40.00 | 4.19 | 3.00 | 1.19 | 39.66 % | | 16.25 | 12.00 | 4.25 | 35.41 % | |
| 3325 - Other Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 299.40 | 0.00 | 299.40 | 100.00 % | |
| Total Other Income | 345.00 | 4.19 | 28.00 | (23.81) | (85.03) % | | 536.75 | 112.00 | 424.75 | 379.24 % | |
| Total Income | 1,280,474.00 | 108,319.69 | 106,705.00 | 1,614.69 | 1.51 % | | 438,223.55 | 426,820.00 | 11,403.55 | 2.67 % | |
| Expenses | | | | | | | | | | | |
| Payroll & Related | | | | | | | | | | | |
| 4000 - Salaries - Manager | 39,254.00 | 3,074.67 | 3,271.00 | 196.33 | 6.00 % | | 13,044.08 | 13,084.00 | 39.92 | 0.30 % | |

THF Vistas Holdings, LLC
Budget Comparison

April 30, 2023

161 - Vistas Apartments
Marble Falls, Texas

161--THF Vistas Holdings, LLC

| | Year Ending | 161--THF Vistas Holdings, LLC | | | | Month Ending | Month Ending 04/30/2023 | Year to Date 04/30/2023 | Year To Date | | |
|----------------------------------------|-------------------|-------------------------------|------------------|-------------|---------------|-------------------------------------------------------------------------------------------|----------------------------|----------------------------|---------------|---------------|---|
| | 12/31/2023 | Month Ending 04/30/2023 | | | 04/30/2023 | 04/30/2023 | | | | | |
| | Budget | Actual | Budget | Variance | % | Actual | | | Budget | Variance | % |
| 4005 - Salaries - Assistant Manager | 22,610.00 | 1,059.57 | 1,884.00 | 824.43 | 43.75 % | Assistant Manager was promoted to Manager at San Gabriel Crossing, currently interviewing | 5,498.02 | 7,536.00 | 2,037.98 | 27.04 % | |
| 4015 - Salaries - Maintenance | 88,988.00 | 6,871.50 | 7,416.00 | 544.50 | 7.34 % | | 29,780.08 | 29,664.00 | (116.08) | (0.39) % | |
| 4020 - Health Insurance | 21,222.00 | 1,881.18 | 1,769.00 | (112.18) | (6.34) % | | 7,545.42 | 7,076.00 | (469.42) | (6.63) % | |
| 4021 - Dental Insurance | 1,423.00 | 0.00 | 119.00 | 119.00 | 100.00 % | | 0.00 | 476.00 | 476.00 | 100.00 % | |
| 4022 - Vision Insurance | 338.00 | 28.09 | 28.00 | (0.09) | (0.32) % | | 112.71 | 112.00 | (0.71) | (0.63) % | |
| 4025 - Retirement - Safe Harbor | 4,455.00 | 0.00 | 371.00 | 371.00 | 100.00 % | | 0.00 | 1,484.00 | 1,484.00 | 100.00 % | |
| 4026 - Retirement - Matching | 2,970.00 | 432.71 | 248.00 | (184.71) | (74.47) % | | 1,720.94 | 992.00 | (728.94) | (73.48) % | |
| 4027 - Life Insurance | 931.00 | 7.32 | 78.00 | 70.68 | 90.61 % | | 29.29 | 312.00 | 282.71 | 90.61 % | |
| 4028 - Disability Insurance | 0.00 | 80.28 | 0.00 | (80.28) | (100.00) % | | 304.61 | 0.00 | (304.61) | (100.00) % | |
| 4030 - Payroll Taxes | 11,510.00 | 993.83 | 959.00 | (34.83) | (3.63) % | | 4,169.31 | 3,836.00 | (333.31) | (8.68) % | |
| 4032 - Worker's Compensation Insurance | 1,357.00 | 127.88 | 113.00 | (14.88) | (13.16) % | | 389.88 | 452.00 | 62.12 | 13.74 % | |
| 4040 - Overtime | 2,958.00 | 666.69 | 247.00 | (419.69) | (169.91) % | Alex went to Canadian for 4 days to help with another property | 2,154.38 | 988.00 | (1,166.38) | (118.05) % | |
| 4045 - Bonuses | 5,000.00 | 1,221.76 | 417.00 | (804.76) | (192.98) % | Quarterly Bonuses | 1,807.36 | 1,668.00 | (139.36) | (8.35) % | |
| 4061 - Employee Recruiting/Screening | 0.00 | 473.46 | 0.00 | (473.46) | (100.00) % | Advertising for a new assistant manger | 473.46 | 0.00 | (473.46) | (100.00) % | |
| Total Payroll & Related | 203,016.00 | 16,918.94 | 16,920.00 | 1.06 | 0.00 % | | 67,029.54 | 67,680.00 | 650.46 | 0.96 % | |
| Administrative Expenses | | | | | | | | | | | |
| 4035 - Uniforms | 4,254.00 | 248.28 | 355.00 | 106.72 | 30.06 % | 4 weeks uniform charges | 1,346.81 | 1,420.00 | 73.19 | 5.15 % | |
| 4100 - Management Fees | 65,470.00 | 6,631.08 | 5,456.00 | (1,175.08) | (21.53) % | | 26,353.58 | 21,824.00 | (4,529.58) | (20.75) % | |
| 4102 - Office Equipment & Furniture | 350.00 | 0.00 | 29.00 | 29.00 | 100.00 % | | 0.00 | 116.00 | 116.00 | 100.00 % | |
| 4103 - Paper | 166.00 | 0.00 | 14.00 | 14.00 | 100.00 % | | 0.00 | 56.00 | 56.00 | 100.00 % | |
| 4104 - Toner | 387.00 | 0.00 | 32.00 | 32.00 | 100.00 % | | 0.00 | 128.00 | 128.00 | 100.00 % | |
| 4105 - Postage | 22.00 | 0.00 | 2.00 | 2.00 | 100.00 % | | 64.98 | 8.00 | (56.98) | (712.25) % | |
| 4106 - Office Supplies | 750.00 | 291.78 | 63.00 | (228.78) | (363.14) % | Purchased new toner, a new drum and paper | 1,210.75 | 252.00 | (958.75) | (380.45) % | |
| 4108 - IT Contract | 3,372.00 | 281.00 | 281.00 | 0.00 | 0.00 % | | 1,124.00 | 1,124.00 | 0.00 | 0.00 % | |
| 4109 - IT Hardware | 750.00 | 0.00 | 63.00 | 63.00 | 100.00 % | | 0.00 | 252.00 | 252.00 | 100.00 % | |
| 4110 - IT Software | 8,780.00 | 692.25 | 732.00 | 39.75 | 5.43 % | | 3,448.00 | 2,928.00 | (520.00) | (17.75) % | |
| 4111 - Telephone & Fax | 2,539.00 | 295.38 | 212.00 | (83.38) | (39.33) % | | 912.30 | 848.00 | (64.30) | (7.58) % | |
| 4112 - Internet | 1,236.00 | 99.95 | 103.00 | 3.05 | 2.96 % | | 493.94 | 412.00 | (81.94) | (19.88) % | |
| 4114 - Misc Admin Expense | 0.00 | (8.83) | 0.00 | 8.83 | 100.00 % | | 44.21 | 0.00 | (44.21) | (100.00) % | |
| 4115 - Staff Training | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 495.00 | 500.00 | 5.00 | 1.00 % | |
| 4116 - Membership Dues | 300.00 | 216.23 | 25.00 | (191.23) | (764.92) % | Chamber of Commerce dues | 264.92 | 100.00 | (164.92) | (164.92) % | |
| 4117 - Vehicle Maintenance & Repairs | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 29.40 | 168.00 | 138.60 | 82.50 % | |
| 4119 - Travel | 1,398.00 | 1,503.85 | 117.00 | (1,386.85) | (1,185.34) % | Lodging for TAA conference in Fort Worth | 1,641.67 | 468.00 | (1,173.67) | (250.78) % | |
| 4120 - Bank Fees | 275.00 | 0.00 | 23.00 | 23.00 | 100.00 % | | 0.00 | 92.00 | 92.00 | 100.00 % | |
| 4121 - Eviction | 720.00 | 0.00 | 60.00 | 60.00 | 100.00 % | | 316.90 | 240.00 | (76.90) | (32.04) % | |
| 4122 - Resident Screening Services | 1,465.00 | 54.39 | 122.00 | 67.61 | 55.41 % | | 562.03 | 488.00 | (74.03) | (15.17) % | |

THF Vistas Holdings, LLC
Budget Comparison

April 30, 2023

161 - Vistas Apartments
Marble Falls, Texas

161--THF Vistas Holdings, LLC

| | Year Ending | | 161--THF Vistas Holdings, LLC | | | | Month Ending | | Year To Date | | | |
|---------------------------------------------|-------------------|------------------|-------------------------------|-------------------|-------------------------|----------------------------------------------------------------|------------------|------------------|-------------------------|------------------|----------------------|--|
| | 12/31/2023 | | Month Ending 04/30/2023 | | Month Ending 04/30/2023 | | 04/30/2023 | | Year to Date 04/30/2023 | | 04/30/2023 | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note | |
| 4124 - Consulting Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 393.75 | 0.00 | (393.75) | (100.00) % | | |
| 4125 - Audit Fees | 7,500.00 | 0.00 | 625.00 | 625.00 | 100.00 % | | 0.00 | 2,500.00 | 2,500.00 | 100.00 % | | |
| 4127 - Tax Prep Fees | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 3,000.00 | 500.00 | (2,500.00) | (500.00) % | | |
| 4129 - Fuel | 720.00 | 0.00 | 60.00 | 60.00 | 100.00 % | | 194.60 | 240.00 | 45.40 | 18.91 % | | |
| 4132 - Employee Gifts | 500.00 | 58.57 | 42.00 | (16.57) | (39.45) % | Employee lunch to celebrate a promotion | 628.15 | 168.00 | (460.15) | (273.89) % | | |
| 4138 - Answering Service | 0.00 | 185.00 | 0.00 | (185.00) | (100.00) % | Answering service | 925.00 | 0.00 | (925.00) | (100.00) % | | |
| 4258 - Resident Services - Supplies | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 479.07 | 332.00 | (147.07) | (44.29) % | | |
| 4259 - Resident Displacement | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 186.11 | 0.00 | (186.11) | (100.00) % | | |
| Total Administrative Expenses | 105,454.00 | 10,548.93 | 8,791.00 | (1,757.93) | (19.99) % | | 44,115.17 | 35,164.00 | (8,951.17) | (25.45) % | | |
| Marketing Expenses | | | | | | | | | | | | |
| 4200 - Signage | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 518.41 | 168.00 | (350.41) | (208.57) % | | |
| 4201 - Printed Material | 889.00 | 0.00 | 74.00 | 74.00 | 100.00 % | | 219.23 | 296.00 | 76.77 | 25.93 % | | |
| 4202 - Internet Advertising | 666.00 | 54.00 | 56.00 | 2.00 | 3.57 % | | 216.00 | 224.00 | 8.00 | 3.57 % | | |
| 4203 - Flags/Poles | 375.00 | 0.00 | 31.00 | 31.00 | 100.00 % | | 34.99 | 124.00 | 89.01 | 71.78 % | | |
| 4204 - Advertising - Other | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | | |
| Total Marketing Expenses | 2,930.00 | 54.00 | 245.00 | 191.00 | 77.95 % | | 988.63 | 980.00 | (8.63) | (0.88) % | | |
| Utilities | | | | | | | | | | | | |
| 4300 - Utilities - Electric Vacancies | 3,000.00 | 308.22 | 250.00 | (58.22) | (23.28) % | | 822.81 | 1,000.00 | 177.19 | 17.71 % | | |
| 4301 - Utilities - Electric - Office/Other | 13,600.00 | 1,157.88 | 1,200.00 | 42.12 | 3.51 % | | 4,549.06 | 4,800.00 | 250.94 | 5.22 % | | |
| 4311 - Utilities - Water - Other | 12,000.00 | 615.84 | 1,000.00 | 384.16 | 38.41 % | Irrigation charges we expect to see increase in the summer | 1,261.30 | 4,000.00 | 2,738.70 | 68.46 % | | |
| 4315 - Utilities - Water | 55,300.00 | 4,713.50 | 5,500.00 | 786.50 | 14.30 % | Based on usage and property vacancy is higher than anticipated | 18,805.80 | 19,800.00 | 994.20 | 5.02 % | | |
| 4325 - Utilities - Sewer | 52,200.00 | 5,071.44 | 5,000.00 | (71.44) | (1.42) % | | 20,155.08 | 18,600.00 | (1,555.08) | (8.36) % | | |
| 4340 - Utilities - Trash | 22,572.00 | 1,755.02 | 1,881.00 | 125.98 | 6.69 % | | 7,037.69 | 7,524.00 | 486.31 | 6.46 % | | |
| Total Utilities | 158,672.00 | 13,621.90 | 14,831.00 | 1,209.10 | 8.15 % | | 52,631.74 | 55,724.00 | 3,092.26 | 5.54 % | | |
| Operating & Maintenance Expenses | | | | | | | | | | | | |
| 4450 - Make-Ready - Hardware | 300.00 | 203.28 | 25.00 | (178.28) | (713.12) % | We are replacing bathroom mirrors as needed due to age | 253.25 | 100.00 | (153.25) | (153.25) % | | |
| 4451 - Make-Ready - A/C | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 0.00 | 32.00 | 32.00 | 100.00 % | | |
| 4452 - Make-Ready - Appliances | 1,945.00 | 214.19 | 162.00 | (52.19) | (32.21) % | #1307 Refrigerator arms and crisper drawer | 383.85 | 648.00 | 264.15 | 40.76 % | | |
| 4453 - Make-Ready - Electrical | 360.00 | 78.06 | 30.00 | (48.06) | (160.20) % | | 78.06 | 120.00 | 41.94 | 34.95 % | | |
| 4454 - Make-Ready - Plumbing | 310.00 | (94.51) | 26.00 | 120.51 | 463.50 % | return credited | (94.51) | 104.00 | 198.51 | 190.87 % | | |
| 4456 - Make-Ready - Carpet | 8,500.00 | 86.60 | 708.00 | 621.40 | 87.76 % | | 4,703.04 | 2,832.00 | (1,871.04) | (66.06) % | | |
| 4457 - Make-Ready - Vinyl | 5,275.00 | 0.00 | 440.00 | 440.00 | 100.00 % | | 747.86 | 1,760.00 | 1,012.14 | 57.50 % | | |
| 4458 - Make-Ready - Painting | 720.00 | 45.87 | 60.00 | 14.13 | 23.55 % | | 726.26 | 240.00 | (486.26) | (202.60) % | | |
| 4459 - Make-Ready - Cleaning | 615.00 | (117.77) | 51.00 | 168.77 | 330.92 % | returns credited | (35.53) | 204.00 | 239.53 | 117.41 % | | |
| 4460 - Make-Ready - Other | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 6.36 | 168.00 | 161.64 | 96.21 % | | |
| 4461 - Make-Ready - Drywall Repair | 100.00 | 110.91 | 8.00 | (102.91) | (1,286.37) % | #207 drywall repair for laundry room | 112.87 | 32.00 | (80.87) | (252.71) % | | |

THF Vistas Holdings, LLC Budget Comparison

April 30, 2023

161 - Vistas Apartments
Marble Falls, Texas

161--THF Vistas Holdings, LLC

| | Year Ending | | 161--THF Vistas Holdings, LLC | | | | Month Ending | | Year To Date | | | |
|---------------------------------------------------|------------------|-----------------|-------------------------------|-----------------|-------------------------|-----------------------------------------------------|-----------------|------------------|-------------------------|------------------|----------------------|--|
| | 12/31/2023 | | Month Ending 04/30/2023 | | Month Ending 04/30/2023 | | 04/30/2023 | | Year to Date 04/30/2023 | | 04/30/2023 | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note | |
| 4462 - Make Ready - Contract Unit Prep | 640.00 | 0.00 | 53.00 | 53.00 | 100.00 % | | 0.00 | 212.00 | 212.00 | 100.00 % | | |
| 4463 - Make Ready - Contract Paint | 370.00 | 0.00 | 31.00 | 31.00 | 100.00 % | | 0.00 | 124.00 | 124.00 | 100.00 % | | |
| 4464 - Make Ready - Window Treatments | 1,895.00 | 214.20 | 158.00 | (56.20) | (35.56) % | | 1,504.79 | 632.00 | (872.79) | (138.09) % | | |
| 4465 - Make Ready - Doors/Locks/Keys | 750.00 | 77.64 | 63.00 | (14.64) | (23.23) % | | 197.31 | 252.00 | 54.69 | 21.70 % | | |
| Total Operating & Maintenance Expenses | 22,380.00 | 818.47 | 1,865.00 | 1,046.53 | 56.11 % | | 8,583.61 | 7,460.00 | (1,123.61) | (15.06) % | | |
| Maintenance & Repairs | | | | | | | | | | | | |
| 4400 - Materials - Hardware | 515.00 | 36.04 | 43.00 | 6.96 | 16.18 % | | 40.39 | 172.00 | 131.61 | 76.51 % | | |
| 4401 - Materials - A/C | 5,325.00 | 0.00 | 444.00 | 444.00 | 100.00 % | | 1,599.23 | 1,776.00 | 176.77 | 9.95 % | | |
| 4402 - Materials - Appliances | 8,030.00 | 450.39 | 669.00 | 218.61 | 32.67 % | | 1,604.54 | 2,676.00 | 1,071.46 | 40.03 % | | |
| 4403 - Materials - Electrical | 1,400.00 | 170.96 | 117.00 | (53.96) | (46.11) % | | 170.96 | 468.00 | 297.04 | 63.47 % | | |
| 4404 - Materials - Plumbing | 5,435.00 | 264.58 | 453.00 | 188.42 | 41.59 % | | 2,332.15 | 1,812.00 | (520.15) | (28.70) % | | |
| 4405 - Materials - Pool | 3,050.00 | 0.00 | 254.00 | 254.00 | 100.00 % | | 0.00 | 1,016.00 | 1,016.00 | 100.00 % | | |
| 4406 - Materials - Flooring | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 227.66 | 0.00 | (227.66) | (100.00) % | | |
| 4407 - Materials - Paint | 1,657.00 | 0.00 | 138.00 | 138.00 | 100.00 % | | 94.15 | 552.00 | 457.85 | 82.94 % | | |
| 4408 - Materials - Janitorial | 2,281.00 | 120.46 | 190.00 | 69.54 | 36.60 % | | 1,235.49 | 760.00 | (475.49) | (62.56) % | | |
| 4409 - Materials - Landscaping & Irrigation | 100.00 | 11.88 | 8.00 | (3.88) | (48.50) % | | 11.88 | 32.00 | 20.12 | 62.87 % | | |
| 4410 - Materials - Smoke Alarms | 546.00 | 43.99 | 46.00 | 2.01 | 4.36 % | | 158.56 | 184.00 | 25.44 | 13.82 % | | |
| 4411 - Materials - Drywall Repair | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 63.09 | 32.00 | (31.09) | (97.15) % | | |
| 4412 - Materials - Screens | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 0.00 | 32.00 | 32.00 | 100.00 % | | |
| 4413 - Materials - Doors/Locks/Keys | 622.00 | 332.08 | 52.00 | (280.08) | (538.61) % | Ordered 10 door sweeps after inspections | 548.39 | 208.00 | (340.39) | (163.64) % | | |
| 4414 - Materials - Light Bulbs/Fixtures | 1,571.00 | 264.22 | 131.00 | (133.22) | (101.69) % | Ordered 2 ceiling fans | 550.20 | 524.00 | (26.20) | (5.00) % | | |
| 4416 - Materials - Other | 1,950.00 | 141.86 | 163.00 | 21.14 | 12.96 % | | 168.33 | 652.00 | 483.67 | 74.18 % | | |
| 4417 - Small Tools | 350.00 | (7.97) | 29.00 | 36.97 | 127.48 % | | 140.79 | 116.00 | (24.79) | (21.37) % | | |
| 4418 - Fire Extinguishers | 150.00 | 0.00 | 13.00 | 13.00 | 100.00 % | | 0.00 | 52.00 | 52.00 | 100.00 % | | |
| 4419 - Equipment | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 0.00 | 32.00 | 32.00 | 100.00 % | | |
| Total Maintenance & Repairs | 33,282.00 | 1,828.49 | 2,774.00 | 945.51 | 34.08 % | | 8,945.81 | 11,096.00 | 2,150.19 | 19.37 % | | |
| Contract Costs | | | | | | | | | | | | |
| 4500 - Contract Costs - Pest Control | 5,253.00 | 781.00 | 438.00 | (343.00) | (78.31) % | Full clean out and follow-up clean out building 2 | 3,266.00 | 1,752.00 | (1,514.00) | (86.41) % | | |
| 4501 - Contract Costs - Landscaping | 32,692.00 | 3,866.00 | 2,724.00 | (1,142.00) | (41.92) % | Monthly maintenance plus spring herbicide treatment | 11,388.83 | 10,896.00 | (492.83) | (4.52) % | | |
| 4502 - Contract Costs - Irrigation | 920.00 | 0.00 | 77.00 | 77.00 | 100.00 % | | 0.00 | 308.00 | 308.00 | 100.00 % | | |
| 4503 - Contract Costs - Seasonal Flowers | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 489.57 | 0.00 | (489.57) | (100.00) % | | |
| 4504 - Contract Costs - A/C Repair | 1,400.00 | 0.00 | 117.00 | 117.00 | 100.00 % | | 0.00 | 468.00 | 468.00 | 100.00 % | | |
| 4505 - Contract Costs - A/C Replacement | 12,360.00 | 3,142.60 | 1,030.00 | (2,112.60) | (205.10) % | 2 seer heat pumps for #403 and #1406 | 4,986.60 | 4,120.00 | (866.60) | (21.03) % | | |
| 4506 - Contract Costs - Plumbing | 465.00 | 0.00 | 39.00 | 39.00 | 100.00 % | | 1,818.95 | 156.00 | (1,662.95) | (1,065.99) % | | |
| 4507 - Contract Costs - Electrical | 700.00 | 0.00 | 58.00 | 58.00 | 100.00 % | | 0.00 | 232.00 | 232.00 | 100.00 % | | |
| 4508 - Contract Costs - Carpet Cleaning | 595.00 | 0.00 | 50.00 | 50.00 | 100.00 % | | 670.64 | 200.00 | (470.64) | (235.32) % | | |
| 4509 - Contract Costs - Carpet Replacement | 2,000.00 | 0.00 | 167.00 | 167.00 | 100.00 % | | 0.00 | 668.00 | 668.00 | 100.00 % | | |
| 4513 - Contract Costs - Vinyl Replacement | 2,000.00 | 0.00 | 167.00 | 167.00 | 100.00 % | | 0.00 | 668.00 | 668.00 | 100.00 % | | |
| 4514 - Contract Costs - Pool | 7,200.00 | 560.00 | 600.00 | 40.00 | 6.66 % | | 2,870.00 | 2,400.00 | (470.00) | (19.58) % | | |
| 4515 - Contract Costs - Flooring | 0.00 | 350.00 | 0.00 | (350.00) | (100.00) % | Carpet repair & stretch in #405 | 350.00 | 0.00 | (350.00) | (100.00) % | | |
| 4516 - Contract Costs - Custodian | 5,500.00 | 400.00 | 458.00 | 58.00 | 12.66 % | | 1,600.00 | 1,832.00 | 232.00 | 12.66 % | | |

THF Vistas Holdings, LLC Budget Comparison

April 30, 2023

161 - Vistas Apartments
Marble Falls, Texas

161--THF Vistas Holdings, LLC

| | Year Ending | | | | | Month Ending | | | | | Year To Date |
|------------------------------------------------|-------------------|-------------------|-------------------------|--------------------|-------------------|-------------------------|--------------------|-------------------------|--------------------|-------------------|----------------------|
| | 12/31/2023 | | Month Ending 04/30/2023 | | | Month Ending 04/30/2023 | | Year to Date 04/30/2023 | | | 04/30/2023 |
| | Budget | Actual | Budget | Variance | % | Budget | Actual | Budget | Variance | % | Budget variance note |
| 4524 - Contract Costs - Other | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 380.35 | 332.00 | (48.35) | (14.56) % | |
| 4528 - Contract Costs - General Contractor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 1,012.07 | 0.00 | (1,012.07) | (100.00) % | |
| Total Contract Costs | 72,085.00 | 9,099.60 | 6,008.00 | (3,091.60) | (51.45) % | | 28,833.01 | 24,032.00 | (4,801.01) | (19.97) % | |
| Taxes & Insurance | | | | | | | | | | | |
| 4600 - Property Insurance | 60,000.00 | 4,959.37 | 5,000.00 | 40.63 | 0.81 % | | 19,837.48 | 20,000.00 | 162.52 | 0.81 % | |
| Total Taxes & Insurance | 60,000.00 | 4,959.37 | 5,000.00 | 40.63 | 0.81 % | | 19,837.48 | 20,000.00 | 162.52 | 0.81 % | |
| Total Operating Expenses | 657,819.00 | 57,849.70 | 56,434.00 | (1,415.70) | (2.50) % | | 230,964.99 | 222,136.00 | (8,828.99) | (3.97) % | |
| Net Operating Income (Loss) | 622,655.00 | 50,469.99 | 50,271.00 | 198.99 | 0.39 % | | 207,258.56 | 204,684.00 | 2,574.56 | 1.25 % | |
| Non-Operating Income | | | | | | | | | | | |
| 3400 - CAPEX funding from Replacement Reserves | 169,800.00 | 0.00 | 14,150.00 | (14,150.00) | (100.00) % | | 0.00 | 56,600.00 | (56,600.00) | (100.00) % | |
| Total Non-Operating Income | 169,800.00 | 0.00 | 14,150.00 | (14,150.00) | (100.00) % | | 0.00 | 56,600.00 | (56,600.00) | (100.00) % | |
| Non-Operating Expenses | | | | | | | | | | | |
| Capital Expenditures | | | | | | | | | | | |
| 3327 - Insurance Proceeds | 0.00 | (2,184.37) | 0.00 | 2,184.37 | 100.00 % | shop break in | (84,009.63) | 0.00 | 84,009.63 | 100.00 % | |
| 4735 - Capital Expenditures | 169,800.00 | 0.00 | 14,150.00 | 14,150.00 | 100.00 % | | 3,250.00 | 56,600.00 | 53,350.00 | 94.25 % | |
| 4736 - Insurance Claims | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 28,017.21 | 0.00 | (28,017.21) | (100.00) % | |
| Total Capital Expenditures | 169,800.00 | (2,184.37) | 14,150.00 | 16,334.37 | 115.43 % | | (52,742.42) | 56,600.00 | 109,342.42 | 193.18 % | |
| Depreciation & Amortization | | | | | | | | | | | |
| 4710 - Depreciation | 308,243.00 | 26,000.00 | 25,687.00 | (313.00) | (1.21) % | | 104,000.00 | 102,748.00 | (1,252.00) | (1.21) % | |
| 4715 - Amortization | 15,000.00 | 650.86 | 1,250.00 | 599.14 | 47.93 % | | 6,448.84 | 5,000.00 | (1,448.84) | (28.97) % | |
| Total Depreciation & Amortization | 323,243.00 | 26,650.86 | 26,937.00 | 286.14 | 1.06 % | | 110,448.84 | 107,748.00 | (2,700.84) | (2.50) % | |
| Debt Services | | | | | | | | | | | |
| 4700 - Mortgage Interest #1 | 263,000.00 | 21,241.43 | 21,917.00 | 675.57 | 3.08 % | | 85,165.32 | 87,668.00 | 2,502.68 | 2.85 % | |
| 4720 - Mortgage Insurance | 23,000.00 | 0.00 | 1,917.00 | 1,917.00 | 100.00 % | | 0.00 | 7,668.00 | 7,668.00 | 100.00 % | |
| Total Debt Services | 286,000.00 | 21,241.43 | 23,834.00 | 2,592.57 | 10.87 % | | 85,165.32 | 95,336.00 | 10,170.68 | 10.66 % | |
| Other Non-Operating Expenses | | | | | | | | | | | |
| 4800 - TDHCA Compliance | 0.00 | 3,100.00 | 0.00 | (3,100.00) | (100.00) % | Annual compliance fees | 3,100.00 | 0.00 | (3,100.00) | (100.00) % | |
| Total Other Non-Operating Expenses | 0.00 | 3,100.00 | 0.00 | (3,100.00) | (100.00) % | | 3,100.00 | 0.00 | (3,100.00) | (100.00) % | |
| Total Non-Operating Expenses | 779,043.00 | 48,807.92 | 64,921.00 | 16,113.08 | 24.81 % | | 145,971.74 | 259,684.00 | 113,712.26 | 43.78 % | |
| Net Income (Loss) | 13,412.00 | 1,662.07 | (500.00) | 2,162.07 | 432.41 % | | 61,286.82 | 1,600.00 | 59,686.82 | 3,730.42 % | |

Westwind of Lamesa Comparative Balance Sheet April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|-------------------------------------------------------------|-----------------------------|---------------------------|
| Assets | | |
| Current Assets | | |
| Cash | | |
| 1000 - Cash - OPERATING | 73,835.69 | 66,360.32 |
| 1007 - Cash - WLM DEV M1 BANK 0021 | 12,025.00 | 12,025.00 |
| 1015 - Cash - Tenant Security Deposits | 39,650.93 | 40,820.93 |
| Total Cash | 125,511.62 | 119,206.25 |
| Accounts Receivable | | |
| 1200 - A/R - Tenant | 2,106.00 | 343.00 |
| 1210 - A/R - Tenant Subsidy Assistance | (259.00) | (271.00) |
| Total Accounts Receivable | 1,847.00 | 72.00 |
| Deposits & Escrows | | |
| 1102 - Lender Held Replacement Res - CRBT 3390 | 33,733.40 | 32,016.73 |
| 1110 - Operating Reserves - Affordable Housing Partners Inc | 321,336.00 | 321,336.00 |
| Total Deposits & Escrows | 355,069.40 | 353,352.73 |
| Other Current Assets | | |
| 1410 - Prepaid Insurance | 28,532.81 | 35,063.21 |
| Total Other Current Assets | 28,532.81 | 35,063.21 |
| Total Current Assets | 510,960.83 | 507,694.19 |
| Fixed Assets | | |
| 1605 - Land Improvements | 629,771.00 | 629,771.00 |
| 1610 - Building | 9,138,270.12 | 9,138,270.12 |
| 1620 - Building Improvements | 211,736.88 | 211,736.88 |
| 1630 - Furniture & Fixtures | 348,939.97 | 348,939.97 |
| Total Fixed Assets | 10,328,717.97 | 10,328,717.97 |
| Depreciation & Amortization | | |
| 1700 - Accumulated Depreciation | (1,012,033.60) | (987,043.29) |
| Total Depreciation & Amortization | (1,012,033.60) | (987,043.29) |
| Total Fixed Assets | 9,316,684.37 | 9,341,674.68 |
| Other Assets | | |
| 1500 - Prepaid Land Leases | 365,955.76 | 366,264.84 |
| 1501 - Deferred Tax Credit Costs | (6,484.67) | (6,484.67) |
| 1710 - Accumulated Amortization | (14,177.00) | (14,177.00) |
| 2309 - Accumulated Amortization - Loan Costs | (5,662.83) | (5,662.83) |
| Total Other Assets | 339,631.26 | 339,940.34 |
| Total Assets | 10,167,276.46 | 10,189,309.21 |

Westwind of Lamesa Comparative Balance Sheet April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|-----------------------------------------------------------|-----------------------------|---------------------------|
| Liabilities & Equity | | |
| Liabilities | | |
| Current Liabilities | | |
| 2000 - A/P – Trade | 6,065.81 | 6,508.47 |
| 2001 - A/P – THFHMC | 7,234.33 | 7,851.19 |
| 2510 - A/P - Chase 9535 | 0.00 | 61.14 |
| 2533 - A/P - Chase 7218 | 23.41 | 0.00 |
| 2539 - A/P - Elan 6079 | 94.92 | 94.92 |
| 2562 - A/P - Chase 0765 | 14.88 | 0.00 |
| 2567 - A/P - Chase 2205 | 0.00 | 5.41 |
| 2573 - A/P - Chase 1947 | 765.55 | 0.00 |
| 2574 - A/P - Chase 1921 | 357.49 | 860.88 |
| Total Current Liabilities | 14,556.39 | 15,382.01 |
| Other Current Liabilities | | |
| 2052 - A/P - Construction | 39,979.97 | 39,979.97 |
| 2100 - Prepaid Rent | 7,570.58 | 5,871.58 |
| 2200 - Tenant Security Deposits | 22,200.00 | 22,500.00 |
| 2201 - Security Deposits in Transit | 0.00 | 306.80 |
| 2204 - Accrued Expense | 18,717.00 | 18,717.00 |
| 2226 - Accrued Interest - AMF | (375.00) | (375.00) |
| Total Other Current Liabilities | 88,092.55 | 87,000.35 |
| Long Term Liabilities | | |
| 2301 - N/P - CRBT 6953 | 4,685,086.82 | 4,688,653.39 |
| 2310 - Loan Costs | (76,443.00) | (76,443.00) |
| Total Long Term Liabilities | 4,608,643.82 | 4,612,210.39 |
| Other Liabilities | | |
| 2223 - Accrued Asset Mgmt Fee - AHP Housing Fund 211, LLC | 20,484.00 | 20,484.00 |
| 2311 - Tax Credit Fees | (30,848.88) | (31,024.16) |
| 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 | 567,290.71 | 567,115.43 |
| Total Liabilities | 5,278,583.47 | 5,281,708.18 |
| 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 | (1,063,294.83) | (1,063,294.83) |
| Current Net Income | (70,893.18) | (51,985.14) |
| Total Equity | 4,888,692.99 | 4,907,601.03 |
| Total Liabilities & Equity | 10,167,276.46 | 10,189,309.21 |

Westwind of Lamesa Budget Comparison

April 30, 2023

159 - Westwind of Lamesa
Lamesa, Texas

| | 159--Westwind of Lamesa | | | | | | | | | | |
|------------------------------------------------|-------------------------|-------------------------|-------------------|-------------------|-------------------|--------------------------------------------------------------------------------------|-------------------------|--------------------|--------------------|-------------------|--------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date 04/30/2023 | | | | Year To Date |
| | 12/31/2023 | Month Ending 04/30/2023 | | Month Ending | 04/30/2023 | | Year to Date 04/30/2023 | | 04/30/2023 | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | |
| Income | | | | | | | | | | | |
| Rental Income | | | | | | | | | | | |
| 3000 - Scheduled Rent | 788,952.00 | 65,634.00 | 65,746.00 | (112.00) | (0.17) % | | 261,827.00 | 262,984.00 | (1,157.00) | (0.43) % | |
| Total Rental Income | 788,952.00 | 65,634.00 | 65,746.00 | (112.00) | (0.17) % | | 261,827.00 | 262,984.00 | (1,157.00) | (0.43) % | |
| Vacancy, Losses & Concessions | | | | | | | | | | | |
| 3010 - Loss to Lease | (13,126.00) | (2,804.00) | (1,094.00) | (1,710.00) | (156.30) % | Increasing re-n ewals by 50.00 and charging max rent | (11,088.00) | (4,376.00) | (6,712.00) | (153.38) % | |
| 3015 - Vacancy Loss | (37,087.00) | (8,592.00) | (3,091.00) | (5,501.00) | (177.96) % | 12 vacant units at month's end | (31,816.00) | (12,364.00) | (19,452.00) | (157.32) % | |
| 3030 - Rental Concessions: Tenant | (3,000.00) | (131.00) | (250.00) | 119.00 | 47.60 % | Unit 125 Move in special for set aside. Move in 1 month next month free. | (2,679.00) | (1,000.00) | (1,679.00) | (167.90) % | |
| 3035 - Rental Concessions: Employee | 0.00 | (80.00) | 0.00 | (80.00) | (100.00) % | | (320.00) | 0.00 | (320.00) | (100.00) % | |
| 3050 - Bad Debt | (10,000.00) | 0.00 | (833.00) | 833.00 | 100.00 % | | (6,502.65) | (3,332.00) | (3,170.65) | (95.15) % | |
| Total Vacancy, Losses & Concessions | (63,213.00) | (11,607.00) | (5,268.00) | (6,339.00) | (120.33) % | | (52,405.65) | (21,072.00) | (31,333.65) | (148.69) % | |
| Net Rental Income | 725,739.00 | 54,027.00 | 60,478.00 | (6,451.00) | (10.66) % | | 209,421.35 | 241,912.00 | (32,490.65) | (13.43) % | |
| Tenant Fees | | | | | | | | | | | |
| 3200 - Late Fees | 4,800.00 | 785.00 | 400.00 | 385.00 | 96.25 % | late fees assessed | 3,950.00 | 1,600.00 | 2,350.00 | 146.87 % | |
| 3205 - NSF Fees | 80.00 | 25.00 | 7.00 | 18.00 | 257.14 % | | 25.00 | 28.00 | (3.00) | (10.71) % | |
| 3210 - Maintenance Fees | 2,256.00 | 5.00 | 188.00 | (183.00) | (97.34) % | Set of keys made for resident | 5.00 | 752.00 | (747.00) | (99.33) % | |
| 3215 - Court Fees - Tenant | 375.00 | 0.00 | 31.00 | (31.00) | (100.00) % | | 354.00 | 124.00 | 230.00 | 185.48 % | |
| 3220 - Reletting Fees | 3,066.00 | (282.20) | 256.00 | (538.20) | (210.23) % | reletting fee was re- versed due to ten- ant death | 942.65 | 1,024.00 | (81.35) | (7.94) % | |
| 3225 - Move-out Charges | 11,000.00 | 25.00 | 917.00 | (892.00) | (97.27) % | cleaning charges for a move out as- sessed | 3,555.00 | 3,668.00 | (113.00) | (3.08) % | |
| 3235 - Screening Fees | 1,726.00 | 15.00 | 144.00 | (129.00) | (89.58) % | 1 Application fee charged | 167.00 | 576.00 | (409.00) | (71.00) % | |
| Total Tenant Fees | 23,303.00 | 572.80 | 1,943.00 | (1,370.20) | (70.51) % | | 8,998.65 | 7,772.00 | 1,226.65 | 15.78 % | |
| Total Income | 749,042.00 | 54,599.80 | 62,421.00 | (7,821.20) | (12.52) % | | 218,420.00 | 249,684.00 | (31,264.00) | (12.52) % | |
| Expenses | | | | | | | | | | | |
| Payroll & Related | | | | | | | | | | | |
| 4000 - Salaries - Manager | 38,903.00 | 3,057.55 | 3,242.00 | 184.45 | 5.68 % | | 12,820.72 | 12,968.00 | 147.28 | 1.13 % | |
| 4015 - Salaries - Maintenance | 42,179.00 | 3,125.54 | 3,515.00 | 389.46 | 11.07 % | | 13,673.89 | 14,060.00 | 386.11 | 2.74 % | |
| 4020 - Health Insurance | 13,474.00 | 1,198.12 | 1,123.00 | (75.12) | (6.68) % | | 4,792.48 | 4,492.00 | (300.48) | (6.68) % | |
| 4021 - Dental Insurance | 903.00 | 0.00 | 75.00 | 75.00 | 100.00 % | | 0.00 | 300.00 | 300.00 | 100.00 % | |
| 4022 - Vision Insurance | 214.00 | 17.88 | 18.00 | 0.12 | 0.66 % | | 71.52 | 72.00 | 0.48 | 0.66 % | |
| 4025 - Retirement - Safe Harbor | 2,464.00 | 0.00 | 205.00 | 205.00 | 100.00 % | | 0.00 | 820.00 | 820.00 | 100.00 % | |
| 4026 - Retirement - Matching | 1,642.00 | 202.11 | 137.00 | (65.11) | (47.52) % | | 830.72 | 548.00 | (282.72) | (51.59) % | |
| 4027 - Life Insurance | 559.00 | 4.68 | 47.00 | 42.32 | 90.04 % | | 18.72 | 188.00 | 169.28 | 90.04 % | |
| 4028 - Disability Insurance | 0.00 | 50.64 | 0.00 | (50.64) | (100.00) % | | 199.08 | 0.00 | (199.08) | (100.00) % | |

Westwind of Lamesa Budget Comparison

April 30, 2023

159 - Westwind of Lamesa
Lamesa, Texas

159--Westwind of Lamesa

| | Year Ending | | 159--Westwind of Lamesa | | | | Month Ending | | Year To Date | | | |
|--------------------------------------------|-------------------|-----------------|-------------------------|---------------|-------------------------|-----------------------------------------------------------------------------------------------------------|------------------|------------------|-------------------------|------------------|----------------------|--|
| | 12/31/2023 | | Month Ending 04/30/2023 | | Month Ending 04/30/2023 | | 04/30/2023 | | Year to Date 04/30/2023 | | 04/30/2023 | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note | |
| 4030 - Payroll Taxes | 6,364.00 | 517.53 | 530.00 | 12.47 | 2.35 % | | 2,208.73 | 2,120.00 | (88.73) | (4.18) % | | |
| 4032 - Worker's Compensation Insurance | 729.00 | 71.85 | 61.00 | (10.85) | (17.78) % | | 213.96 | 244.00 | 30.04 | 12.31 % | | |
| 4040 - Overtime | 1,040.00 | 419.36 | 87.00 | (332.36) | (382.02) % | | 828.17 | 348.00 | (480.17) | (137.97) % | | |
| 4045 - Bonuses | 3,000.00 | 135.00 | 250.00 | 115.00 | 46.00 % | Quarterly bonuses | 368.25 | 1,000.00 | 631.75 | 63.17 % | | |
| Total Payroll & Related | 111,471.00 | 8,800.26 | 9,290.00 | 489.74 | 5.27 % | | 36,026.24 | 37,160.00 | 1,133.76 | 3.05 % | | |
| Administrative Expenses | | | | | | | | | | | | |
| 4035 - Uniforms | 3,030.00 | 176.16 | 253.00 | 76.84 | 30.37 % | | 922.06 | 1,012.00 | 89.94 | 8.88 % | | |
| 4100 - Management Fees | 33,080.00 | 2,544.39 | 2,757.00 | 212.61 | 7.71 % | | 10,507.54 | 11,028.00 | 520.46 | 4.71 % | | |
| 4102 - Office Equipment & Furniture | 350.00 | 0.00 | 29.00 | 29.00 | 100.00 % | | 0.00 | 116.00 | 116.00 | 100.00 % | | |
| 4105 - Postage | 99.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 19.41 | 32.00 | 12.59 | 39.34 % | | |
| 4106 - Office Supplies | 2,822.00 | 125.70 | 235.00 | 109.30 | 46.51 % | Quill- paper towels, tissue, Lysol wipes | 1,005.38 | 940.00 | (65.38) | (6.95) % | | |
| 4108 - IT Contract | 2,244.00 | 187.00 | 187.00 | 0.00 | 0.00 % | | 748.00 | 748.00 | 0.00 | 0.00 % | | |
| 4109 - IT Hardware | 750.00 | 0.00 | 63.00 | 63.00 | 100.00 % | | 1,494.00 | 252.00 | (1,242.00) | (492.85) % | | |
| 4110 - IT Software | 5,797.00 | 455.08 | 483.00 | 27.92 | 5.78 % | | 2,400.32 | 1,932.00 | (468.32) | (24.24) % | | |
| 4111 - Telephone & Fax | 8,072.00 | 520.25 | 673.00 | 152.75 | 22.69 % | Windstream phone/fax and maintenance WIFI | 1,952.76 | 2,692.00 | 739.24 | 27.46 % | | |
| 4112 - Internet | 6,100.00 | 493.50 | 508.00 | 14.50 | 2.85 % | | 2,021.07 | 2,032.00 | 10.93 | 0.53 % | | |
| 4115 - Staff Training | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 658.00 | 500.00 | (158.00) | (31.60) % | | |
| 4116 - Membership Dues | 400.00 | 0.00 | 33.00 | 33.00 | 100.00 % | | 483.40 | 132.00 | (351.40) | (266.21) % | | |
| 4119 - Travel | 3,366.00 | 1,400.64 | 281.00 | (1,119.64) | (398.44) % | Joe to Lubbock for pool supplies and other supplies, Hereford lodging, meal and travel for TAA Conference | 1,461.78 | 1,124.00 | (337.78) | (30.05) % | | |
| 4120 - Bank Fees | 275.00 | 0.00 | 23.00 | 23.00 | 100.00 % | | 0.00 | 92.00 | 92.00 | 100.00 % | | |
| 4121 - Eviction | 375.00 | 0.00 | 31.00 | 31.00 | 100.00 % | | 513.49 | 124.00 | (389.49) | (314.10) % | | |
| 4122 - Resident Screening Services | 1,731.00 | 18.13 | 144.00 | 125.87 | 87.40 % | Realpage cost to screen | 253.82 | 576.00 | 322.18 | 55.93 % | | |
| 4125 - Audit Fees | 7,500.00 | 0.00 | 625.00 | 625.00 | 100.00 % | | 0.00 | 2,500.00 | 2,500.00 | 100.00 % | | |
| 4127 - Tax Prep Fees | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 0.00 | 500.00 | 500.00 | 100.00 % | | |
| 4134 - Contract Costs - Admin | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | | |
| 4138 - Answering Service | 0.00 | 175.00 | 0.00 | (175.00) | (100.00) % | PTA- Monthly fee | 875.00 | 0.00 | (875.00) | (100.00) % | | |
| 4258 - Resident Services - Supplies | 500.00 | 52.78 | 42.00 | (10.78) | (25.66) % | | 174.77 | 168.00 | (6.77) | (4.02) % | | |
| Total Administrative Expenses | 79,991.00 | 6,148.63 | 6,667.00 | 518.37 | 7.77 % | | 25,490.80 | 26,668.00 | 1,177.20 | 4.41 % | | |
| Marketing Expenses | | | | | | | | | | | | |
| 4200 - Signage | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 311.24 | 168.00 | (143.24) | (85.26) % | | |
| 4201 - Printed Material | 766.00 | 0.00 | 64.00 | 64.00 | 100.00 % | | 0.00 | 256.00 | 256.00 | 100.00 % | | |
| 4202 - Internet Advertising | 666.00 | 54.00 | 56.00 | 2.00 | 3.57 % | | 216.00 | 224.00 | 8.00 | 3.57 % | | |
| 4203 - Flags/Poles | 375.00 | 0.00 | 31.00 | 31.00 | 100.00 % | | 156.22 | 124.00 | (32.22) | (25.98) % | | |
| 4204 - Advertising - Other | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 717.47 | 168.00 | (549.47) | (327.06) % | | |
| Total Marketing Expenses | 2,807.00 | 54.00 | 235.00 | 181.00 | 77.02 % | | 1,400.93 | 940.00 | (460.93) | (49.03) % | | |
| Utilities | | | | | | | | | | | | |
| 4300 - Utilities - Electric Vacancies | 3,600.00 | 227.32 | 300.00 | 72.68 | 24.22 % | | 1,246.50 | 1,200.00 | (46.50) | (3.87) % | | |
| 4301 - Utilities - Electric - Office/Other | 7,400.00 | 490.59 | 600.00 | 109.41 | 18.23 % | Weather has been mild in spring | 3,122.10 | 3,100.00 | (22.10) | (0.71) % | | |
| 4311 - Utilities - Water - Other | 5,600.00 | 309.00 | 600.00 | 291.00 | 48.50 % | Light watering due to rain | 700.40 | 1,250.00 | 549.60 | 43.96 % | | |

Westwind of Lamesa Budget Comparison

April 30, 2023

159 - Westwind of Lamesa
Lamesa, Texas

| | 159--Westwind of Lamesa | | | | | | | | | | |
|---------------------------------------------------|-------------------------|-------------------------|-----------------|---------------|----------------|----------------------------------------------------------|-------------------------|------------------|-----------------|----------------|----------------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date 04/30/2023 | | | | Year To Date |
| | 12/31/2023 | | | | | 04/30/2023 | | | | | 04/30/2023 |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| 4315 - Utilities - Water | 11,850.00 | 844.20 | 950.00 | 105.80 | 11.13 % | City of Lamesa for entire property | 3,318.30 | 3,450.00 | 131.70 | 3.81 % | |
| 4325 - Utilities - Sewer | 4,050.00 | 276.77 | 400.00 | 123.23 | 30.80 % | City of Lamesa for entire property | 1,037.58 | 1,350.00 | 312.42 | 23.14 % | |
| 4340 - Utilities - Trash | 5,400.00 | 546.65 | 450.00 | (96.65) | (21.47) % | | 2,174.00 | 1,800.00 | (374.00) | (20.77) % | |
| 4341 - Utilities - Other | 480.00 | 36.00 | 40.00 | 4.00 | 10.00 % | | 144.00 | 160.00 | 16.00 | 10.00 % | |
| Total Utilities | 38,380.00 | 2,730.53 | 3,340.00 | 609.47 | 18.24 % | | 11,742.88 | 12,310.00 | 567.12 | 4.60 % | |
| Operating & Maintenance Expenses | | | | | | | | | | | |
| 4450 - Make-Ready - Hardware | 250.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 87.33 | 84.00 | (3.33) | (3.96) % | |
| 4452 - Make-Ready - Appliances | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| 4453 - Make-Ready - Electrical | 250.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % | |
| 4454 - Make-Ready - Plumbing | 250.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % | |
| 4456 - Make-Ready - Carpet | 3,100.00 | 0.00 | 258.00 | 258.00 | 100.00 % | | 0.00 | 1,032.00 | 1,032.00 | 100.00 % | |
| 4458 - Make-Ready - Painting | 500.00 | 309.89 | 42.00 | (267.89) | (637.83) % | Lowes-paint for the make ready units 224,314,325 and 332 | 317.46 | 168.00 | (149.46) | (88.96) % | |
| 4459 - Make- Ready - Cleaning | 500.00 | 92.75 | 42.00 | (50.75) | (120.83) % | | 101.40 | 168.00 | 66.60 | 39.64 % | |
| 4460 - Make-Ready - Other | 0.00 | 51.27 | 0.00 | (51.27) | (100.00) % | | 51.27 | 0.00 | (51.27) | (100.00) % | |
| 4461 - Make-Ready - Drywall Repair | 100.00 | 28.25 | 8.00 | (20.25) | (253.12) % | | 42.32 | 32.00 | (10.32) | (32.25) % | |
| 4464 - Make Ready - Window Treatments | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| 4465 - Make Ready - Doors/Locks/Keys | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 45.40 | 168.00 | 122.60 | 72.97 % | |
| Total Operating & Maintenance Expenses | 6,450.00 | 482.16 | 539.00 | 56.84 | 10.54 % | | 645.18 | 2,156.00 | 1,510.82 | 70.07 % | |
| Maintenance & Repairs | | | | | | | | | | | |
| 4400 - Materials - Hardware | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 33.99 | 168.00 | 134.01 | 79.76 % | |
| 4401 - Materials - A/C | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 313.96 | 168.00 | (145.96) | (86.88) % | |
| 4402 - Materials - Appliances | 2,480.00 | 0.00 | 207.00 | 207.00 | 100.00 % | | 201.83 | 828.00 | 626.17 | 75.62 % | |
| 4404 - Materials - Plumbing | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 112.29 | 168.00 | 55.71 | 33.16 % | |
| 4405 - Materials - Pool | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 330.97 | 500.00 | 169.03 | 33.80 % | |
| 4407 - Materials - Paint | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 0.00 | 32.00 | 32.00 | 100.00 % | |
| 4408 - Materials - Janitorial | 0.00 | 6.11 | 0.00 | (6.11) | (100.00) % | | 81.85 | 0.00 | (81.85) | (100.00) % | |
| 4409 - Materials - Landscaping & Irrigation | 500.00 | 36.84 | 42.00 | 5.16 | 12.28 % | | 110.26 | 168.00 | 57.74 | 34.36 % | |
| 4410 - Materials - Smoke Alarms | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 50.82 | 0.00 | (50.82) | (100.00) % | |
| 4411 - Materials - Drywall Repair | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 0.00 | 32.00 | 32.00 | 100.00 % | |
| 4413 - Materials - Doors/Locks/Keys | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 129.36 | 168.00 | 38.64 | 23.00 % | |
| 4414 - Materials - Light Bulbs/Fixtures | 515.00 | 0.00 | 43.00 | 43.00 | 100.00 % | | 177.74 | 172.00 | (5.74) | (3.33) % | |
| 4415 - Materials - Exterior Lights | 250.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % | |
| 4416 - Materials - Other | 655.00 | 48.96 | 55.00 | 6.04 | 10.98 % | | 610.27 | 220.00 | (390.27) | (177.39) % | |
| 4417 - Small Tools | 515.00 | 0.00 | 43.00 | 43.00 | 100.00 % | | 49.84 | 172.00 | 122.16 | 71.02 % | |
| 4419 - Equipment | 250.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % | |
| Total Maintenance & Repairs | 8,865.00 | 91.91 | 741.00 | 649.09 | 87.59 % | | 2,203.18 | 2,964.00 | 760.82 | 25.66 % | |
| Contract Costs | | | | | | | | | | | |
| 4500 - Contract Costs - Pest Control | 3,000.00 | 725.00 | 250.00 | (475.00) | (190.00) % | | 1,125.00 | 1,000.00 | (125.00) | (12.50) % | |
| 4501 - Contract Costs - Landscaping | 29,130.00 | 0.00 | 2,428.00 | 2,428.00 | 100.00 % | | 1,702.83 | 9,712.00 | 8,009.17 | 82.46 % | |
| 4504 - Contract Costs - A/C Repair | 3,650.00 | 0.00 | 304.00 | 304.00 | 100.00 % | | 487.27 | 1,216.00 | 728.73 | 59.92 % | |
| 4506 - Contract Costs - Plumbing | 1,066.00 | 0.00 | 89.00 | 89.00 | 100.00 % | | 0.00 | 356.00 | 356.00 | 100.00 % | |
| 4507 - Contract Costs - Electrical | 765.00 | 0.00 | 64.00 | 64.00 | 100.00 % | | 0.00 | 256.00 | 256.00 | 100.00 % | |
| 4508 - Contract Costs - Carpet Cleaning | 0.00 | 83.00 | 0.00 | (83.00) | (100.00) % | | 282.00 | 0.00 | (282.00) | (100.00) % | |
| 4509 - Contract Costs - Carpet Replacement | 0.00 | 2,552.14 | 0.00 | (2,552.14) | (100.00) % | Casey Carpets re- | 2,552.14 | 0.00 | (2,552.14) | (100.00) % | |

Westwind of Lamesa Budget Comparison

April 30, 2023

159 - Westwind of Lamesa
Lamesa, Texas

| | 159--Westwind of Lamesa | | | | | | | | | | | |
|------------------------------------------------|-------------------------|-------------------------|--------------------|-------------------|-------------------------|-------------------------------------------------------------------------|-------------------------|---|--------------------|--------------------|-------------------|-------------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date 04/30/2023 | | | | Year To Date | |
| | 12/31/2023 | Month Ending 04/30/2023 | | Month Ending | Month Ending 04/30/2023 | | Year to Date 04/30/2023 | | Year To Date | | | |
| | Budget | Actual | Budget | Variance | % | Budget | Variance | % | Budget | Variance | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| 4514 - Contract Costs - Pool | 18,000.00 | 0.00 | 1,500.00 | 1,500.00 | 100.00 % | | | | 0.00 | 6,000.00 | 6,000.00 | 100.00 % |
| 4516 - Contract Costs - Custodian | 5,360.00 | 600.00 | 447.00 | (153.00) | (34.22) % | placed in units 224 and 415-this needs to be moved to make ready carpet | | | 1,800.00 | 1,788.00 | (12.00) | (0.67) % |
| | | | | | | | | | | | | |
| 4518 - Contract Costs - Fire Monitoring | 4,450.00 | 0.00 | 371.00 | 371.00 | 100.00 % | Lela Moore - Monthly cost to clean common area | | | 791.00 | 1,484.00 | 693.00 | 46.69 % |
| 4524 - Contract Costs - Other | 200.00 | 0.00 | 17.00 | 17.00 | 100.00 % | | | | 45.00 | 68.00 | 23.00 | 33.82 % |
| Total Contract Costs | 65,621.00 | 3,960.14 | 5,470.00 | 1,509.86 | 27.60 % | | | | 8,785.24 | 21,880.00 | 13,094.76 | 59.84 % |
| Taxes & Insurance | | | | | | | | | | | | |
| 4600 - Property Insurance | 92,100.00 | 6,530.40 | 7,675.00 | 1,144.60 | 14.91 % | | | | 26,121.60 | 30,700.00 | 4,578.40 | 14.91 % |
| Total Taxes & Insurance | 92,100.00 | 6,530.40 | 7,675.00 | 1,144.60 | 14.91 % | | | | 26,121.60 | 30,700.00 | 4,578.40 | 14.91 % |
| Other Operating Expenses | | | | | | | | | | | | |
| 4253 - Community Activity Prizes | 0.00 | 57.25 | 0.00 | (57.25) | (100.00) % | | | | 57.25 | 0.00 | (57.25) | (100.00) % |
| Total Other Operating Expenses | 0.00 | 57.25 | 0.00 | (57.25) | (100.00) % | | | | 57.25 | 0.00 | (57.25) | (100.00) % |
| Total Operating Expenses | 405,685.00 | 28,855.28 | 33,957.00 | 5,101.72 | 15.02 % | | | | 112,473.30 | 134,778.00 | 22,304.70 | 16.54 % |
| Net Operating Income (Loss) | 343,357.00 | 25,744.52 | 28,464.00 | (2,719.48) | (9.55) % | | | | 105,946.70 | 114,906.00 | (8,959.30) | (7.79) % |
| Non-Operating Income | | | | | | | | | | | | |
| 3400 - CAPEX funding from Replacement Reserves | 22,250.00 | 0.00 | 1,854.00 | (1,854.00) | (100.00) % | | | | 0.00 | 7,416.00 | (7,416.00) | (100.00) % |
| Total Non-Operating Income | 22,250.00 | 0.00 | 1,854.00 | (1,854.00) | (100.00) % | | | | 0.00 | 7,416.00 | (7,416.00) | (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 | 7,416.00 | 7,416.00 | 100.00 % |
| Total Capital Expenditures | 22,250.00 | 0.00 | 1,854.00 | 1,854.00 | 100.00 % | | | | 0.00 | 7,416.00 | 7,416.00 | 100.00 % |
| Depreciation & Amortization | | | | | | | | | | | | |
| 4710 - Depreciation | 299,880.00 | 24,990.31 | 24,990.00 | (0.31) | 0.00 % | | | | 99,961.24 | 99,960.00 | (1.24) | 0.00 % |
| 4715 - Amortization | 7,200.00 | 484.36 | 600.00 | 115.64 | 19.27 % | | | | 1,937.44 | 2,400.00 | 462.56 | 19.27 % |
| Total Depreciation & Amortization | 307,080.00 | 25,474.67 | 25,590.00 | 115.33 | 0.45 % | | | | 101,898.68 | 102,360.00 | 461.32 | 0.45 % |
| Debt Services | | | | | | | | | | | | |
| 4701 - Interest - CRBT | 228,000.00 | 19,177.89 | 19,000.00 | (177.89) | (0.93) % | | | | 74,941.20 | 76,000.00 | 1,058.80 | 1.39 % |
| Total Debt Services | 228,000.00 | 19,177.89 | 19,000.00 | (177.89) | (0.93) % | | | | 74,941.20 | 76,000.00 | 1,058.80 | 1.39 % |
| Other Non-Operating Expenses | | | | | | | | | | | | |
| 4800 - TDHCA Compliance | 3,000.00 | 0.00 | 250.00 | 250.00 | 100.00 % | | | | 0.00 | 1,000.00 | 1,000.00 | 100.00 % |
| 4820 - Partnership Management Fees | 43.00 | 0.00 | 4.00 | 4.00 | 100.00 % | | | | 0.00 | 16.00 | 16.00 | 100.00 % |
| Total Other Non-Operating Expenses | 3,043.00 | 0.00 | 254.00 | 254.00 | 100.00 % | | | | 0.00 | 1,016.00 | 1,016.00 | 100.00 % |
| Total Non-Operating Expenses | 560,373.00 | 44,652.56 | 46,698.00 | 2,045.44 | 4.38 % | | | | 176,839.88 | 186,792.00 | 9,952.12 | 5.32 % |
| Net Income (Loss) | (194,766.00) | (18,908.04) | (16,380.00) | (2,528.04) | (15.43) % | | | | (70,893.18) | (64,470.00) | (6,423.18) | (9.96) % |

Hill Country Villas Comparative Balance Sheet April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|-----------------------------------------|-----------------------------|---------------------------|
| Assets | | |
| Current Assets | | |
| Cash | | |
| 1000 - Cash - OPERATING | 140,980.76 | 131,043.22 |
| 1007 - Construction | 56,185.16 | 56,185.16 |
| 1015 - Cash - Tenant Security Deposits | 17,963.71 | 17,777.22 |
| Total Cash | 215,129.63 | 205,005.60 |
| Accounts Receivable | | |
| 1200 - A/R - Tenant | 86.00 | 1.00 |
| 1210 - A/R - Tenant Subsidy Assistance | 1,598.00 | 2,646.00 |
| Total Accounts Receivable | 1,684.00 | 2,647.00 |
| Deposits & Escrows | | |
| 1102 - Lender Held Replacement Reserves | 72,376.72 | 19,946.73 |
| 1105 - Insurance Escrow | 22,462.32 | 19,971.04 |
| 1115 - Special Reserves | 37,025.60 | 37,025.60 |
| 1120 - Mortgage Insurance Reserves | 15,747.95 | 14,821.60 |
| 1136 - Lender Held Repair Reserves | 0.00 | 51,000.00 |
| 1450 - Deposits | 2,375.00 | 2,375.00 |
| Total Deposits & Escrows | 149,987.59 | 145,139.97 |
| Other Current Assets | | |
| 1410 - Prepaid Insurance | 10,363.28 | 12,435.95 |
| 1411 - Prepaid MIP | 1,354.44 | 1,354.44 |
| Total Other Current Assets | 11,717.72 | 13,790.39 |
| Total Current Assets | 378,518.94 | 366,582.96 |
| Fixed Assets | | |
| 1605 - Land Improvements | 192,326.00 | 192,326.00 |
| 1610 - Building | 3,019,200.98 | 3,019,200.98 |
| 1630 - Furniture & Fixtures | 607,484.00 | 607,484.00 |
| Total Fixed Assets | 3,819,010.98 | 3,819,010.98 |
| Depreciation & Amortization | | |
| 1700 - Accumulated Depreciation | (113,620.80) | (109,923.65) |
| Total Depreciation & Amortization | (113,620.80) | (109,923.65) |
| Total Fixed Assets | 3,705,390.18 | 3,709,087.33 |
| Other Assets | | |
| 1710 - Accumulated Amortization | (2,847.16) | (2,135.37) |
| Total Other Assets | (2,847.16) | (2,135.37) |
| Total Assets | 4,081,061.96 | 4,073,534.92 |

Hill Country Villas Comparative Balance Sheet

April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|-------------------------------------------------------|-----------------------------|---------------------------|
| Liabilities & Equity | | |
| Liabilities | | |
| Current Liabilities | | |
| 2000 - A/P – Trade | 20,124.19 | 14,255.39 |
| 2001 - A/P – THFHMC | 7,365.77 | 7,949.38 |
| 2507 - A/P - Chase 9745 | 200.00 | 0.00 |
| 2522 - A/P - Chase 0094 | 18.33 | 0.00 |
| 2563 - A/P - Chase 1513 | 435.08 | 247.09 |
| 2564 - A/P - Chase 4069 | 1,204.53 | 1,208.88 |
| 2573 - A/P - Chase 1947 | 765.55 | 0.00 |
| Total Current Liabilities | 30,113.45 | 23,660.74 |
| Other Current Liabilities | | |
| 2100 - Prepaid Rent | 1,393.00 | 2,105.00 |
| 2200 - Tenant Security Deposits | 16,060.94 | 15,875.94 |
| 2204 - Accrued Expense | 7,743.42 | 7,743.42 |
| Total Other Current Liabilities | 25,197.36 | 25,724.36 |
| Long Term Liabilities | | |
| 2300 - Mortgage #1 | 3,863,183.55 | 3,869,383.51 |
| 2310 - Loan Costs | (226,582.34) | (226,582.34) |
| Total Long Term Liabilities | 3,636,601.21 | 3,642,801.17 |
| Total Liabilities | 3,691,912.02 | 3,692,186.27 |
| Equity | | |
| 2910 - GP Capital | (8,760.56) | (8,760.56) |
| 2911 - ILP Capital - Hill Country Villas Investor LLC | 360,114.89 | 360,114.89 |
| Retained Earnings | 29,967.66 | 29,967.66 |
| Current Net Income | 7,827.95 | 26.66 |
| Total Equity | 389,149.94 | 381,348.65 |
| Total Liabilities & Equity | 4,081,061.96 | 4,073,534.92 |

Hill Country Villas Budget Comparison

April 30, 2023

166 - Hill Country Villas
Marble Falls, Texas

| | 166--Hill Country Villas | | | | | | | | | |
|------------------------------------------------|--------------------------|-------------------------|-------------------|-----------------|-------------------------|----------------------------------------------------------------------------------------------------|-------------------------|-------------------|-------------------|-----------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date | | | |
| | 12/31/2023 | Month Ending 04/30/2023 | | Month Ending | Year to Date 04/30/2023 | | Year to Date 04/30/2023 | | Year To Date | |
| | Budget | Actual | Budget | Variance | 04/30/2023 | 04/30/2023 | Actual | Budget | Variance | % |
| | | | | | % | Budget variance note | | | | % |
| Income | | | | | | | | | | |
| Rental Income | | | | | | | | | | |
| 3000 - Scheduled Rent | 237,671.00 | 12,154.00 | 19,806.00 | (7,652.00) | (38.63) % | Scheduled rent and tenant assistance payments add up to be the same together. Budgeting oversight. | 48,856.00 | 79,224.00 | (30,368.00) | (38.33) % |
| 3005 - Tenant Assistance Payments | 400,476.00 | 40,709.00 | 33,373.00 | 7,336.00 | 21.98 % | Scheduled rent and tenant assistance payments add up to be the same together. Budgeting oversight. | 162,596.00 | 133,492.00 | 29,104.00 | 21.80 % |
| Total Rental Income | 638,147.00 | 52,863.00 | 53,179.00 | (316.00) | (0.59) % | | 211,452.00 | 212,716.00 | (1,264.00) | (0.59) % |
| Vacancy, Losses & Concessions | | | | | | | | | | |
| 3010 - Loss to Lease | 0.00 | 27.00 | 0.00 | 27.00 | 100.00 % | | (2.00) | 0.00 | (2.00) | (100.00) % |
| 3015 - Vacancy Loss | (19,000.00) | (1,157.00) | (1,583.34) | 426.34 | 26.92 % | Two Vacancies | (6,891.00) | (6,333.36) | (557.64) | (8.80) % |
| 3050 - Bad Debt | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 0.40 | 0.00 | 0.40 | 100.00 % |
| Total Vacancy, Losses & Concessions | (19,000.00) | (1,130.00) | (1,583.34) | 453.34 | 28.63 % | | (6,892.60) | (6,333.36) | (559.24) | (8.83) % |
| Net Rental Income | 619,147.00 | 51,733.00 | 51,595.66 | 137.34 | 0.26 % | | 204,559.40 | 206,382.64 | (1,823.24) | (0.88) % |
| Tenant Fees | | | | | | | | | | |
| 3210 - Maintenance Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 56.28 | 0.00 | 56.28 | 100.00 % |
| 3225 - Move-out Charges | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 12.00 | 0.00 | 12.00 | 100.00 % |
| Total Tenant Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 68.28 | 0.00 | 68.28 | 100.00 % |
| Other Income | | | | | | | | | | |
| 3300 - Laundry income | 2,000.00 | 0.00 | 167.00 | (167.00) | (100.00) % | Paid Quarterly | 545.74 | 668.00 | (122.26) | (18.30) % |
| 3315 - Interest income | 13.00 | 7.73 | 1.00 | 6.73 | 673.00 % | | (4.51) | 4.00 | (8.51) | (212.75) % |
| 3325 - Other Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 66.00 | 0.00 | 66.00 | 100.00 % |
| Total Other Income | 2,013.00 | 7.73 | 168.00 | (160.27) | (95.39) % | | 607.23 | 672.00 | (64.77) | (9.63) % |
| Total Income | 621,160.00 | 51,740.73 | 51,763.66 | (22.93) | (0.04) % | | 205,234.91 | 207,054.64 | (1,819.73) | (0.87) % |
| Expenses | | | | | | | | | | |
| Payroll & Related | | | | | | | | | | |
| 4000 - Salaries - Manager | 45,993.95 | 3,538.51 | 3,832.83 | 294.32 | 7.67 % | | 15,262.82 | 15,331.32 | 68.50 | 0.44 % |
| 4015 - Salaries - Maintenance | 39,265.88 | 3,055.15 | 3,272.16 | 217.01 | 6.63 % | | 13,185.42 | 13,088.64 | (96.78) | (0.73) % |
| 4020 - Health Insurance | 13,878.30 | 1,231.71 | 1,156.53 | (75.18) | (6.50) % | | 4,936.89 | 4,626.12 | (310.77) | (6.71) % |
| 4021 - Dental Insurance | 930.46 | 0.00 | 77.54 | 77.54 | 100.00 % | | 0.00 | 310.16 | 310.16 | 100.00 % |
| 4022 - Vision Insurance | 220.75 | 18.38 | 18.40 | 0.02 | 0.10 % | | 73.68 | 73.60 | (0.08) | (0.10) % |
| 4025 - Retirement - Safe Harbor | 2,511.82 | 0.00 | 209.32 | 209.32 | 100.00 % | | 0.00 | 837.28 | 837.28 | 100.00 % |
| 4026 - Retirement - Matching | 1,674.55 | 299.45 | 139.55 | (159.90) | (114.58) % | | 1,226.54 | 558.20 | (668.34) | (119.73) % |
| 4027 - Life Insurance | 618.00 | 4.81 | 51.50 | 46.69 | 90.66 % | | 19.28 | 206.00 | 186.72 | 90.64 % |
| 4028 - Disability Insurance | 0.00 | 53.40 | 0.00 | (53.40) | (100.00) % | | 201.14 | 0.00 | (201.14) | (100.00) % |
| 4030 - Payroll Taxes | 6,488.86 | 552.21 | 540.74 | (11.47) | (2.12) % | | 2,354.43 | 2,162.96 | (191.47) | (8.85) % |
| 4032 - Worker's Compensation Insurance | 766.87 | 76.62 | 63.91 | (12.71) | (19.88) % | | 227.71 | 255.64 | 27.93 | 10.92 % |
| 4040 - Overtime | 803.23 | 130.58 | 66.94 | (63.64) | (95.07) % | | 282.91 | 267.76 | (15.15) | (5.65) % |

Hill Country Villas Budget Comparison

April 30, 2023

166 - Hill Country Villas
Marble Falls, Texas

166--Hill Country Villas

| | 166--Hill Country Villas | | | | | | | | | |
|--------------------------------------------|--------------------------|-------------------------|-----------------|-----------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------|-------------------|-------------------|
| | Year Ending | | | | Month Ending | | | | Year To Date | |
| | 12/31/2023 | Month Ending 04/30/2023 | | | Month Ending 04/30/2023 | 04/30/2023 | Year to Date 04/30/2023 | | | 04/30/2023 |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % |
| 4045 - Bonuses | 3,000.00 | 494.43 | 250.00 | (244.43) | (97.77) % | Quarterly Bonuses | 877.43 | 1,000.00 | 122.57 | 12.25 % |
| Total Payroll & Related | 116,152.67 | 9,455.25 | 9,679.42 | 224.17 | 2.31 % | | 38,648.25 | 38,717.68 | 69.43 | 0.17 % |
| Administrative Expenses | | | | | | | | | | |
| 4100 - Management Fees | 31,212.00 | 2,601.00 | 2,601.00 | 0.00 | 0.00 % | | 10,404.00 | 10,404.00 | 0.00 | 0.00 % |
| 4102 - Office Equipment & Furniture | 492.00 | 0.00 | 41.00 | 41.00 | 100.00 % | | 0.00 | 164.00 | 164.00 | 100.00 % |
| 4103 - Paper | 136.00 | 38.96 | 11.00 | (27.96) | (254.18) % | | 122.26 | 44.00 | (78.26) | (177.86) % |
| 4104 - Toner | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 139.65 | 0.00 | (139.65) | (100.00) % |
| 4105 - Postage | 238.00 | 0.00 | 20.00 | 20.00 | 100.00 % | | 63.00 | 80.00 | 17.00 | 21.25 % |
| 4106 - Office Supplies | 1,200.00 | 29.22 | 100.00 | 70.78 | 70.78 % | Envelopes | 39.74 | 400.00 | 360.26 | 90.06 % |
| 4108 - IT Contract | 2,244.00 | 187.00 | 187.00 | 0.00 | 0.00 % | | 748.00 | 748.00 | 0.00 | 0.00 % |
| 4110 - IT Software | 3,831.72 | 272.11 | 319.00 | 46.89 | 14.69 % | | 1,253.28 | 1,276.00 | 22.72 | 1.78 % |
| 4111 - Telephone & Fax | 2,475.00 | 128.96 | 206.00 | 77.04 | 37.39 % | | 365.87 | 824.00 | 458.13 | 55.59 % |
| 4112 - Internet | 989.00 | 80.00 | 82.00 | 2.00 | 2.43 % | | 365.87 | 328.00 | (37.87) | (11.54) % |
| 4115 - Staff Training | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 495.00 | 0.00 | (495.00) | (100.00) % |
| 4116 - Membership Dues | 100.00 | 200.00 | 8.00 | (192.00) | (2,400.00) % | Chamber of Commerce annual dues | 200.00 | 32.00 | (168.00) | (525.00) % |
| 4119 - Travel | 1,398.00 | 1,042.60 | 117.00 | (925.60) | (791.11) % | TAA Conbference | 1,042.60 | 468.00 | (574.60) | (122.77) % |
| 4120 - Bank Fees | 254.64 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % |
| 4122 - Resident Screening Services | 367.00 | 19.63 | 31.00 | 11.37 | 36.67 % | | 78.52 | 124.00 | 45.48 | 36.67 % |
| 4124 - Consulting Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 393.75 | 0.00 | (393.75) | (100.00) % |
| 4125 - Audit Fees | 7,500.00 | 0.00 | 625.00 | 625.00 | 100.00 % | | 7,500.00 | 2,500.00 | (5,000.00) | (200.00) % |
| 4127 - Tax Prep Fees | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 1,500.00 | 500.00 | (1,000.00) | (200.00) % |
| 4134 - Contract Costs - Admin | 750.00 | 0.00 | 63.00 | 63.00 | 100.00 % | | 0.00 | 252.00 | 252.00 | 100.00 % |
| 4138 - Answering Service | 0.00 | 125.00 | 0.00 | (125.00) | (100.00) % | Answering service- was budgeted in telephone/fax but now has its own gl code | 625.00 | 0.00 | (625.00) | (100.00) % |
| 4258 - Resident Services - Supplies | 600.00 | 0.00 | 50.00 | 50.00 | 100.00 % | | 0.00 | 200.00 | 200.00 | 100.00 % |
| Total Administrative Expenses | 55,287.36 | 4,724.48 | 4,607.00 | (117.48) | (2.55) % | | 25,336.54 | 18,428.00 | (6,908.54) | (37.48) % |
| Marketing Expenses | | | | | | | | | | |
| 4200 - Signage | 282.00 | 53.30 | 24.00 | (29.30) | (122.08) % | | 170.61 | 96.00 | (74.61) | (77.71) % |
| 4201 - Printed Material | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 118.97 | 0.00 | (118.97) | (100.00) % |
| 4202 - Internet Advertising | 0.00 | 54.00 | 0.00 | (54.00) | (100.00) % | | 638.84 | 0.00 | (638.84) | (100.00) % |
| 4204 - Advertising - Other | 1,060.00 | 0.00 | 88.00 | 88.00 | 100.00 % | | 0.00 | 352.00 | 352.00 | 100.00 % |
| Total Marketing Expenses | 1,342.00 | 107.30 | 112.00 | 4.70 | 4.19 % | | 928.42 | 448.00 | (480.42) | (107.23) % |
| Utilities | | | | | | | | | | |
| 4300 - Utilities - Electric Vacancies | 1,800.00 | 27.26 | 150.00 | 122.74 | 81.82 % | Only 2 vacancies | 189.62 | 600.00 | 410.38 | 68.39 % |
| 4301 - Utilities - Electric - Office/Other | 7,200.00 | 510.33 | 600.00 | 89.67 | 14.94 % | | 1,504.26 | 2,400.00 | 895.74 | 37.32 % |
| 4311 - Utilities - Water - Other | 600.00 | 3,592.00 | 50.00 | (3,542.00) | (7,084.00) % | Sims is investigating possible leaks in irrigation system. No matter what this is a budgeting oversight as irrigation costs will be more than \$50/month | 11,535.00 | 200.00 | (11,335.00) | (5,667.50) % |
| 4315 - Utilities - Water | 12,000.00 | 582.47 | 1,000.00 | 417.53 | 41.75 % | Budgeting oversight. Has been running under bud- | 2,353.07 | 4,000.00 | 1,646.93 | 41.17 % |

**Hill Country Villas
Budget Comparison**

April 30, 2023

166 - Hill Country Villas
Marble Falls, Texas

166--Hill Country Villas

| | Year Ending | 166--Hill Country Villas | | | | Month Ending | Month Ending | Year To Date | | | | |
|---------------------------------------------------|------------------|--------------------------|-----------------|-------------------|------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------|-------------------|------------------|----------------------|---------|
| | 12/31/2023 | Month Ending 04/30/2023 | | | 04/30/2023 | 04/30/2023 | Year to Date 04/30/2023 | | | | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note | |
| 4325 - Utilities - Sewer | 12,600.00 | 912.73 | 1,050.00 | 137.27 | 13.07 % | get 41% for the year. Based on usage and has been consistent YTD. | 3,668.74 | 4,200.00 | 531.26 | 12.64 % | | |
| 4330 - Utilities - Gas Vacancies | 0.00 | 44.76 | 0.00 | (44.76) | (100.00) % | | 322.88 | 0.00 | (322.88) | (100.00) % | | |
| 4335 - Utilities - Gas Occupied | 0.00 | 129.96 | 0.00 | (129.96) | (100.00) % | | 461.90 | 0.00 | (461.90) | (100.00) % | | |
| 4340 - Utilities - Trash | 12,612.00 | 1,186.78 | 1,051.00 | (135.78) | (12.91) % | | Heating community building 2 months shared dumpster service being billed | 4,389.71 | 4,204.00 | (185.71) | (4.41) % | |
| 4341 - Utilities - Tenant Wi-Fi | 14,820.00 | 4.00 | 1,235.00 | 1,231.00 | 99.67 % | | | Tenant Wi-Fi not installed yet. Estimated July installation | 160.15 | 4,940.00 | 4,779.85 | 96.75 % |
| Total Utilities | 61,632.00 | 6,990.29 | 5,136.00 | (1,854.29) | (36.10) % | | 24,585.33 | 20,544.00 | (4,041.33) | (19.67) % | | |
| Operating & Maintenance Expenses | | | | | | | | | | | | |
| 4458 - Make-Ready - Painting | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | | |
| 4459 - Make-Ready - Cleaning | 0.00 | 58.13 | 0.00 | (58.13) | (100.00) % | | 58.13 | 0.00 | (58.13) | (100.00) % | | |
| 4461 - Make-Ready - Drywall Repair | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 25.90 | 0.00 | (25.90) | (100.00) % | | |
| 4464 - Make Ready - Window Treatments | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 111.52 | 0.00 | (111.52) | (100.00) % | | |
| Total Operating & Maintenance Expenses | 500.00 | 58.13 | 42.00 | (16.13) | (38.40) % | | 195.55 | 168.00 | (27.55) | (16.39) % | | |
| Maintenance & Repairs | | | | | | | | | | | | |
| 4400 - Materials - Hardware | 200.00 | 8.39 | 17.00 | 8.61 | 50.64 % | | 43.27 | 68.00 | 24.73 | 36.36 % | | |
| 4401 - Materials - A/C | 600.00 | 0.00 | 50.00 | 50.00 | 100.00 % | | 456.75 | 200.00 | (256.75) | (128.37) % | | |
| 4402 - Materials - Appliances | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 186.87 | 0.00 | (186.87) | (100.00) % | | |
| 4404 - Materials - Plumbing | 1,282.00 | 0.00 | 107.00 | 107.00 | 100.00 % | | 696.58 | 428.00 | (268.58) | (62.75) % | | |
| 4407 - Materials - Paint | 200.00 | 0.00 | 17.00 | 17.00 | 100.00 % | | 0.00 | 68.00 | 68.00 | 100.00 % | | |
| 4408 - Materials - Janitorial | 790.00 | 0.00 | 66.00 | 66.00 | 100.00 % | | 44.88 | 264.00 | 219.12 | 83.00 % | | |
| 4411 - Materials - Drywall Repair | 0.00 | 43.26 | 0.00 | (43.26) | (100.00) % | | 47.56 | 0.00 | (47.56) | (100.00) % | | |
| 4412 - Materials - Screens | 0.00 | 34.27 | 0.00 | (34.27) | (100.00) % | | 34.27 | 0.00 | (34.27) | (100.00) % | | |
| 4413 - Materials - Doors/Locks/Keys | 400.00 | 64.95 | 33.00 | (31.95) | (96.81) % | | 221.91 | 132.00 | (89.91) | (68.11) % | | |
| 4416 - Materials - Other | 2,000.00 | 56.28 | 167.00 | 110.72 | 66.29 % | Bought Door Mat for Community Building | 74.29 | 668.00 | 593.71 | 88.87 % | | |
| 4417 - Small Tools | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 653.73 | 0.00 | (653.73) | (100.00) % | | |
| 4419 - Equipment | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | | |
| Total Maintenance & Repairs | 5,972.00 | 207.15 | 499.00 | 291.85 | 58.48 % | | 2,460.11 | 1,996.00 | (464.11) | (23.25) % | | |
| Contract Costs | | | | | | | | | | | | |
| 4500 - Contract Costs - Pest Control | 3,060.00 | 155.00 | 255.00 | 100.00 | 39.21 % | No unusual treatments AS quoted, 2,100 monthly | 620.00 | 1,020.00 | 400.00 | 39.21 % | | |
| 4501 - Contract Costs - Landscaping | 28,600.00 | 2,100.00 | 2,383.00 | 283.00 | 11.87 % | | 8,662.82 | 9,532.00 | 869.18 | 9.11 % | | |
| 4502 - Contract Costs - Irrigation | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 125.00 | 0.00 | (125.00) | (100.00) % | | |
| 4504 - Contract Costs - A/C Repair | 6,400.00 | 0.00 | 534.00 | 534.00 | 100.00 % | | 0.00 | 2,136.00 | 2,136.00 | 100.00 % | | |
| 4506 - Contract Costs - Plumbing | 500.00 | 709.69 | 42.00 | (667.69) | (1,589.73) % | Called plumber to make repair inside shower wall. Repair gutters damaged in storm | 1,094.69 | 168.00 | (926.69) | (551.60) % | | |
| 4524 - Contract Costs - Other | 600.00 | 327.98 | 50.00 | (277.98) | (555.96) % | | 327.98 | 200.00 | (127.98) | (63.99) % | | |
| Total Contract Costs | 39,160.00 | 3,292.67 | 3,264.00 | (28.67) | (0.87) % | | 10,830.49 | 13,056.00 | 2,225.51 | 17.04 % | | |

Hill Country Villas Budget Comparison

April 30, 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 04/30/2023 | | | Month Ending | 04/30/2023 | Year to Date 04/30/2023 | | | 04/30/2023 | |
| Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note | |
| Taxes & Insurance | | | | | | | | | | | |
| 4600 - Property Insurance | 25,000.00 | 2,072.67 | 2,083.00 | 10.33 | 0.49 % | | 8,290.68 | 8,332.00 | 41.32 | 0.49 % | |
| Total Taxes & Insurance | 25,000.00 | 2,072.67 | 2,083.00 | 10.33 | 0.49 % | | 8,290.68 | 8,332.00 | 41.32 | 0.49 % | |
| Total Operating Expenses | 305,046.03 | 26,907.94 | 25,422.42 | (1,485.52) | (5.84) % | | 111,275.37 | 101,689.68 | (9,585.69) | (9.42) % | |
| Net Operating Income (Loss) | 316,113.97 | 24,832.79 | 26,341.24 | (1,508.45) | (5.72) % | | 93,959.54 | 105,364.96 | (11,405.42) | (10.82) % | |
| Non-Operating Income | | | | | | | | | | | |
| 3018 - Prior Period Adjustments | 0.00 | (27.00) | 0.00 | (27.00) | (100.00) % | | (27.00) | 0.00 | (27.00) | (100.00) % | |
| Total Non-Operating Income | 0.00 | (27.00) | 0.00 | (27.00) | (100.00) % | | (27.00) | 0.00 | (27.00) | (100.00) % | |
| Non-Operating Expenses | | | | | | | | | | | |
| Capital Expenditures | | | | | | | | | | | |
| 4735 - Capital Expenditures | 0.00 | 4,889.04 | 0.00 | (4,889.04) | (100.00) % | Gutter guard instal- lation | 4,889.04 | 0.00 | (4,889.04) | (100.00) % | |
| Total Capital Expenditures | 0.00 | 4,889.04 | 0.00 | (4,889.04) | (100.00) % | | 4,889.04 | 0.00 | (4,889.04) | (100.00) % | |
| Depreciation & Amortization | | | | | | | | | | | |
| 4710 - Depreciation | 44,365.77 | 3,697.15 | 3,697.00 | (0.15) | 0.00 % | | 47,468.45 | 14,788.00 | (32,680.45) | (220.99) % | |
| 4715 - Amortization | 12,265.57 | 711.79 | 1,022.00 | 310.21 | 30.35 % | | 2,847.16 | 4,088.00 | 1,240.84 | 30.35 % | |
| Total Depreciation & Amortization | 56,631.34 | 4,408.94 | 4,719.00 | 310.06 | 6.57 % | | 50,315.61 | 18,876.00 | (31,439.61) | (166.55) % | |
| Debt Services | | | | | | | | | | | |
| 4700 - Mortgage Interest #1 | 92,105.49 | 7,706.52 | 7,675.00 | (31.52) | (0.41) % | | 30,899.94 | 30,700.00 | (199.94) | (0.65) % | |
| 4720 - Mortgage Insurance | 10,676.85 | 0.00 | 890.00 | 890.00 | 100.00 % | | 0.00 | 3,560.00 | 3,560.00 | 100.00 % | |
| Total Debt Services | 102,782.34 | 7,706.52 | 8,565.00 | 858.48 | 10.02 % | | 30,899.94 | 34,260.00 | 3,360.06 | 9.80 % | |
| Total Non-Operating Expenses | 159,413.68 | 17,004.50 | 13,284.00 | (3,720.50) | (28.00) % | | 86,104.59 | 53,136.00 | (32,968.59) | (62.04) % | |
| Net Income (Loss) | 156,700.29 | 7,801.29 | 13,057.24 | (5,255.95) | (40.25) % | | 7,827.95 | 52,228.96 | (44,401.01) | (85.01) % | |

THF Townepark Fredericksburg Holdings
Comparative Balance Sheet

April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|-----------------------------------------------------|-----------------------------|----------------------------|
| Assets | | |
| Current Assets | | |
| Cash | | |
| 1000 - Cash - OPERATING | 144,714.43 | 80,739.41 |
| 1015 - Cash - Tenant Security Deposits | 35,924.40 | 35,890.43 |
| Total Cash | <u>180,638.83</u> | <u>116,629.84</u> |
| Accounts Receivable | | |
| 1200 - A/R - Tenant | (140.50) | (75.50) |
| 1210 - A/R - Tenant Subsidy Assistance | (200.00) | (200.00) |
| Total Accounts Receivable | <u>(340.50)</u> | <u>(275.50)</u> |
| Deposits & Escrows | | |
| 1105 - Insurance Escrow | 15,460.56 | 10,712.28 |
| 1136 - Lender Held Repair Reserves - Dwight Capital | 54,980.33 | 54,980.33 |
| 1137 - Lender Held Post-Closing Deposit - Dwight | 48,469.38 | 48,469.38 |
| 1450 - Deposits | 19,000.00 | 19,000.00 |
| Total Deposits & Escrows | <u>137,910.27</u> | <u>133,161.99</u> |
| Other Current Assets | | |
| 1410 - Prepaid Insurance | 15,173.46 | 18,246.91 |
| Total Other Current Assets | <u>15,173.46</u> | <u>18,246.91</u> |
| Total Current Assets | 333,382.06 | 267,763.24 |
| Fixed Assets | | |
| 1610 - Building | 4,668,572.42 | 4,668,572.42 |
| Total Fixed Assets | <u>4,668,572.42</u> | <u>4,668,572.42</u> |
| Depreciation & Amortization | | |
| 1700 - Accumulated Depreciation | (155,619.05) | (145,892.86) |
| Total Depreciation & Amortization | <u>(155,619.05)</u> | <u>(145,892.86)</u> |
| Total Fixed Assets | 4,512,953.37 | 4,522,679.56 |
| Other Assets | | |
| 1710 - Accumulated Amortization | (103,992.96) | (97,493.40) |
| Total Other Assets | <u>(103,992.96)</u> | <u>(97,493.40)</u> |
| Total Assets | <u>4,742,342.47</u> | <u>4,692,949.40</u> |

THF Townepark Fredericksburg Holdings
Comparative Balance Sheet

April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|---------------------------------------|-----------------------------|----------------------------|
| Liabilities & Equity | | |
| Liabilities | | |
| Current Liabilities | | |
| 2000 - A/P – Trade | 15,808.55 | 4,865.00 |
| 2001 - A/P – THFHMC | 11,342.69 | 11,611.86 |
| 2542 - A/P - Elan 9255 | 102.50 | 102.50 |
| 2561 - A/P - Chase 5873 | 4.82 | 0.00 |
| 2562 - A/P - Chase 0765 | 7.85 | 0.00 |
| 2564 - A/P - Chase 4069 | 0.00 | 129.12 |
| 2570 - A/P - Chase 3316 | 13.13 | 0.00 |
| 2573 - A/P - Chase 1947 | 765.54 | 0.00 |
| 2577 - A/P - Chase 1406 | 242.95 | 252.29 |
| Total Current Liabilities | <u>28,288.03</u> | <u>16,960.77</u> |
| Other Current Liabilities | | |
| 2100 - Prepaid Rent | 10,964.17 | 12,174.90 |
| 2200 - Tenant Security Deposits | 33,548.00 | 33,248.00 |
| 2201 - Security Deposits in Transit | 78.92 | 378.92 |
| Total Other Current Liabilities | <u>44,591.09</u> | <u>45,801.82</u> |
| Long Term Liabilities | | |
| 2300 - N/P - Dwight Bridge 1095 | 4,500,000.00 | 4,500,000.00 |
| 2310 - Loan Costs | (147,424.72) | (147,424.72) |
| Total Long Term Liabilities | <u>4,352,575.28</u> | <u>4,352,575.28</u> |
| Total Liabilities | 4,425,454.40 | 4,415,337.87 |
| Equity | | |
| 2911 - ILP Capital | 25,301.00 | 25,301.00 |
| Retained Earnings | 311,073.93 | 311,073.93 |
| Current Net Income | (19,486.86) | (58,763.40) |
| Total Equity | <u>316,888.07</u> | <u>277,611.53</u> |
| Total Liabilities & Equity | <u>4,742,342.47</u> | <u>4,692,949.40</u> |

THF Townepark Fredericksburg Holdings Budget Comparison

April 30, 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 04/30/2023 | | | Month Ending | 04/30/2023 | Year to Date 04/30/2023 | | | 04/30/2023 |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % |
| Income | | | | | | | | | | |
| Rental Income | | | | | | | | | | |
| 3000 - Scheduled Rent | 883,365.00 | 77,895.00 | 73,614.00 | 4,281.00 | 5.81 % | | 311,212.00 | 294,456.00 | 16,756.00 | 5.69 % |
| Total Rental Income | 883,365.00 | 77,895.00 | 73,614.00 | 4,281.00 | 5.81 % | | 311,212.00 | 294,456.00 | 16,756.00 | 5.69 % |
| Vacancy, Losses & Concessions | | | | | | | | | | |
| 3010 - Loss to Lease | (14,155.32) | (4,785.00) | (1,180.00) | (3,605.00) | (305.50) % | Increasing rents \$70 or max at re-new/recert | (21,274.41) | (4,720.00) | (16,554.41) | (350.72) % |
| 3015 - Vacancy Loss | (50,000.00) | (6,840.00) | (4,166.67) | (2,673.33) | (64.15) % | 7 Vacant Units | (27,885.00) | (16,666.68) | (11,218.32) | (67.30) % |
| 3030 - Rental Concessions: Tenant | (4,410.00) | 0.00 | (368.00) | 368.00 | 100.00 % | | (450.00) | (1,472.00) | 1,022.00 | 69.42 % |
| 3050 - Bad Debt | (5,609.00) | 0.00 | (467.00) | 467.00 | 100.00 % | | 0.00 | (1,868.00) | 1,868.00 | 100.00 % |
| Total Vacancy, Losses & Concessions | (74,174.32) | (11,625.00) | (6,181.67) | (5,443.33) | (88.05) % | | (49,609.41) | (24,726.68) | (24,882.73) | (100.63) % |
| Net Rental Income | 809,190.68 | 66,270.00 | 67,432.33 | (1,162.33) | (1.72) % | | 261,602.59 | 269,729.32 | (8,126.73) | (3.01) % |
| Tenant Fees | | | | | | | | | | |
| 3200 - Late Fees | 790.00 | 35.00 | 66.00 | (31.00) | (46.96) % | | 235.00 | 264.00 | (29.00) | (10.98) % |
| 3210 - Maintenance Fees | 550.00 | 0.00 | 46.00 | (46.00) | (100.00) % | | 0.00 | 184.00 | (184.00) | (100.00) % |
| 3215 - Court Fees - Tenant | 250.00 | 0.00 | 21.00 | (21.00) | (100.00) % | | 0.00 | 84.00 | (84.00) | (100.00) % |
| 3220 - Reletting Fees | 2,570.00 | 0.00 | 214.00 | (214.00) | (100.00) % | | 863.60 | 856.00 | 7.60 | 0.88 % |
| 3225 - Move-out Charges | 2,670.00 | 0.00 | 223.00 | (223.00) | (100.00) % | | 0.00 | 892.00 | (892.00) | (100.00) % |
| 3235 - Screening Fees | 500.00 | 0.00 | 42.00 | (42.00) | (100.00) % | | 130.80 | 168.00 | (37.20) | (22.14) % |
| Total Tenant Fees | 7,330.00 | 35.00 | 612.00 | (577.00) | (94.28) % | | 1,229.40 | 2,448.00 | (1,218.60) | (49.77) % |
| Other Income | | | | | | | | | | |
| 3315 - Interest income | 23.00 | 2.97 | 2.00 | 0.97 | 48.50 % | | 11.73 | 8.00 | 3.73 | 46.62 % |
| Total Other Income | 23.00 | 2.97 | 2.00 | 0.97 | 48.50 % | | 11.73 | 8.00 | 3.73 | 46.62 % |
| Total Income | 816,543.68 | 66,307.97 | 68,046.33 | (1,738.36) | (2.55) % | | 262,843.72 | 272,185.32 | (9,341.60) | (3.43) % |
| Expenses | | | | | | | | | | |
| Payroll & Related | | | | | | | | | | |
| 4000 - Salaries - Manager | 42,178.50 | 3,581.52 | 3,514.88 | (66.64) | (1.89) % | | 14,638.49 | 14,059.52 | (578.97) | (4.11) % |
| 4015 - Salaries - Maintenance | 42,509.29 | 3,206.52 | 3,542.44 | 335.92 | 9.48 % | | 12,047.49 | 14,169.76 | 2,122.27 | 14.97 % |
| 4020 - Health Insurance | 14,215.15 | 1,259.71 | 1,184.60 | (75.11) | (6.34) % | | 2,316.18 | 4,738.40 | 2,422.22 | 51.11 % |
| 4021 - Dental Insurance | 953.04 | 0.00 | 79.42 | 79.42 | 100.00 % | | 0.00 | 317.68 | 317.68 | 100.00 % |
| 4022 - Vision Insurance | 226.11 | 18.80 | 18.84 | 0.04 | 0.21 % | | 35.20 | 75.36 | 40.16 | 53.29 % |
| 4025 - Retirement - Safe Harbor | 2,513.33 | 0.00 | 209.44 | 209.44 | 100.00 % | | 0.00 | 837.76 | 837.76 | 100.00 % |
| 4026 - Retirement - Matching | 1,675.55 | 223.30 | 139.63 | (83.67) | (59.92) % | | 465.92 | 558.52 | 92.60 | 16.57 % |
| 4027 - Life Insurance | 615.65 | 4.92 | 51.30 | 46.38 | 90.40 % | | 9.22 | 205.20 | 195.98 | 95.50 % |
| 4028 - Disability Insurance | 0.00 | 58.74 | 0.00 | (58.74) | (100.00) % | | 113.40 | 0.00 | (113.40) | (100.00) % |
| 4030 - Payroll Taxes | 6,492.77 | 548.21 | 541.06 | (7.15) | (1.32) % | | 2,196.69 | 2,164.24 | (32.45) | (1.49) % |
| 4032 - Worker's Compensation Insurance | 761.73 | 78.88 | 63.48 | (15.40) | (24.25) % | | 215.21 | 253.92 | 38.71 | 15.24 % |
| 4040 - Overtime | 3,144.43 | 63.71 | 262.04 | 198.33 | 75.68 % | Manager overtime | 560.30 | 1,048.16 | 487.86 | 46.54 % |
| 4045 - Bonuses | 3,000.00 | 350.07 | 250.00 | (100.07) | (40.02) % | Quarterly Manager Bonus | 350.07 | 1,000.00 | 649.93 | 64.99 % |
| 4061 - Employee Recruiting/Screening | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 226.59 | 0.00 | (226.59) | (100.00) % |
| Total Payroll & Related | 118,285.55 | 9,394.38 | 9,857.13 | 462.75 | 4.69 % | | 33,174.76 | 39,428.52 | 6,253.76 | 15.86 % |
| Administrative Expenses | | | | | | | | | | |

THF Townepark Fredericksburg Holdings Budget Comparison

April 30, 2023

167 - Townepark Fred I & II
Fredericksburg, Texas

167--THF Townepark Fredericksburg Holdings

| | Year Ending | | Month Ending | | | | Month Ending | | | | Year To Date |
|--------------------------------------------|-------------------|-----------------|-------------------------|-----------------|-------------------------|-----------------------------------------------------------|------------------|------------------|-------------------------|----------------|----------------------|
| | 12/31/2023 | | Month Ending 04/30/2023 | | Month Ending 04/30/2023 | | 04/30/2023 | | Year to Date 04/30/2023 | | 04/30/2023 |
| | Budget | Actual | Budget | Variance | % | Budget | Actual | Budget | Variance | % | Budget variance note |
| 4035 - Uniforms | 4,442.00 | 302.32 | 370.00 | 67.68 | 18.29 % | | 1,210.24 | 1,480.00 | 269.76 | 18.22 % | |
| 4100 - Management Fees | 37,890.00 | 3,610.05 | 3,158.00 | (452.05) | (14.31) % | | 14,277.41 | 12,632.00 | (1,645.41) | (13.02) % | |
| 4101 - Compliance Fee - THF | 13,800.00 | 1,150.00 | 1,150.00 | 0.00 | 0.00 % | | 4,600.00 | 4,600.00 | 0.00 | 0.00 % | |
| 4102 - Office Equipment & Furniture | 300.00 | 0.00 | 25.00 | 25.00 | 100.00 % | | 405.76 | 100.00 | (305.76) | (305.76) % | |
| 4103 - Paper | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 78.98 | 0.00 | (78.98) | (100.00) % | |
| 4105 - Postage | 80.00 | 0.00 | 7.00 | 7.00 | 100.00 % | | 0.00 | 28.00 | 28.00 | 100.00 % | |
| 4106 - Office Supplies | 1,000.00 | 0.00 | 83.34 | 83.34 | 100.00 % | | 215.69 | 333.36 | 117.67 | 35.29 % | |
| 4108 - IT Contract | 1,128.00 | 94.00 | 94.00 | 0.00 | 0.00 % | | 376.00 | 376.00 | 0.00 | 0.00 % | |
| 4109 - IT Hardware | 250.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % | |
| 4110 - IT Software | 6,530.65 | 593.26 | 544.00 | (49.26) | (9.05) % | | 2,255.98 | 2,176.00 | (79.98) | (3.67) % | |
| 4111 - Telephone & Fax | 3,910.00 | 346.32 | 326.00 | (20.32) | (6.23) % | | 586.32 | 1,304.00 | 717.68 | 55.03 % | |
| 4112 - Internet | 1,212.00 | 98.00 | 101.00 | 3.00 | 2.97 % | | 439.07 | 404.00 | (35.07) | (8.68) % | |
| 4115 - Staff Training | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 495.00 | 500.00 | 5.00 | 1.00 % | |
| 4116 - Membership Dues | 230.00 | 0.00 | 19.00 | 19.00 | 100.00 % | | 0.00 | 76.00 | 76.00 | 100.00 % | |
| 4117 - Vehicle Maintenance & Repairs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 29.40 | 0.00 | (29.40) | (100.00) % | |
| 4119 - Travel | 1,485.00 | 1,202.47 | 124.00 | (1,078.47) | (869.73) % | TAA Conference Ft. Worth | 1,258.43 | 496.00 | (762.43) | (153.71) % | |
| 4120 - Bank Fees | 254.64 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % | |
| 4121 - Eviction | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| 4122 - Resident Screening Services | 785.00 | 74.02 | 65.00 | (9.02) | (13.87) % | | 171.74 | 260.00 | 88.26 | 33.94 % | |
| 4125 - Audit Fees | 7,500.00 | 0.00 | 625.00 | 625.00 | 100.00 % | | 0.00 | 2,500.00 | 2,500.00 | 100.00 % | |
| 4126 - Legal Fees | 12,420.00 | 1,035.00 | 1,035.00 | 0.00 | 0.00 % | | 4,140.00 | 4,140.00 | 0.00 | 0.00 % | |
| 4127 - Tax Prep Fees | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 0.00 | 500.00 | 500.00 | 100.00 % | |
| 4129 - Fuel | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 27.11 | 32.00 | 4.89 | 15.28 % | |
| 4134 - Contract Costs - Admin | 600.00 | 0.00 | 50.00 | 50.00 | 100.00 % | | 0.00 | 200.00 | 200.00 | 100.00 % | |
| 4138 - Answering Service | 0.00 | 175.00 | 0.00 | (175.00) | (100.00) % | Answering Service-was budgeted in phone/fax | 875.00 | 0.00 | (875.00) | (100.00) % | |
| 4250 - Resident Services Fee - THF | 4,599.96 | 383.33 | 383.00 | (0.33) | (0.08) % | | 1,533.32 | 1,532.00 | (1.32) | (0.08) % | |
| 4258 - Resident Services - Supplies | 2,000.00 | 0.00 | 167.00 | 167.00 | 100.00 % | | 180.46 | 668.00 | 487.54 | 72.98 % | |
| 4259 - Resident Displacement | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 595.51 | 0.00 | (595.51) | (100.00) % | |
| Total Administrative Expenses | 104,017.25 | 9,063.77 | 8,668.34 | (395.43) | (4.56) % | | 33,751.42 | 34,673.36 | 921.94 | 2.65 % | |
| Marketing Expenses | | | | | | | | | | | |
| 4200 - Signage | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| 4201 - Printed Material | 727.00 | 0.00 | 61.00 | 61.00 | 100.00 % | | 303.74 | 244.00 | (59.74) | (24.48) % | |
| 4202 - Internet Advertising | 751.00 | 54.00 | 63.00 | 9.00 | 14.28 % | | 216.00 | 252.00 | 36.00 | 14.28 % | |
| 4203 - Flags/Poles | 375.00 | 0.00 | 31.00 | 31.00 | 100.00 % | | 0.00 | 124.00 | 124.00 | 100.00 % | |
| 4204 - Advertising - Other | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 0.00 | 332.00 | 332.00 | 100.00 % | |
| Total Marketing Expenses | 3,353.00 | 54.00 | 280.00 | 226.00 | 80.71 % | | 519.74 | 1,120.00 | 600.26 | 53.59 % | |
| Utilities | | | | | | | | | | | |
| 4300 - Utilities - Electric Vacancies | 3,000.00 | 217.98 | 250.00 | 32.02 | 12.80 % | 3 units vacant electric. | 2,492.96 | 1,000.00 | (1,492.96) | (149.29) % | |
| 4301 - Utilities - Electric - Office/Other | 5,900.00 | 328.45 | 400.00 | 71.55 | 17.88 % | | 2,443.15 | 2,050.00 | (393.15) | (19.17) % | |
| 4311 - Utilities - Water - Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 888.58 | 0.00 | (888.58) | (100.00) % | |
| 4315 - Utilities - Water | 15,300.00 | 888.50 | 1,200.00 | 311.50 | 25.95 % | Based on usage and has more vacant units than anticipated | 3,901.37 | 4,800.00 | 898.63 | 18.72 % | |
| 4325 - Utilities - Sewer | 18,000.00 | 1,081.96 | 1,500.00 | 418.04 | 27.86 % | Based on usage and has more va- | 5,837.48 | 6,000.00 | 162.52 | 2.70 % | |

THF Townepark Fredericksburg Holdings Budget Comparison

April 30, 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 04/30/2023 | | | Month Ending 04/30/2023 | Year to Date 04/30/2023 | | | 04/30/2023 | |
| | Budget | Actual | Budget | Variance | % | Budget | Actual | Variance | % | |
| | | | | | | | | | | |
| 4340 - Utilities - Trash | 10,800.00 | 855.00 | 900.00 | 45.00 | 5.00 % | | 4,275.00 | 3,600.00 | (675.00) | (18.75) % |
| 4341 - Utilities - Other | 4,800.00 | 400.00 | 400.00 | 0.00 | 0.00 % | | 2,000.00 | 1,600.00 | (400.00) | (25.00) % |
| Total Utilities | 57,800.00 | 3,771.89 | 4,650.00 | 878.11 | 18.88 % | | 21,838.54 | 19,050.00 | (2,788.54) | (14.63) % |
| Operating & Maintenance Expenses | | | | | | | | | | |
| 4450 - Make-Ready - Hardware | 190.00 | 0.00 | 16.00 | 16.00 | 100.00 % | | 0.00 | 64.00 | 64.00 | 100.00 % |
| 4452 - Make-Ready - Appliances | 680.00 | 0.00 | 57.00 | 57.00 | 100.00 % | | 242.22 | 228.00 | (14.22) | (6.23) % |
| 4453 - Make-Ready - Electrical | 80.00 | 0.00 | 7.00 | 7.00 | 100.00 % | | 0.00 | 28.00 | 28.00 | 100.00 % |
| 4454 - Make-Ready - Plumbing | 820.00 | 0.00 | 68.00 | 68.00 | 100.00 % | | 0.00 | 272.00 | 272.00 | 100.00 % |
| 4455 - Make-Ready - Tile | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 0.00 | 32.00 | 32.00 | 100.00 % |
| 4456 - Make-Ready - Carpet | 0.00 | 1,163.31 | 0.00 | (1,163.31) | (100.00) % | Make ready carpet replacement in one unit | 1,839.44 | 0.00 | (1,839.44) | (100.00) % |
| 4457 - Make-Ready - Vinyl | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 264.11 | 0.00 | (264.11) | (100.00) % |
| 4458 - Make-Ready - Painting | 1,768.00 | 0.00 | 147.00 | 147.00 | 100.00 % | | 32.80 | 588.00 | 555.20 | 94.42 % |
| 4459 - Make-Ready - Cleaning | 440.00 | 5.38 | 37.00 | 31.62 | 85.45 % | | 217.64 | 148.00 | (69.64) | (47.05) % |
| 4460 - Make-Ready - Other | 470.00 | 0.00 | 39.00 | 39.00 | 100.00 % | | 0.00 | 156.00 | 156.00 | 100.00 % |
| 4464 - Make Ready - Window Treatments | 890.00 | 0.00 | 74.00 | 74.00 | 100.00 % | | 0.00 | 296.00 | 296.00 | 100.00 % |
| 4465 - Make Ready - Doors/Locks/Keys | 420.00 | 0.00 | 35.00 | 35.00 | 100.00 % | | 0.00 | 140.00 | 140.00 | 100.00 % |
| Total Operating & Maintenance Expenses | 5,858.00 | 1,168.69 | 488.00 | (680.69) | (139.48) % | | 2,596.21 | 1,952.00 | (644.21) | (33.00) % |
| Maintenance & Repairs | | | | | | | | | | |
| 4400 - Materials - Hardware | 790.00 | 0.00 | 66.00 | 66.00 | 100.00 % | | 0.00 | 264.00 | 264.00 | 100.00 % |
| 4401 - Materials - A/C | 1,640.00 | 207.28 | 137.00 | (70.28) | (51.29) % | | 3,799.46 | 548.00 | (3,251.46) | (593.33) % |
| 4402 - Materials - Appliances | 4,525.00 | 0.00 | 377.00 | 377.00 | 100.00 % | | 1,322.79 | 1,508.00 | 185.21 | 12.28 % |
| 4403 - Materials - Electrical | 320.00 | 0.00 | 27.00 | 27.00 | 100.00 % | | 23.16 | 108.00 | 84.84 | 78.55 % |
| 4404 - Materials - Plumbing | 5,495.00 | 22.97 | 458.00 | 435.03 | 94.98 % | | 194.97 | 1,832.00 | 1,637.03 | 89.35 % |
| 4405 - Materials - Pool | 1,390.00 | 0.00 | 116.00 | 116.00 | 100.00 % | | 413.17 | 464.00 | 50.83 | 10.95 % |
| 4406 - Materials - Flooring | 300.00 | 0.00 | 25.00 | 25.00 | 100.00 % | | 0.00 | 100.00 | 100.00 | 100.00 % |
| 4407 - Materials - Paint | 420.00 | 0.00 | 35.00 | 35.00 | 100.00 % | | 168.17 | 140.00 | (28.17) | (20.12) % |
| 4408 - Materials - Janitorial | 684.00 | 0.00 | 57.00 | 57.00 | 100.00 % | | 0.00 | 228.00 | 228.00 | 100.00 % |
| 4409 - Materials - Landscaping & Irrigation | 260.00 | 0.00 | 22.00 | 22.00 | 100.00 % | | 7.55 | 88.00 | 80.45 | 91.42 % |
| 4410 - Materials - Smoke Alarms | 860.00 | 0.00 | 72.00 | 72.00 | 100.00 % | | 68.68 | 288.00 | 219.32 | 76.15 % |
| 4411 - Materials - Drywall Repair | 80.00 | 0.00 | 7.00 | 7.00 | 100.00 % | | 11.55 | 28.00 | 16.45 | 58.75 % |
| 4412 - Materials - Screens | 340.00 | 0.00 | 28.00 | 28.00 | 100.00 % | | 0.00 | 112.00 | 112.00 | 100.00 % |
| 4413 - Materials - Doors/Locks/Keys | 750.00 | 21.64 | 63.00 | 41.36 | 65.65 % | | 25.40 | 252.00 | 226.60 | 89.92 % |
| 4414 - Materials - Light Bulbs/Fixtures | 1,030.00 | 0.00 | 86.00 | 86.00 | 100.00 % | | 0.00 | 344.00 | 344.00 | 100.00 % |
| 4415 - Materials - Exterior Lights | 140.00 | 0.00 | 12.00 | 12.00 | 100.00 % | | 0.00 | 48.00 | 48.00 | 100.00 % |
| 4416 - Materials - Other | 2,240.00 | 0.00 | 187.00 | 187.00 | 100.00 % | | 705.23 | 748.00 | 42.77 | 5.71 % |
| 4417 - Small Tools | 600.00 | 199.99 | 50.00 | (149.99) | (299.98) % | Chainsaw | 225.96 | 200.00 | (25.96) | (12.98) % |
| 4419 - Equipment | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 1,789.26 | 332.00 | (1,457.26) | (438.93) % |
| Total Maintenance & Repairs | 22,864.00 | 451.88 | 1,908.00 | 1,456.12 | 76.31 % | | 8,755.35 | 7,632.00 | (1,123.35) | (14.71) % |
| Contract Costs | | | | | | | | | | |
| 4500 - Contract Costs - Pest Control | 4,491.00 | 4,679.00 | 374.00 | (4,305.00) | (1,151.06) % | Quarterly pest control, Wood damaging insect inspection and treatment | 5,644.00 | 1,496.00 | (4,148.00) | (277.27) % |
| 4501 - Contract Costs - Landscaping | 24,325.00 | 2,099.24 | 2,027.00 | (72.24) | (3.56) % | | 8,624.33 | 8,108.00 | (516.33) | (6.36) % |
| 4502 - Contract Costs - Irrigation | 3,900.00 | 0.00 | 325.00 | 325.00 | 100.00 % | | 0.00 | 1,300.00 | 1,300.00 | 100.00 % |

THF Townepark Fredericksburg Holdings Budget Comparison

April 30, 2023

167 - Townepark Fred I & II
Fredericksburg, Texas

167--THF Townepark Fredericksburg Holdings

| | Year Ending | | Month Ending | | | | Month Ending | | | | Year To Date | |
|------------------------------------------------|---------------------|--------------------|-------------------------|--------------------|-------------------------|-----------------------------------------|--------------------|--------------------|-------------------------|-------------------|------------------------------------------------|--|
| | 12/31/2023 | | Month Ending 04/30/2023 | | Month Ending 04/30/2023 | | 04/30/2023 | | Year to Date 04/30/2023 | | 04/30/2023 | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note | |
| 4504 - Contract Costs - A/C Repair | 18,180.00 | 0.00 | 1,515.00 | 1,515.00 | 100.00 % | | 518.75 | 6,060.00 | 5,541.25 | 91.43 % | | |
| 4505 - Contract Costs - A/C Replacement | 17,500.00 | 0.00 | 1,458.00 | 1,458.00 | 100.00 % | | 0.00 | 5,832.00 | 5,832.00 | 100.00 % | | |
| 4506 - Contract Costs - Plumbing | 3,300.00 | 0.00 | 275.00 | 275.00 | 100.00 % | | 916.00 | 1,100.00 | 184.00 | 16.72 % | | |
| 4507 - Contract Costs - Electrical | 320.00 | 0.00 | 27.00 | 27.00 | 100.00 % | | 0.00 | 108.00 | 108.00 | 100.00 % | | |
| 4508 - Contract Costs - Carpet Cleaning | 2,470.00 | 120.00 | 206.00 | 86.00 | 41.74 % | | 580.00 | 824.00 | 244.00 | 29.61 % | | |
| 4509 - Contract Costs - Carpet Replacement | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 0.00 | 332.00 | 332.00 | 100.00 % | | |
| 4510 - Contract Costs - Tile Cleaning | 230.00 | 0.00 | 19.00 | 19.00 | 100.00 % | | 0.00 | 76.00 | 76.00 | 100.00 % | | |
| 4514 - Contract Costs - Pool | 10,400.00 | 0.00 | 867.00 | 867.00 | 100.00 % | | 0.00 | 3,468.00 | 3,468.00 | 100.00 % | | |
| 4515 - Contract Costs - Flooring | 1,380.00 | 0.00 | 115.00 | 115.00 | 100.00 % | | 0.00 | 460.00 | 460.00 | 100.00 % | | |
| 4516 - Contract Costs - Custodian | 7,200.00 | 0.00 | 600.00 | 600.00 | 100.00 % | | 0.00 | 2,400.00 | 2,400.00 | 100.00 % | | |
| 4522 - Contract Costs - Glass | 655.00 | 0.00 | 55.00 | 55.00 | 100.00 % | | 772.67 | 220.00 | (552.67) | (251.21) % | | |
| 4523 - Contract Costs - Equipment Rental | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 41.75 | 0.00 | (41.75) | (100.00) % | | |
| 4524 - Contract Costs - Other | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 3,154.25 | 332.00 | (2,822.25) | (850.07) % | | |
| Total Contract Costs | 96,351.00 | 6,898.24 | 8,029.00 | 1,130.76 | 14.08 % | | 20,251.75 | 32,116.00 | 11,864.25 | 36.94 % | | |
| Taxes & Insurance | | | | | | | | | | | | |
| 4600 - Property Insurance | 37,000.00 | 3,073.45 | 3,083.00 | 9.55 | 0.30 % | | 12,293.80 | 12,332.00 | 38.20 | 0.30 % | | |
| Total Taxes & Insurance | 37,000.00 | 3,073.45 | 3,083.00 | 9.55 | 0.30 % | | 12,293.80 | 12,332.00 | 38.20 | 0.30 % | | |
| Total Operating Expenses | 445,528.80 | 33,876.30 | 36,963.47 | 3,087.17 | 8.35 % | | 133,181.57 | 148,303.88 | 15,122.31 | 10.19 % | | |
| Net Operating Income (Loss) | 371,014.88 | 32,431.67 | 31,082.86 | 1,348.81 | 4.33 % | | 129,662.15 | 123,881.44 | 5,780.71 | 4.66 % | | |
| Non-Operating Income | | | | | | | | | | | | |
| 3400 - CAPEX funding from Replacement Reserves | 136,050.00 | 0.00 | 11,338.00 | (11,338.00) | (100.00) % | | 0.00 | 45,352.00 | (45,352.00) | (100.00) % | | |
| Total Non-Operating Income | 136,050.00 | 0.00 | 11,338.00 | (11,338.00) | (100.00) % | | 0.00 | 45,352.00 | (45,352.00) | (100.00) % | | |
| Non-Operating Expenses | | | | | | | | | | | | |
| Capital Expenditures | | | | | | | | | | | | |
| 3327 - Insurance Proceeds | 0.00 | (67,613.87) | 0.00 | 67,613.87 | 100.00 % | Roof damages from hail storms | (67,613.87) | 0.00 | 67,613.87 | 100.00 % | | |
| 4735 - Capital Expenditures | 136,050.00 | 6,700.00 | 11,338.00 | 4,638.00 | 40.90 % | concrete repairs for refinance required | 6,700.00 | 45,352.00 | 38,652.00 | 85.22 % | | |
| Total Capital Expenditures | 136,050.00 | (60,913.87) | 11,338.00 | 72,251.87 | 637.25 % | | (60,913.87) | 45,352.00 | 106,265.87 | 234.31 % | | |
| Depreciation & Amortization | | | | | | | | | | | | |
| 4710 - Depreciation | 116,714.31 | 9,726.19 | 9,726.00 | (0.19) | 0.00 % | | 38,904.76 | 38,904.00 | (0.76) | 0.00 % | | |
| 4715 - Amortization | 77,994.71 | 6,499.56 | 6,500.00 | 0.44 | 0.00 % | | 25,998.24 | 26,000.00 | 1.76 | 0.00 % | | |
| Total Depreciation & Amortization | 194,709.02 | 16,225.75 | 16,226.00 | 0.25 | 0.00 % | | 64,903.00 | 64,904.00 | 1.00 | 0.00 % | | |
| Debt Services | | | | | | | | | | | | |
| 4700 - Mortgage Interest #1 | 360,000.00 | 37,843.25 | 30,000.00 | (7,843.25) | (26.14) % | | 143,984.88 | 120,000.00 | (23,984.88) | (19.98) % | 4-2023 Bridge loan with variable interest rate | |
| 4725 - Loan Costs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 1,175.00 | 0.00 | (1,175.00) | (100.00) % | | |
| Total Debt Services | 360,000.00 | 37,843.25 | 30,000.00 | (7,843.25) | (26.14) % | | 145,159.88 | 120,000.00 | (25,159.88) | (20.96) % | | |
| Total Non-Operating Expenses | 690,759.02 | (6,844.87) | 57,564.00 | 64,408.87 | 111.89 % | | 149,149.01 | 230,256.00 | 81,106.99 | 35.22 % | | |
| Net Income (Loss) | (183,694.14) | 39,276.54 | (15,143.14) | 54,419.68 | 359.36 % | | (19,486.86) | (61,022.56) | 41,535.70 | 68.06 % | | |

THF Townepark Kingsland Holdings Comparative Balance Sheet

April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|-----------------------------------------------------|-----------------------------|---------------------------|
| Assets | | |
| Current Assets | | |
| Cash | | |
| 1000 - Cash - OPERATING | 51,912.14 | 51,891.97 |
| 1015 - Cash - Tenant Security Deposits | 41,276.65 | 41,223.47 |
| Total Cash | 93,188.79 | 93,115.44 |
| Accounts Receivable | | |
| 1200 - A/R - Tenant | (8.00) | (8.00) |
| Total Accounts Receivable | (8.00) | (8.00) |
| Deposits & Escrows | | |
| 1105 - Insurance Escrow | 71,181.89 | 67,050.89 |
| 1136 - Lender Held Repair Reserves - Dwight Capital | 76,747.16 | 76,747.16 |
| 1137 - Lender Held Post-Closing Deposit - Dwight | 79,225.50 | 79,225.50 |
| 1450 - Deposits | 19,000.00 | 19,000.00 |
| Total Deposits & Escrows | 246,154.55 | 242,023.55 |
| Other Current Assets | | |
| 1410 - Prepaid Insurance | (21,961.72) | (19,398.20) |
| Total Other Current Assets | (21,961.72) | (19,398.20) |
| Total Current Assets | 317,373.62 | 315,732.79 |
| 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 | (122,958.21) | (115,273.35) |
| Total Depreciation & Amortization | (122,958.21) | (115,273.35) |
| Total Fixed Assets | 1,415,773.69 | 1,423,458.55 |
| Total Assets | 1,733,147.31 | 1,739,191.34 |

THF Townepark Kingsland Holdings Comparative Balance Sheet

April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|---------------------------------------|-----------------------------|---------------------------|
| Liabilities & Equity | | |
| Liabilities | | |
| Current Liabilities | | |
| 2000 - A/P – Trade | 16,532.83 | 8,560.27 |
| 2001 - A/P – THFHMC | 10,670.34 | 11,246.39 |
| 2510 - A/P - Chase 9535 | 46.46 | 46.46 |
| 2522 - A/P - Chase 0094 | 9.17 | 0.00 |
| 2533 - A/P - Chase 7218 | 179.40 | 0.00 |
| 2543 - A/P - Elan 8724 | 0.00 | 37.51 |
| 2554 - A/P - Chase 0726 | 451.08 | 484.48 |
| 2564 - A/P - Chase 4069 | 112.50 | 514.11 |
| 2570 - A/P - Chase 3316 | 10.40 | 0.00 |
| 2573 - A/P - Chase 1947 | 765.54 | 0.00 |
| Total Current Liabilities | 28,777.72 | 20,889.22 |
| Other Current Liabilities | | |
| 2100 - Prepaid Rent | (2,647.02) | (1,975.02) |
| 2200 - Tenant Security Deposits | 32,433.00 | 32,383.00 |
| 2201 - Security Deposits in Transit | 263.00 | 263.00 |
| Total Other Current Liabilities | 30,048.98 | 30,670.98 |
| Long Term Liabilities | | |
| 2300 - N/P - Dwight Bridge 1080 | 2,150,000.00 | 2,150,000.00 |
| 2310 - Loan Costs | (563.89) | (3,629.72) |
| Total Long Term Liabilities | 2,149,436.11 | 2,146,370.28 |
| Total Liabilities | 2,208,262.81 | 2,197,930.48 |
| Equity | | |
| Retained Earnings | (429,411.38) | (429,411.38) |
| Current Net Income | (45,704.12) | (29,327.76) |
| Total Equity | (475,115.50) | (458,739.14) |
| Total Liabilities & Equity | 1,733,147.31 | 1,739,191.34 |

THF Townepark Kingsland Holdings

Budget Comparison

April 30, 2023

168 - Townepark Kingsland
Kingsland, Texas

168--THF Townepark Kingsland Holdings

| | Year Ending | | | | Month Ending | | | | Year To Date | | | | | | |
|------------------------------------------------|---------------------|--------------------|--------------------|-------------------|-------------------------|-----------------------|--------------------|--------------------|-------------------------|-------------------|--------|--------|--------|----------|---|
| | 12/31/2023 | | | | Month Ending 04/30/2023 | | | | Month Ending 04/30/2023 | | | | | | |
| | Budget | Actual | Budget | Variance | % | Budget | Actual | Budget | Variance | % | Budget | Actual | Budget | Variance | % |
| Income | | | | | | | | | | | | | | | |
| Rental Income | | | | | | | | | | | | | | | |
| 3000 - Scheduled Rent | 754,476.00 | 62,332.00 | 62,873.00 | (541.00) | (0.86) % | | 249,489.00 | 251,492.00 | (2,003.00) | (0.79) % | | | | | |
| Total Rental Income | 754,476.00 | 62,332.00 | 62,873.00 | (541.00) | (0.86) % | | 249,489.00 | 251,492.00 | (2,003.00) | (0.79) % | | | | | |
| Vacancy, Losses & Concessions | | | | | | | | | | | | | | | |
| 3010 - Loss to Lease | (116,416.00) | (10,361.00) | (9,701.00) | (660.00) | (6.80) % | | (42,881.00) | (38,804.00) | (4,077.00) | (10.50) % | | | | | |
| 3015 - Vacancy Loss | (4,964.00) | (871.00) | (414.00) | (457.00) | (110.38) % | Vacant unit | (3,650.00) | (1,656.00) | (1,994.00) | (120.41) % | | | | | |
| 3030 - Rental Concessions: Tenant | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | (125.00) | 0.00 | (125.00) | (100.00) % | | | | | |
| 3050 - Bad Debt | (8,110.00) | 0.00 | (676.00) | 676.00 | 100.00 % | | (967.74) | (2,704.00) | 1,736.26 | 64.21 % | | | | | |
| Total Vacancy, Losses & Concessions | (129,490.00) | (11,232.00) | (10,791.00) | (441.00) | (4.08) % | | (47,623.74) | (43,164.00) | (4,459.74) | (10.33) % | | | | | |
| Net Rental Income | 624,986.00 | 51,100.00 | 52,082.00 | (982.00) | (1.88) % | | 201,865.26 | 208,328.00 | (6,462.74) | (3.10) % | | | | | |
| Tenant Fees | | | | | | | | | | | | | | | |
| 3200 - Late Fees | 640.00 | 0.00 | 53.00 | (53.00) | (100.00) % | | 25.00 | 212.00 | (187.00) | (88.20) % | | | | | |
| 3205 - NSF Fees | 50.00 | 0.00 | 4.00 | (4.00) | (100.00) % | | 0.00 | 16.00 | (16.00) | (100.00) % | | | | | |
| 3210 - Maintenance Fees | 200.00 | 0.00 | 17.00 | (17.00) | (100.00) % | | 138.00 | 68.00 | 70.00 | 102.94 % | | | | | |
| 3215 - Court Fees - Tenant | 250.00 | 0.00 | 21.00 | (21.00) | (100.00) % | | 0.00 | 84.00 | (84.00) | (100.00) % | | | | | |
| 3220 - Reletting Fees | 1,756.00 | 0.00 | 146.00 | (146.00) | (100.00) % | | 1,162.80 | 584.00 | 578.80 | 99.10 % | | | | | |
| 3225 - Move-out Charges | 2,936.00 | 0.00 | 245.00 | (245.00) | (100.00) % | | 595.00 | 980.00 | (385.00) | (39.28) % | | | | | |
| 3235 - Screening Fees | 471.00 | 0.00 | 39.00 | (39.00) | (100.00) % | | 109.10 | 156.00 | (46.90) | (30.06) % | | | | | |
| Total Tenant Fees | 6,303.00 | 0.00 | 525.00 | (525.00) | (100.00) % | | 2,029.90 | 2,100.00 | (70.10) | (3.33) % | | | | | |
| Other Income | | | | | | | | | | | | | | | |
| 3315 - Interest income | 30.00 | 3.18 | 3.00 | 0.18 | 6.00 % | | 13.17 | 12.00 | 1.17 | 9.75 % | | | | | |
| 3325 - Other Income | 0.00 | 857.40 | 0.00 | 857.40 | 100.00 % | Refund from Real-Page | 984.89 | 0.00 | 984.89 | 100.00 % | | | | | |
| Total Other Income | 30.00 | 860.58 | 3.00 | 857.58 | 28,586.00 % | | 998.06 | 12.00 | 986.06 | 8,217.16 % | | | | | |
| Total Income | 631,319.00 | 51,960.58 | 52,610.00 | (649.42) | (1.23) % | | 204,893.22 | 210,440.00 | (5,546.78) | (2.63) % | | | | | |
| Expenses | | | | | | | | | | | | | | | |
| Payroll & Related | | | | | | | | | | | | | | | |
| 4000 - Salaries - Manager | 22,846.00 | 1,761.49 | 1,904.00 | 142.51 | 7.48 % | | 7,647.79 | 7,616.00 | (31.79) | (0.41) % | | | | | |
| 4005 - Salaries - Assistant Manager | 16,848.00 | 1,300.23 | 1,404.00 | 103.77 | 7.39 % | | 5,427.04 | 5,616.00 | 188.96 | 3.36 % | | | | | |
| 4015 - Salaries - Maintenance | 46,778.00 | 3,610.16 | 3,898.00 | 287.84 | 7.38 % | | 15,501.23 | 15,592.00 | 90.77 | 0.58 % | | | | | |
| 4020 - Health Insurance | 14,080.00 | 1,248.54 | 1,173.00 | (75.54) | (6.43) % | | 5,002.90 | 4,692.00 | (310.90) | (6.62) % | | | | | |
| 4021 - Dental Insurance | 944.00 | 0.00 | 79.00 | 79.00 | 100.00 % | | 0.00 | 316.00 | 316.00 | 100.00 % | | | | | |
| 4022 - Vision Insurance | 224.00 | 18.67 | 19.00 | 0.33 | 1.73 % | | 74.80 | 76.00 | 1.20 | 1.57 % | | | | | |
| 4025 - Retirement - Safe Harbor | 1,265.00 | 0.00 | 105.00 | 105.00 | 100.00 % | | 0.00 | 420.00 | 420.00 | 100.00 % | | | | | |
| 4026 - Retirement - Matching | 843.00 | 297.00 | 70.00 | (227.00) | (324.28) % | | 1,163.07 | 280.00 | (883.07) | (315.38) % | | | | | |
| 4027 - Life Insurance | 627.00 | 4.92 | 52.00 | 47.08 | 90.53 % | | 19.73 | 208.00 | 188.27 | 90.51 % | | | | | |
| 4028 - Disability Insurance | 0.00 | 52.92 | 0.00 | (52.92) | (100.00) % | | 198.55 | 0.00 | (198.55) | (100.00) % | | | | | |
| 4030 - Payroll Taxes | 3,267.00 | 640.69 | 272.00 | (368.69) | (135.54) % | | 2,535.91 | 1,088.00 | (1,447.91) | (133.07) % | | | | | |
| 4032 - Worker's Compensation Insurance | 778.00 | 77.53 | 65.00 | (12.53) | (19.27) % | | 228.17 | 260.00 | 31.83 | 12.24 % | | | | | |
| 4040 - Overtime | 823.00 | 195.06 | 69.00 | (126.06) | (182.69) % | | 1,080.41 | 276.00 | (804.41) | (291.45) % | | | | | |
| 4045 - Bonuses | 4,500.00 | 1,344.79 | 375.00 | (969.79) | (258.61) % | | 2,253.34 | 1,500.00 | (753.34) | (50.22) % | | | | | |
| Total Payroll & Related | 113,823.00 | 10,552.00 | 9,485.00 | (1,067.00) | (11.24) % | | 41,132.94 | 37,940.00 | (3,192.94) | (8.41) % | | | | | |
| Administrative Expenses | | | | | | | | | | | | | | | |

THF Townepark Kingsland Holdings
Budget Comparison
 April 30, 2023
 168 - Townepark Kingsland
 Kingsland, Texas

168--THF Townepark Kingsland Holdings

| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date 04/30/2023 | | | | Year To Date |
|--------------------------------------------|------------------|-------------------------|-----------------|-----------------|------------------|------------------------------------------------------------------------------------------|-------------------------|------------------|-------------------|----------------------|--------------|
| | 12/31/2023 | Actual | Budget | Variance | 04/30/2023 | 04/30/2023 | Actual | Budget | Variance | 04/30/2023 | |
| | Budget | | | | % | Budget variance note | | | | Budget variance note | |
| 4035 - Uniforms | 2,223.00 | 185.24 | 185.00 | (0.24) | (0.12) % | | 829.50 | 740.00 | (89.50) | (12.09) % | |
| 4100 - Management Fees | 27,980.00 | 3,094.60 | 2,332.00 | (762.60) | (32.70) % | | 12,346.22 | 9,328.00 | (3,018.22) | (32.35) % | |
| 4101 - Compliance Fee - THF | 11,400.00 | 950.00 | 950.00 | 0.00 | 0.00 % | | 3,800.00 | 3,800.00 | 0.00 | 0.00 % | |
| 4102 - Office Equipment & Furniture | 350.00 | 0.00 | 29.00 | 29.00 | 100.00 % | | 0.00 | 116.00 | 116.00 | 100.00 % | |
| 4104 - Toner | 168.00 | 0.00 | 14.00 | 14.00 | 100.00 % | | 0.00 | 56.00 | 56.00 | 100.00 % | |
| 4105 - Postage | 43.00 | 0.00 | 4.00 | 4.00 | 100.00 % | | 0.00 | 16.00 | 16.00 | 100.00 % | |
| 4106 - Office Supplies | 1,500.00 | 170.81 | 125.00 | (45.81) | (36.64) % | | 617.33 | 500.00 | (117.33) | (23.46) % | |
| 4108 - IT Contract | 2,244.00 | 187.00 | 187.00 | 0.00 | 0.00 % | | 748.00 | 748.00 | 0.00 | 0.00 % | |
| 4109 - IT Hardware | 250.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 64.00 | 84.00 | 20.00 | 23.80 % | |
| 4110 - IT Software | 5,526.00 | 465.09 | 461.00 | (4.09) | (0.88) % | | 1,860.36 | 1,844.00 | (16.36) | (0.88) % | |
| 4111 - Telephone & Fax | 3,080.00 | 148.55 | 257.00 | 108.45 | 42.19 % | Answering service was budgeted here and now has its own gl code | 457.30 | 1,028.00 | 570.70 | 55.51 % | |
| 4112 - Internet | 1,236.00 | 99.99 | 103.00 | 3.01 | 2.92 % | | 447.03 | 412.00 | (35.03) | (8.50) % | |
| 4113 - Television | 1,069.00 | 108.03 | 89.00 | (19.03) | (21.38) % | | 432.12 | 356.00 | (76.12) | (21.38) % | |
| 4115 - Staff Training | 1,000.00 | 112.50 | 83.00 | (29.50) | (35.54) % | | 607.50 | 332.00 | (275.50) | (82.98) % | |
| 4116 - Membership Dues | 170.00 | 0.00 | 14.00 | 14.00 | 100.00 % | | 37.50 | 56.00 | 18.50 | 33.03 % | |
| 4117 - Vehicle Maintenance & Repairs | 275.00 | 0.00 | 23.00 | 23.00 | 100.00 % | | 109.99 | 92.00 | (17.99) | (19.55) % | |
| 4119 - Travel | 1,500.00 | 876.73 | 125.00 | (751.73) | (601.38) % | TAA Conference in Fort Worth. | 940.22 | 500.00 | (440.22) | (88.04) % | |
| 4120 - Bank Fees | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| 4121 - Eviction | 250.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % | |
| 4122 - Resident Screening Services | 471.00 | 58.88 | 39.00 | (19.88) | (50.97) % | | 157.01 | 156.00 | (1.01) | (0.64) % | |
| 4125 - Audit Fees | 7,500.00 | 0.00 | 625.00 | 625.00 | 100.00 % | | 0.00 | 2,500.00 | 2,500.00 | 100.00 % | |
| 4126 - Legal Fees | 10,260.00 | 855.00 | 855.00 | 0.00 | 0.00 % | | 3,420.00 | 3,420.00 | 0.00 | 0.00 % | |
| 4127 - Tax Prep Fees | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 0.00 | 500.00 | 500.00 | 100.00 % | |
| 4129 - Fuel | 360.00 | 70.35 | 30.00 | (40.35) | (134.50) % | | 114.74 | 120.00 | 5.26 | 4.38 % | |
| 4138 - Answering Service | 0.00 | 150.00 | 0.00 | (150.00) | (100.00) % | Was budgeted in telephone and fax | 750.00 | 0.00 | (750.00) | (100.00) % | |
| 4250 - Resident Services Fee - THF | 3,800.00 | 316.67 | 317.00 | 0.33 | 0.10 % | | 1,266.68 | 1,268.00 | 1.32 | 0.10 % | |
| 4258 - Resident Services - Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 351.80 | 0.00 | (351.80) | (100.00) % | |
| Total Administrative Expenses | 84,655.00 | 7,849.44 | 7,056.00 | (793.44) | (11.24) % | | 29,357.30 | 28,224.00 | (1,133.30) | (4.01) % | |
| Marketing Expenses | | | | | | | | | | | |
| 4200 - Signage | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| 4201 - Printed Material | 727.00 | 0.00 | 61.00 | 61.00 | 100.00 % | | 277.53 | 244.00 | (33.53) | (13.74) % | |
| 4202 - Internet Advertising | 666.00 | 74.00 | 56.00 | (18.00) | (32.14) % | | 236.00 | 224.00 | (12.00) | (5.35) % | |
| 4203 - Flags/Poles | 708.00 | 0.00 | 59.00 | 59.00 | 100.00 % | | 0.00 | 236.00 | 236.00 | 100.00 % | |
| 4204 - Advertising - Other | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| Total Marketing Expenses | 3,101.00 | 74.00 | 260.00 | 186.00 | 71.53 % | | 513.53 | 1,040.00 | 526.47 | 50.62 % | |
| Utilities | | | | | | | | | | | |
| 4300 - Utilities - Electric Vacancies | 1,200.00 | 64.60 | 100.00 | 35.40 | 35.40 % | | 392.45 | 400.00 | 7.55 | 1.88 % | |
| 4301 - Utilities - Electric - Office/Other | 6,000.00 | 272.62 | 500.00 | 227.38 | 45.47 % | Property electric, based on usage. Weather is mild | 1,571.12 | 2,000.00 | 428.88 | 21.44 % | |
| 4315 - Utilities - Water | 60,100.00 | 4,737.06 | 7,500.00 | 2,762.94 | 36.83 % | Locks on water spigots has been helping to reduce costs. Irrigation repairs also helping | 13,765.46 | 16,700.00 | 2,934.54 | 17.57 % | |

THF Townepark Kingsland Holdings

Budget Comparison

April 30, 2023

168 - Townepark Kingsland
Kingsland, Texas

168--THF Townepark Kingsland Holdings

| | Year Ending | | Month Ending | | | | Year To Date | | | |
|---------------------------------------------------|-------------------|-------------------------|------------------|-----------------|-------------------------|------------------------------------------------------------------------------------|------------------|------------------|-------------------|------------------|
| | 12/31/2023 | Month Ending 04/30/2023 | | | Month Ending 04/30/2023 | Year to Date 04/30/2023 | | | 04/30/2023 | |
| | Budget | Actual | Budget | Variance | % | Budget | Actual | Variance | % | |
| | | | | | | | | | | |
| 4325 - Utilities - Sewer | 24,000.00 | 1,976.00 | 2,000.00 | 24.00 | 1.20 % | | 7,904.00 | 8,000.00 | 96.00 | 1.20 % |
| 4340 - Utilities - Trash | 15,600.00 | 1,391.30 | 1,300.00 | (91.30) | (7.02) % | | 5,263.49 | 5,200.00 | (63.49) | (1.22) % |
| 4341 - Utilities - Other | 360.00 | 9.03 | 30.00 | 20.97 | 69.90 % | | 29.13 | 120.00 | 90.87 | 75.72 % |
| Total Utilities | 107,260.00 | 8,450.61 | 11,430.00 | 2,979.39 | 26.06 % | | 28,925.65 | 32,420.00 | 3,494.35 | 10.77 % |
| Operating & Maintenance Expenses | | | | | | | | | | |
| 4450 - Make-Ready - Hardware | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 34.74 | 0.00 | (34.74) | (100.00) % |
| 4452 - Make-Ready - Appliances | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 180.48 | 332.00 | 151.52 | 45.63 % |
| 4454 - Make-Ready - Plumbing | 50.00 | 0.00 | 4.00 | 4.00 | 100.00 % | | 240.33 | 16.00 | (224.33) | (1,402.06) % |
| 4455 - Make-Ready - Tile | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 34.19 | 0.00 | (34.19) | (100.00) % |
| 4456 - Make-Ready - Carpet | 7,540.00 | 0.00 | 628.00 | 628.00 | 100.00 % | | 1,268.68 | 2,512.00 | 1,243.32 | 49.49 % |
| 4458 - Make-Ready - Painting | 500.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 14.42 | 168.00 | 153.58 | 91.41 % |
| 4459 - Make- Ready - Cleaning | 300.00 | 0.00 | 25.00 | 25.00 | 100.00 % | | 125.00 | 100.00 | (25.00) | (25.00) % |
| 4460 - Make-Ready - Other | 200.00 | 0.00 | 17.00 | 17.00 | 100.00 % | | 0.00 | 68.00 | 68.00 | 100.00 % |
| 4464 - Make Ready - Window Treatments | 800.00 | 0.00 | 67.00 | 67.00 | 100.00 % | | 218.88 | 268.00 | 49.12 | 18.32 % |
| 4465 - Make Ready - Doors/Locks/Keys | 100.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 20.88 | 32.00 | 11.12 | 34.75 % |
| Total Operating & Maintenance Expenses | 10,490.00 | 0.00 | 874.00 | 874.00 | 100.00 % | | 2,137.60 | 3,496.00 | 1,358.40 | 38.85 % |
| Maintenance & Repairs | | | | | | | | | | |
| 4400 - Materials - Hardware | 440.00 | 84.08 | 37.00 | (47.08) | (127.24) % | | 280.76 | 148.00 | (132.76) | (89.70) % |
| 4401 - Materials - A/C | 4,166.00 | 57.08 | 347.00 | 289.92 | 83.55 % | A/C capacitors | 1,126.33 | 1,388.00 | 261.67 | 18.85 % |
| 4402 - Materials - Appliances | 5,325.00 | 0.00 | 444.00 | 444.00 | 100.00 % | | 311.72 | 1,776.00 | 1,464.28 | 82.44 % |
| 4403 - Materials - Electrical | 345.00 | 0.00 | 29.00 | 29.00 | 100.00 % | | 9.14 | 116.00 | 106.86 | 92.12 % |
| 4404 - Materials - Plumbing | 2,463.00 | 19.92 | 205.00 | 185.08 | 90.28 % | PVC and ring for Work order | 1,931.07 | 820.00 | (1,111.07) | (135.49) % |
| 4405 - Materials - Pool | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 86.86 | 0.00 | (86.86) | (100.00) % |
| 4406 - Materials - Flooring | 100.00 | 75.92 | 8.00 | (67.92) | (849.00) % | | 75.92 | 32.00 | (43.92) | (137.25) % |
| 4407 - Materials - Paint | 100.00 | 116.47 | 8.00 | (108.47) | (1,355.87) % | Paint purchased for a make-ready unit. This should be re-coded to make ready paint | 212.57 | 32.00 | (180.57) | (564.28) % |
| 4408 - Materials - Janitorial | 600.00 | 10.99 | 50.00 | 39.01 | 78.02 % | | 21.61 | 200.00 | 178.39 | 89.19 % |
| 4409 - Materials - Landscaping & Irrigation | 600.00 | 1,175.00 | 50.00 | (1,125.00) | (2,250.00) % | Spring herbicides for landscaping | 1,636.48 | 200.00 | (1,436.48) | (718.24) % |
| 4410 - Materials - Smoke Alarms | 500.00 | 20.89 | 42.00 | 21.11 | 50.26 % | | 20.89 | 168.00 | 147.11 | 87.56 % |
| 4412 - Materials - Screens | 247.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % |
| 4413 - Materials - Doors/Locks/Keys | 300.00 | 0.00 | 25.00 | 25.00 | 100.00 % | | 37.93 | 100.00 | 62.07 | 62.07 % |
| 4414 - Materials - Light Bulbs/Fixtures | 515.00 | 77.87 | 43.00 | (34.87) | (81.09) % | | 649.23 | 172.00 | (477.23) | (277.45) % |
| 4416 - Materials - Other | 450.00 | 0.00 | 38.00 | 38.00 | 100.00 % | | 28.45 | 152.00 | 123.55 | 81.28 % |
| 4417 - Small Tools | 250.00 | 96.00 | 21.00 | (75.00) | (357.14) % | | 280.17 | 84.00 | (196.17) | (233.53) % |
| Total Maintenance & Repairs | 16,401.00 | 1,734.22 | 1,368.00 | (366.22) | (26.77) % | | 6,709.13 | 5,472.00 | (1,237.13) | (22.60) % |
| Contract Costs | | | | | | | | | | |
| 4500 - Contract Costs - Pest Control | 2,480.00 | 1,365.00 | 207.00 | (1,158.00) | (559.42) % | A termite inspection was performed. | 1,860.00 | 828.00 | (1,032.00) | (124.63) % |
| 4501 - Contract Costs - Landscaping | 30,800.00 | 2,700.00 | 2,567.00 | (133.00) | (5.18) % | | 8,162.82 | 10,268.00 | 2,105.18 | 20.50 % |
| 4502 - Contract Costs - Irrigation | 2,500.00 | 0.00 | 208.00 | 208.00 | 100.00 % | | 1,064.00 | 832.00 | (232.00) | (27.88) % |
| 4504 - Contract Costs - A/C Repair | 4,000.00 | 0.00 | 333.00 | 333.00 | 100.00 % | | 96.00 | 1,332.00 | 1,236.00 | 92.79 % |
| 4505 - Contract Costs - A/C Replacement | 15,000.00 | 0.00 | 1,250.00 | 1,250.00 | 100.00 % | | 0.00 | 5,000.00 | 5,000.00 | 100.00 % |
| 4506 - Contract Costs - Plumbing | 2,150.00 | 0.00 | 179.00 | 179.00 | 100.00 % | | 0.00 | 716.00 | 716.00 | 100.00 % |

THF Townepark Kingsland Holdings Budget Comparison

April 30, 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 04/30/2023 | | Month Ending 04/30/2023 | | 04/30/2023 | | Year to Date 04/30/2023 | | 04/30/2023 |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| 4507 - Contract Costs - Electrical | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 500.00 | 0.00 | (500.00) | (100.00) % | |
| 4508 - Contract Costs - Carpet Cleaning | 600.00 | 0.00 | 50.00 | 50.00 | 100.00 % | | 112.50 | 200.00 | 87.50 | 43.75 % | |
| 4513 - Contract Costs - Vinyl Replacement | 1,000.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 0.00 | 332.00 | 332.00 | 100.00 % | |
| 4516 - Contract Costs - Custodian | 5,250.00 | 0.00 | 438.00 | 438.00 | 100.00 % | | 642.00 | 1,752.00 | 1,110.00 | 63.35 % | |
| 4522 - Contract Costs - Glass | 807.00 | 602.24 | 67.00 | (535.24) | (798.86) % | Fitness room broken glass replaced | 1,844.30 | 268.00 | (1,576.30) | (588.17) % | |
| 4524 - Contract Costs - Other | 1,000.00 | 88.50 | 83.00 | (5.50) | (6.62) % | | 1,215.63 | 332.00 | (883.63) | (266.15) % | |
| 4526 - Contract Costs - Gate and Fence Repairs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 637.49 | 0.00 | (637.49) | (100.00) % | |
| Total Contract Costs | 65,587.00 | 4,755.74 | 5,465.00 | 709.26 | 12.97 % | | 16,134.74 | 21,860.00 | 5,725.26 | 26.19 % | |
| Taxes & Insurance | | | | | | | | | | | |
| 4600 - Property Insurance | 56,000.00 | 2,563.52 | 4,667.00 | 2,103.48 | 45.07 % | | 10,254.08 | 18,668.00 | 8,413.92 | 45.07 % | |
| Total Taxes & Insurance | 56,000.00 | 2,563.52 | 4,667.00 | 2,103.48 | 45.07 % | | 10,254.08 | 18,668.00 | 8,413.92 | 45.07 % | |
| Total Operating Expenses | 457,317.00 | 35,979.53 | 40,605.00 | 4,625.47 | 11.39 % | | 135,164.97 | 149,120.00 | 13,955.03 | 9.35 % | |
| Net Operating Income (Loss) | 174,002.00 | 15,981.05 | 12,005.00 | 3,976.05 | 33.11 % | | 69,728.25 | 61,320.00 | 8,408.25 | 13.71 % | |
| Non-Operating Income | | | | | | | | | | | |
| 3400 - CAPEX funding from Replacement Reserves | 677,500.00 | 0.00 | 56,458.00 | (56,458.00) | (100.00) % | | (1,768.96) | 225,832.00 | (227,600.96) | (100.78) % | |
| Total Non-Operating Income | 677,500.00 | 0.00 | 56,458.00 | (56,458.00) | (100.00) % | | (1,768.96) | 225,832.00 | (227,600.96) | (100.78) % | |
| Non-Operating Expenses | | | | | | | | | | | |
| Capital Expenditures | | | | | | | | | | | |
| 4735 - Capital Expenditures | 677,500.00 | 5,125.28 | 56,458.00 | 51,332.72 | 90.92 % | Concrete work done on trip hazards | 6,775.56 | 225,832.00 | 219,056.44 | 96.99 % | |
| Total Capital Expenditures | 677,500.00 | 5,125.28 | 56,458.00 | 51,332.72 | 90.92 % | | 6,775.56 | 225,832.00 | 219,056.44 | 96.99 % | |
| Depreciation & Amortization | | | | | | | | | | | |
| 4710 - Depreciation | 108,110.00 | 7,684.86 | 9,009.00 | 1,324.14 | 14.69 % | | 30,739.53 | 36,036.00 | 5,296.47 | 14.69 % | |
| 4715 - Amortization | 3,257.00 | 3,065.83 | 271.00 | (2,794.83) | (1,031.30) % | | 12,263.32 | 1,084.00 | (11,179.32) | (1,031.30) % | |
| Total Depreciation & Amortization | 111,367.00 | 10,750.69 | 9,280.00 | (1,470.69) | (15.84) % | | 43,002.85 | 37,120.00 | (5,882.85) | (15.84) % | |
| Debt Services | | | | | | | | | | | |
| 4700 - Mortgage Interest #1 | 180,000.00 | 16,481.44 | 15,000.00 | (1,481.44) | (9.87) % | | 62,710.00 | 60,000.00 | (2,710.00) | (4.51) % | |
| 4725 - Loan Costs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 1,175.00 | 0.00 | (1,175.00) | (100.00) % | |
| Total Debt Services | 180,000.00 | 16,481.44 | 15,000.00 | (1,481.44) | (9.87) % | | 63,885.00 | 60,000.00 | (3,885.00) | (6.47) % | |
| Total Non-Operating Expenses | 968,867.00 | 32,357.41 | 80,738.00 | 48,380.59 | 59.92 % | | 113,663.41 | 322,952.00 | 209,288.59 | 64.80 % | |
| Net Income (Loss) | (117,365.00) | (16,376.36) | (12,275.00) | (4,101.36) | (33.41) % | | (45,704.12) | (35,800.00) | (9,904.12) | (27.66) % | |

Oak Grove Apartments Comparative Balance Sheet

April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|----------------------------------------|-----------------------------|----------------------------|
| Assets | | |
| Current Assets | | |
| Cash | | |
| 1000 - Cash - OPERATING | 4,343.05 | 12,161.09 |
| 1015 - Cash - Tenant Security Deposits | 11,153.04 | 8,952.18 |
| Total Cash | <u>15,496.09</u> | <u>21,113.27</u> |
| Accounts Receivable | | |
| 1200 - A/R - Tenant | 268.00 | 246.00 |
| Total Accounts Receivable | <u>268.00</u> | <u>246.00</u> |
| Deposits & Escrows | | |
| 1450 - Deposits | 9,050.00 | 9,050.00 |
| Total Deposits & Escrows | <u>9,050.00</u> | <u>9,050.00</u> |
| Total Current Assets | 24,814.09 | 30,409.27 |
| Fixed Assets | | |
| 1660 - CIP | 8,462,679.59 | 8,461,814.59 |
| Total Fixed Assets | <u>8,462,679.59</u> | <u>8,461,814.59</u> |
| Total Fixed Assets | <u>8,462,679.59</u> | <u>8,461,814.59</u> |
| Total Assets | <u>8,487,493.68</u> | <u>8,492,223.86</u> |

Oak Grove Apartments Comparative Balance Sheet April 30, 2023

| | Current Month 04/30/2023 | Prior Month 03/31/2023 |
|-------------------------------------------|-----------------------------|---------------------------|
| Liabilities & Equity | | |
| Liabilities | | |
| Current Liabilities | | |
| 2000 - A/P – Trade | 2,734.22 | 7,825.28 |
| 2001 - A/P – THFHMC | 10,013.70 | 19,784.03 |
| 2016 - A/P - OCT | 550.00 | 550.00 |
| 2051 - A/P - Misc | 253.62 | 253.62 |
| 2067 - A/P - Texas Housing Foundation | 5,000.00 | 5,000.00 |
| 2068 - A/P - THF Housing Development Corp | 5,244.63 | 5,244.63 |
| 2503 - A/P - Chase 7187 | 65.80 | 152.69 |
| 2507 - A/P - Chase 9745 | 249.91 | 0.00 |
| 2510 - A/P - Chase 9535 | 48.27 | 0.00 |
| 2522 - A/P - Chase 0094 | 12.22 | 0.00 |
| 2573 - A/P - Chase 1947 | 765.55 | 0.00 |
| Total Current Liabilities | 24,937.92 | 38,810.25 |
| Other Current Liabilities | | |
| 2100 - Prepaid Rent | 2,889.00 | 1,395.00 |
| 2200 - Tenant Security Deposits | 8,850.00 | 6,650.00 |
| Total Other Current Liabilities | 11,739.00 | 8,045.00 |
| Long Term Liabilities | | |
| 2300 - Mortgage #1 | 8,470,349.59 | 8,470,349.59 |
| Total Long Term Liabilities | 8,470,349.59 | 8,470,349.59 |
| Total Liabilities | 8,507,026.51 | 8,517,204.84 |
| Equity | | |
| Retained Earnings | (11,762.85) | (11,762.85) |
| Current Net Income | (7,769.98) | (13,218.13) |
| Total Equity | (19,532.83) | (24,980.98) |
| Total Liabilities & Equity | 8,487,493.68 | 8,492,223.86 |

Oak Grove Apartments Budget Comparison

April 30, 2023

164 - Oak Grove Apartments
Marble Falls, Texas

| | 164--Oak Grove Apartments | | | | | | | | | | |
|------------------------------------------------|---------------------------|-------------------------|--------------------|--------------------|-------------------|------------------------------------------------------------------------------|-------------------------|--------------------|---------------------|-------------------|----------------------|
| | Year Ending | Month Ending 04/30/2023 | | | | Month Ending | Year to Date 04/30/2023 | | | | Year To Date |
| | 12/31/2023 | Month Ending 04/30/2023 | | Month Ending | 04/30/2023 | Year to Date 04/30/2023 | | 04/30/2023 | Year To Date | | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| Income | | | | | | | | | | | |
| Rental Income | | | | | | | | | | | |
| 3000 - Scheduled Rent | 911,304.00 | 81,960.00 | 75,942.00 | 6,018.00 | 7.92 % | | 331,580.00 | 303,768.00 | 27,812.00 | 9.15 % | |
| Total Rental Income | 911,304.00 | 81,960.00 | 75,942.00 | 6,018.00 | 7.92 % | | 331,580.00 | 303,768.00 | 27,812.00 | 9.15 % | |
| Vacancy, Losses & Concessions | | | | | | | | | | | |
| 3010 - Loss to Lease | (69,048.00) | (5,511.00) | (5,754.00) | 243.00 | 4.22 % | | (17,684.00) | (23,016.00) | 5,332.00 | 23.16 % | |
| 3015 - Vacancy Loss | (211,116.00) | (50,626.00) | (17,593.00) | (33,033.00) | (187.76) % | lease up in process | (255,155.90) | (70,372.00) | (184,783.90) | (262.58) % | |
| 3030 - Rental Concessions: Tenant | 0.00 | (4,500.00) | 0.00 | (4,500.00) | (100.00) % | Move in special | (6,500.00) | 0.00 | (6,500.00) | (100.00) % | |
| 3035 - Rental Concessions: Employee | 0.00 | (850.00) | 0.00 | (850.00) | (100.00) % | 1 employee 50% concession | (850.00) | 0.00 | (850.00) | (100.00) % | |
| 3050 - Bad Debt | (5,004.00) | 0.00 | (417.00) | 417.00 | 100.00 % | | 0.00 | (1,668.00) | 1,668.00 | 100.00 % | |
| Total Vacancy, Losses & Concessions | (285,168.00) | (61,487.00) | (23,764.00) | (37,723.00) | (158.74) % | | (280,189.90) | (95,056.00) | (185,133.90) | (194.76) % | |
| Net Rental Income | 626,136.00 | 20,473.00 | 52,178.00 | (31,705.00) | (60.76) % | | 51,390.10 | 208,712.00 | (157,321.90) | (75.37) % | |
| Tenant Fees | | | | | | | | | | | |
| 3200 - Late Fees | 48.00 | 0.00 | 4.00 | (4.00) | (100.00) % | | 0.00 | 16.00 | (16.00) | (100.00) % | |
| 3205 - NSF Fees | 48.00 | 0.00 | 4.00 | (4.00) | (100.00) % | | 0.00 | 16.00 | (16.00) | (100.00) % | |
| 3235 - Screening Fees | 0.00 | 350.00 | 0.00 | 350.00 | 100.00 % | background checks | 985.30 | 0.00 | 985.30 | 100.00 % | |
| Total Tenant Fees | 96.00 | 350.00 | 8.00 | 342.00 | 4,275.00 % | | 985.30 | 32.00 | 953.30 | 2,979.06 % | |
| Other Income | | | | | | | | | | | |
| 3315 - Interest income | 0.00 | 0.86 | 0.00 | 0.86 | 100.00 % | | 2.28 | 0.00 | 2.28 | 100.00 % | |
| Total Other Income | 0.00 | 0.86 | 0.00 | 0.86 | 100.00 % | | 2.28 | 0.00 | 2.28 | 100.00 % | |
| Total Income | 626,232.00 | 20,823.86 | 52,186.00 | (31,362.14) | (60.09) % | | 52,377.68 | 208,744.00 | (156,366.32) | (74.90) % | |
| Expenses | | | | | | | | | | | |
| Payroll & Related | | | | | | | | | | | |
| 4000 - Salaries - Manager | 21,667.00 | 1,691.78 | 1,806.00 | 114.22 | 6.32 % | | 7,305.79 | 7,224.00 | (81.79) | (1.13) % | |
| 4005 - Salaries - Assistant Manager | 14,727.00 | 0.00 | 1,227.00 | 1,227.00 | 100.00 % | being charged to leasing agent but was budgeted in assistant manager gl code | 0.00 | 4,908.00 | 4,908.00 | 100.00 % | |
| 4010 - Salaries - Leasing Agent | 0.00 | 1,132.62 | 0.00 | (1,132.62) | (100.00) % | was budgeted to be coded to assistant manager | 4,929.08 | 0.00 | (4,929.08) | (100.00) % | |
| 4015 - Salaries - Maintenance | 54,044.00 | 3,037.53 | 4,504.00 | 1,466.47 | 32.55 % | | 13,269.72 | 18,016.00 | 4,746.28 | 26.34 % | |
| 4020 - Health Insurance | 14,956.00 | 788.13 | 1,246.00 | 457.87 | 36.74 % | | 3,726.57 | 4,984.00 | 1,257.43 | 25.22 % | |
| 4021 - Dental Insurance | 1,003.00 | 0.00 | 84.00 | 84.00 | 100.00 % | | 0.00 | 336.00 | 336.00 | 100.00 % | |
| 4022 - Vision Insurance | 238.00 | 11.75 | 20.00 | 8.25 | 41.25 % | | 55.55 | 80.00 | 24.45 | 30.56 % | |
| 4025 - Retirement - Safe Harbor | 1,152.00 | 0.00 | 96.00 | 96.00 | 100.00 % | | 0.00 | 384.00 | 384.00 | 100.00 % | |
| 4026 - Retirement - Matching | 768.00 | 214.23 | 64.00 | (150.23) | (234.73) % | | 1,018.18 | 256.00 | (762.18) | (297.72) % | |
| 4027 - Life Insurance | 657.00 | 3.06 | 55.00 | 51.94 | 94.43 % | | 14.47 | 220.00 | 205.53 | 93.42 % | |
| 4028 - Disability Insurance | 0.00 | 36.05 | 0.00 | (36.05) | (100.00) % | | 154.12 | 0.00 | (154.12) | (100.00) % | |
| 4030 - Payroll Taxes | 2,957.00 | 509.59 | 246.00 | (263.59) | (107.15) % | | 2,115.75 | 984.00 | (1,131.75) | (115.01) % | |
| 4032 - Worker's Compensation Insurance | 813.00 | 68.11 | 68.00 | (0.11) | (0.16) % | | 194.23 | 272.00 | 77.77 | 28.59 % | |
| 4040 - Overtime | 1,266.00 | 334.77 | 106.00 | (228.77) | (215.82) % | | 716.28 | 424.00 | (292.28) | (68.93) % | |
| 4045 - Bonuses | 4,500.00 | 233.27 | 375.00 | 141.73 | 37.79 % | Quarterly bonuses | 233.27 | 1,500.00 | 1,266.73 | 84.44 % | |

Oak Grove Apartments Budget Comparison

April 30, 2023

164 - Oak Grove Apartments
Marble Falls, Texas

164--Oak Grove Apartments

| | 164--Oak Grove Apartments | | | | Month Ending | | | | | Year To Date | |
|--------------------------------------------|---------------------------|-------------------------|-----------------|-----------------|----------------|-------------------------------------------------------------|------------------|------------------|------------------|-----------------|----------------------|
| | Year Ending | | | | Month Ending | | | | | 04/30/2023 | |
| | 12/31/2023 | Month Ending 04/30/2023 | | | 04/30/2023 | Year to Date 04/30/2023 | | | | 04/30/2023 | |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| 4061 - Employee Recruiting/Screening | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % | | 988.22 | 0.00 | (988.22) | (100.00) % | |
| Total Payroll & Related | 118,748.00 | 8,060.89 | 9,897.00 | 1,836.11 | 18.55 % | | 34,721.23 | 39,588.00 | 4,866.77 | 12.29 % | |
| Administrative Expenses | | | | | | | | | | | |
| 4035 - Uniforms | 2,340.00 | 201.89 | 195.00 | (6.89) | (3.53) % | | 520.20 | 780.00 | 259.80 | 33.30 % | |
| 4100 - Management Fees | 31,152.00 | 0.00 | 2,596.00 | 2,596.00 | 100.00 % | | 0.00 | 10,384.00 | 10,384.00 | 100.00 % | |
| 4101 - Compliance Fee - THF | 12,000.00 | 0.00 | 1,000.00 | 1,000.00 | 100.00 % | | 0.00 | 4,000.00 | 4,000.00 | 100.00 % | |
| 4103 - Paper | 156.00 | 0.00 | 13.00 | 13.00 | 100.00 % | | 0.00 | 52.00 | 52.00 | 100.00 % | |
| 4104 - Toner | 732.00 | 0.00 | 61.00 | 61.00 | 100.00 % | | 0.00 | 244.00 | 244.00 | 100.00 % | |
| 4105 - Postage | 84.00 | 0.00 | 7.00 | 7.00 | 100.00 % | | 0.00 | 28.00 | 28.00 | 100.00 % | |
| 4106 - Office Supplies | 2,196.00 | 16.24 | 183.00 | 166.76 | 91.12 % | for ribbon cutting | 79.55 | 732.00 | 652.45 | 89.13 % | |
| 4108 - IT Contract | 2,244.00 | 0.00 | 187.00 | 187.00 | 100.00 % | | 0.00 | 748.00 | 748.00 | 100.00 % | |
| 4110 - IT Software | 5,796.00 | 372.29 | 483.00 | 110.71 | 22.92 % | RP Scanner Fees/ | 1,489.16 | 1,932.00 | 442.84 | 22.92 % | |
| 4111 - Telephone & Fax | 2,040.00 | 45.22 | 170.00 | 124.78 | 73.40 % | OneSite maintenance hotspots | 45.22 | 680.00 | 634.78 | 93.35 % | |
| 4112 - Internet | 72.00 | 0.00 | 6.00 | 6.00 | 100.00 % | | 47.07 | 24.00 | (23.07) | (96.12) % | |
| 4114 - Misc Admin Expense | 0.00 | 49.91 | 0.00 | (49.91) | (100.00) % | | 49.91 | 0.00 | (49.91) | (100.00) % | |
| 4115 - Staff Training | 408.00 | 0.00 | 34.00 | 34.00 | 100.00 % | | 495.00 | 136.00 | (359.00) | (263.97) % | |
| 4116 - Membership Dues | 372.00 | 200.00 | 31.00 | (169.00) | (545.16) % | chamber dues | 1,700.00 | 124.00 | (1,576.00) | (1,270.96) % | |
| 4117 - Vehicle Maintenance & Repairs | 192.00 | 0.00 | 16.00 | 16.00 | 100.00 % | | 0.00 | 64.00 | 64.00 | 100.00 % | |
| 4119 - Travel | 708.00 | 826.04 | 59.00 | (767.04) | (1,300.06) % | TAA conference | 826.04 | 236.00 | (590.04) | (250.01) % | |
| 4120 - Bank Fees | 252.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 18.73 | 84.00 | 65.27 | 77.70 % | |
| 4121 - Eviction | 648.00 | 0.00 | 54.00 | 54.00 | 100.00 % | | 0.00 | 216.00 | 216.00 | 100.00 % | |
| 4122 - Resident Screening Services | 3,468.00 | 517.16 | 289.00 | (228.16) | (78.94) % | screening costs for applications | 1,125.94 | 1,156.00 | 30.06 | 2.60 % | |
| 4125 - Audit Fees | 7,500.00 | 0.00 | 625.00 | 625.00 | 100.00 % | | 0.00 | 2,500.00 | 2,500.00 | 100.00 % | |
| 4126 - Legal Fees | 10,800.00 | 0.00 | 900.00 | 900.00 | 100.00 % | | 0.00 | 3,600.00 | 3,600.00 | 100.00 % | |
| 4127 - Tax Prep Fees | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 0.00 | 500.00 | 500.00 | 100.00 % | |
| 4129 - Fuel | 2,004.00 | 38.25 | 167.00 | 128.75 | 77.09 % | company truck fuel | 63.56 | 668.00 | 604.44 | 90.48 % | |
| 4132 - Employee Gifts | 504.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 14.51 | 168.00 | 153.49 | 91.36 % | |
| 4134 - Contract Costs - Admin | 504.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| 4250 - Resident Services Fee - THF | 3,996.00 | 0.00 | 333.00 | 333.00 | 100.00 % | | 0.00 | 1,332.00 | 1,332.00 | 100.00 % | |
| 4258 - Resident Services - Supplies | 504.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| Total Administrative Expenses | 92,172.00 | 2,267.00 | 7,681.00 | 5,414.00 | 70.48 % | | 6,474.89 | 30,724.00 | 24,249.11 | 78.92 % | |
| Marketing Expenses | | | | | | | | | | | |
| 4200 - Signage | 504.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| 4201 - Printed Material | 804.00 | 0.00 | 67.00 | 67.00 | 100.00 % | | 0.00 | 268.00 | 268.00 | 100.00 % | |
| 4202 - Internet Advertising | 660.00 | 54.00 | 55.00 | 1.00 | 1.81 % | | 216.00 | 220.00 | 4.00 | 1.81 % | |
| 4203 - Flags/Poles | 132.00 | 0.00 | 11.00 | 11.00 | 100.00 % | | 0.00 | 44.00 | 44.00 | 100.00 % | |
| 4204 - Advertising - Other | 504.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 732.44 | 168.00 | (564.44) | (335.97) % | |
| Total Marketing Expenses | 2,604.00 | 54.00 | 217.00 | 163.00 | 75.11 % | | 948.44 | 868.00 | (80.44) | (9.26) % | |
| Utilities | | | | | | | | | | | |
| 4300 - Utilities - Electric Vacancies | 360.00 | 860.04 | 30.00 | (830.04) | (2,766.80) % | OG vacancies | 3,073.64 | 120.00 | (2,953.64) | (2,461.36) % | |
| 4301 - Utilities - Electric - Office/Other | 7,272.00 | 112.24 | 606.00 | 493.76 | 81.47 % | OG Grounds elec- tric | 387.35 | 2,424.00 | 2,036.65 | 84.02 % | |
| 4315 - Utilities - Water | 56,304.00 | 0.00 | 4,692.00 | 4,692.00 | 100.00 % | | 0.00 | 18,768.00 | 18,768.00 | 100.00 % | |
| 4340 - Utilities - Trash | 7,824.00 | 1,084.82 | 652.00 | (432.82) | (66.38) % | Waste Mgmt trash bill for 3 dumpsters 1 time per week | 5,496.65 | 2,608.00 | (2,888.65) | (110.76) % | |

Oak Grove Apartments Budget Comparison

April 30, 2023

164 - Oak Grove Apartments
Marble Falls, Texas

164--Oak Grove Apartments

| | Year Ending | | | | | Month Ending | | | | | Year To Date |
|---------------------------------------------------|------------------|-----------------|-----------------|-----------------|-----------------|-------------------------------|-----------------|------------------|------------------|-----------------|----------------------|
| | 12/31/2023 | | | | | 04/30/2023 | | | | | 04/30/2023 |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| 4341 - Utilities - Other | 372.00 | 0.00 | 31.00 | 31.00 | 100.00 % | | 28.93 | 124.00 | 95.07 | 76.66 % | |
| Total Utilities | 72,132.00 | 2,057.10 | 6,011.00 | 3,953.90 | 65.77 % | | 8,986.57 | 24,044.00 | 15,057.43 | 62.62 % | |
| Operating & Maintenance Expenses | | | | | | | | | | | |
| 4450 - Make-Ready - Hardware | 96.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 0.00 | 32.00 | 32.00 | 100.00 % | |
| 4452 - Make-Ready - Appliances | 468.00 | 0.00 | 39.00 | 39.00 | 100.00 % | | 0.00 | 156.00 | 156.00 | 100.00 % | |
| 4453 - Make-Ready - Electrical | 156.00 | 0.00 | 13.00 | 13.00 | 100.00 % | | 0.00 | 52.00 | 52.00 | 100.00 % | |
| 4454 - Make-Ready - Plumbing | 180.00 | 0.00 | 15.00 | 15.00 | 100.00 % | | 0.00 | 60.00 | 60.00 | 100.00 % | |
| 4456 - Make-Ready - Carpet | 996.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 0.00 | 332.00 | 332.00 | 100.00 % | |
| 4458 - Make-Ready - Painting | 996.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 0.00 | 332.00 | 332.00 | 100.00 % | |
| 4459 - Make-Ready - Cleaning | 300.00 | 0.00 | 25.00 | 25.00 | 100.00 % | | 0.00 | 100.00 | 100.00 | 100.00 % | |
| 4460 - Make-Ready - Other | 456.00 | 0.00 | 38.00 | 38.00 | 100.00 % | | 0.00 | 152.00 | 152.00 | 100.00 % | |
| 4461 - Make-Ready - Drywall Repair | 48.00 | 0.00 | 4.00 | 4.00 | 100.00 % | | 0.00 | 16.00 | 16.00 | 100.00 % | |
| 4464 - Make Ready - Window Treatments | 252.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % | |
| 4465 - Make Ready - Doors/Locks/Keys | 204.00 | 0.00 | 17.00 | 17.00 | 100.00 % | | 0.00 | 68.00 | 68.00 | 100.00 % | |
| Total Operating & Maintenance Expenses | 4,152.00 | 0.00 | 346.00 | 346.00 | 100.00 % | | 0.00 | 1,384.00 | 1,384.00 | 100.00 % | |
| Maintenance & Repairs | | | | | | | | | | | |
| 4400 - Materials - Hardware | 396.00 | 0.00 | 33.00 | 33.00 | 100.00 % | | (373.37) | 132.00 | 505.37 | 382.85 % | |
| 4401 - Materials - A/C | 3,000.00 | 0.00 | 250.00 | 250.00 | 100.00 % | | 725.11 | 1,000.00 | 274.89 | 27.48 % | |
| 4402 - Materials - Appliances | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | | 0.00 | 500.00 | 500.00 | 100.00 % | |
| 4403 - Materials - Electrical | 600.00 | 0.00 | 50.00 | 50.00 | 100.00 % | | 0.00 | 200.00 | 200.00 | 100.00 % | |
| 4404 - Materials - Plumbing | 1,200.00 | 0.00 | 100.00 | 100.00 | 100.00 % | | 49.56 | 400.00 | 350.44 | 87.61 % | |
| 4406 - Materials - Flooring | 600.00 | 0.00 | 50.00 | 50.00 | 100.00 % | | 0.00 | 200.00 | 200.00 | 100.00 % | |
| 4407 - Materials - Paint | 204.00 | 0.00 | 17.00 | 17.00 | 100.00 % | | 78.92 | 68.00 | (10.92) | (16.05) % | |
| 4408 - Materials - Janitorial | 600.00 | 0.00 | 50.00 | 50.00 | 100.00 % | | 0.00 | 200.00 | 200.00 | 100.00 % | |
| 4409 - Materials - Landscaping & Irrigation | 96.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 0.00 | 32.00 | 32.00 | 100.00 % | |
| 4410 - Materials - Smoke Alarms | 96.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 0.00 | 32.00 | 32.00 | 100.00 % | |
| 4411 - Materials - Drywall Repair | 96.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 0.00 | 32.00 | 32.00 | 100.00 % | |
| 4412 - Materials - Screens | 48.00 | 0.00 | 4.00 | 4.00 | 100.00 % | | 0.00 | 16.00 | 16.00 | 100.00 % | |
| 4413 - Materials - Doors/Locks/Keys | 204.00 | 0.00 | 17.00 | 17.00 | 100.00 % | | 31.07 | 68.00 | 36.93 | 54.30 % | |
| 4414 - Materials - Light Bulbs/Fixtures | 300.00 | 0.00 | 25.00 | 25.00 | 100.00 % | | 0.00 | 100.00 | 100.00 | 100.00 % | |
| 4415 - Materials - Exterior Lights | 300.00 | 0.00 | 25.00 | 25.00 | 100.00 % | | 0.00 | 100.00 | 100.00 | 100.00 % | |
| 4416 - Materials - Other | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | none | 63.98 | 500.00 | 436.02 | 87.20 % | |
| 4417 - Small Tools | 252.00 | 0.00 | 21.00 | 21.00 | 100.00 % | | 0.00 | 84.00 | 84.00 | 100.00 % | |
| 4418 - Fire Extinguishers | 96.00 | 0.00 | 8.00 | 8.00 | 100.00 % | | 0.00 | 32.00 | 32.00 | 100.00 % | |
| 4419 - Equipment | 24.00 | 0.00 | 2.00 | 2.00 | 100.00 % | | 0.00 | 8.00 | 8.00 | 100.00 % | |
| Total Maintenance & Repairs | 11,112.00 | 0.00 | 926.00 | 926.00 | 100.00 % | | 575.27 | 3,704.00 | 3,128.73 | 84.46 % | |
| Contract Costs | | | | | | | | | | | |
| 4500 - Contract Costs - Pest Control | 2,976.00 | 0.00 | 248.00 | 248.00 | 100.00 % | none, as needed at this time. | 0.00 | 992.00 | 992.00 | 100.00 % | |
| 4501 - Contract Costs - Landscaping | 28,596.00 | 0.00 | 2,383.00 | 2,383.00 | 100.00 % | none | 0.00 | 9,532.00 | 9,532.00 | 100.00 % | |
| 4504 - Contract Costs - A/C Repair | 996.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 0.00 | 332.00 | 332.00 | 100.00 % | |
| 4507 - Contract Costs - Electrical | 504.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| 4508 - Contract Costs - Carpet Cleaning | 504.00 | 0.00 | 42.00 | 42.00 | 100.00 % | | 0.00 | 168.00 | 168.00 | 100.00 % | |
| 4509 - Contract Costs - Carpet Replacement | 1,500.00 | 0.00 | 125.00 | 125.00 | 100.00 % | n/a. no carpet in units | 0.00 | 500.00 | 500.00 | 100.00 % | |
| 4516 - Contract Costs - Custodian | 2,604.00 | 0.00 | 217.00 | 217.00 | 100.00 % | none | 0.00 | 868.00 | 868.00 | 100.00 % | |
| 4518 - Contract Costs - Fire Monitoring | 4,500.00 | 333.33 | 375.00 | 41.67 | 11.11 % | | 1,333.32 | 1,500.00 | 166.68 | 11.11 % | |
| 4519 - Contract Costs - Security Alarm | 300.00 | 0.00 | 25.00 | 25.00 | 100.00 % | | 0.00 | 100.00 | 100.00 | 100.00 % | |

Oak Grove Apartments Budget Comparison

April 30, 2023

164 - Oak Grove Apartments
Marble Falls, Texas

164--Oak Grove Apartments

| | Year Ending | | | | | Month Ending | | | | | Year To Date |
|--------------------------------------------|-------------------|------------------|------------------|--------------------|-------------------|--------------------------------------------------------------------------------------|-------------------|-------------------|---------------------|-------------------|----------------------|
| | 12/31/2023 | | | | | Month Ending 04/30/2023 | | | | | 04/30/2023 |
| | Budget | Actual | Budget | Variance | % | Budget variance note | Actual | Budget | Variance | % | Budget variance note |
| 4520 - Contract Costs - Fire Extinguishers | 300.00 | 0.00 | 25.00 | 25.00 | 100.00 % | | 0.00 | 100.00 | 100.00 | 100.00 % | |
| 4524 - Contract Costs - Other | 996.00 | 0.00 | 83.00 | 83.00 | 100.00 % | | 550.00 | 332.00 | (218.00) | (65.66) % | |
| Total Contract Costs | 43,776.00 | 333.33 | 3,648.00 | 3,314.67 | 90.86 % | | 1,883.32 | 14,592.00 | 12,708.68 | 87.09 % | |
| Taxes & Insurance | | | | | | | | | | | |
| 4600 - Property Insurance | 0.00 | 2,603.39 | 0.00 | (2,603.39) | (100.00) % | Property Insurance. Why is there no budget for this? Please adjust budget to include | 6,557.94 | 0.00 | (6,557.94) | (100.00) % | |
| Total Taxes & Insurance | 0.00 | 2,603.39 | 0.00 | (2,603.39) | (100.00) % | | 6,557.94 | 0.00 | (6,557.94) | (100.00) % | |
| Total Operating Expenses | 344,696.00 | 15,375.71 | 28,726.00 | 13,350.29 | 46.47 % | | 60,147.66 | 114,904.00 | 54,756.34 | 47.65 % | |
| Net Operating Income (Loss) | 281,536.00 | 5,448.15 | 23,460.00 | (18,011.85) | (76.77) % | | (7,769.98) | 93,840.00 | (101,609.98) | (108.28) % | |
| Non-Operating Expenses | | | | | | | | | | | |
| Debt Services | | | | | | | | | | | |
| 4700 - Mortgage Interest #1 | 238,500.00 | 0.00 | 19,875.00 | 19,875.00 | 100.00 % | | 0.00 | 79,500.00 | 79,500.00 | 100.00 % | |
| Total Debt Services | 238,500.00 | 0.00 | 19,875.00 | 19,875.00 | 100.00 % | | 0.00 | 79,500.00 | 79,500.00 | 100.00 % | |
| Total Non-Operating Expenses | 238,500.00 | 0.00 | 19,875.00 | 19,875.00 | 100.00 % | | 0.00 | 79,500.00 | 79,500.00 | 100.00 % | |
| Net Income (Loss) | 43,036.00 | 5,448.15 | 3,585.00 | 1,863.15 | 51.97 % | | (7,769.98) | 14,340.00 | (22,109.98) | (154.18) % | |

THE Resolutions

TEXAS HOUSING FOUNDATION
A Texas Regional Housing Authority
RESOLUTION NO. 2023-0501

**Ratifying a resolution authorizing the purchase of real property in Llano County to be used as a
Community Resource Center in Kingsland, Texas**

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 Community Resource Centers of Texas, Inc., a Texas non-profit corporation (“the Corporation”) is an instrumentality of THF active in providing charitable services to communities across Texas.

3. The Corporation, as an instrumentality of THF with mission to create hope and change futures by joining forces with providers and connecting people to resources. THF now owns fee simple title to the land on which the Kingsland Community Resource Center will operate (the “Property”). While discussions and informal approval of THF acquiring the land has taken place, a resolution ratifying the purchase of said land is necessary.

4. The board previously approved the transaction however, this resolution seeks to formally ratify the transaction and document the board’s authorization of the transaction and authorization of Mark Mayfield to execute any necessary documents for the purchase transaction, including transfer of the Property to THF and securing financing. It is considered to be in the best interest of THF, the Corporation, and the constituents they serve to take any and all actions that are or may become reasonably desirable or necessary to ratify the resolution attached hereto as **Exhibit A**, which facilitated the transactions described herein.

B. Resolutions of the Board:

1. In accordance with the purposes of the THF bylaws and associated organizational documents, the Corporation’s Bylaws, organizational documents, 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. THF hereby approves the resolution attached hereto as **Exhibit A** ratifying the actions described herein, including transfer of title to the Property to THF and securing financing, and authorizing Mark Mayfield, as the President of THF and the Corporation to execute and deliver any instruments, certificates, contracts, or other documents that may be reasonably desirable or necessary to secure the financing and consummate the transactions described herein, including transfer of title to the Property to THF and entering into financing for the purchase transaction and construction financing.

3. 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 May __, 2023.

By: _____

Attest: _____

EXHIBIT A

CERTIFICATE OF CORPORATE RESOLUTION

Date: April 27, 2023

Corporation: TEXAS HOUSING FOUNDATION, a Texas regional housing authority

President: MARK A. MAYFIELD

Vice President: JOHNNY WHITE

We, President and Vice President of the TEXAS HOUSING FOUNDATION ("the Foundation"), certify the following facts:

1. The Foundation is organized and operating under the laws of Texas, is qualified to do business here, and is in good standing.
2. No proceedings for forfeiture of the certificate of incorporation or for voluntary or involuntary dissolution of the Foundation are pending.
3. Neither the formation documents nor bylaws of the Foundation limit the power of the Board of Directors to pass the resolution below.
4. The President, Vice President and other officers are the persons authorized to make and sign this resolution.
5. The resolution below is an accurate reproduction of the one made in the proceedings of the Board of Directors; it has not been altered, amended, rescinded, or repealed; and it is now in effect.
6. This resolution has been adopted by the Board of Directors:

RESOLVED, MARK A. MAYFIELD, as President, is hereby authorized to execute and deliver any note, and/or other documents and instruments that may be necessary, appropriate, or required, concerning a loan to the Foundation in the principal sum of \$552,500.00 from SECURITY STATE BANK AND TRUST; said loan to be secured by the following described property in Llano County, Texas, to-wit:

Being Lot No. 5A, Block G, Kingsridge Addition to Kingsland, a subdivision of Llano County, Texas, according to the plat recorded under Instrument No. 23-02133, Official Public Records of Llano County, Texas, being a replat of Lot Nos. 11 and 12, Block F, Lot Nos. 5, 6, 7 and 8, Block G and the western portion of Lot No. 1, Block G, Kingsridge Addition to Kingsland as shown on Plat recorded in Volume 1, Page 26, Plat Records of Llano County, Texas.

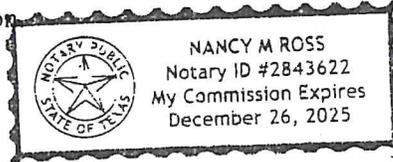
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By MA
MARK A. MAYFIELD, President

By Johnny White
JOHNNY WHITE, Vice President

STATE OF TEXAS §
 §
COUNTY OF BURNET §

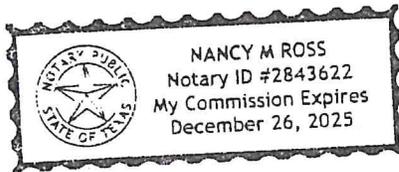
This instrument was acknowledged before me on April 27, 2023, by MARK A. MAYFIELD, President of TEXAS HOUSING FOUNDATION, a Texas regional housing authority, on behalf of said foundation.



Nancy M. Ross
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF BURNET §

This instrument was acknowledged before me on April 27, 2023, by JOHNNY WHITE, Vice President of TEXAS HOUSING FOUNDATION, a Texas regional housing authority, on behalf of said foundation.



Nancy M. Ross
Notary Public, State of Texas

TEXAS HOUSING FOUNDATION
A Texas Regional Housing Authority
RESOLUTION NO. 2023-0502

RESOLUTION EVIDENCING THE CORPORATION'S INTENT TO ISSUE AND SELL ITS MULTIFAMILY HOUSING REVENUE BONDS IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$50,000,000 FOR THE PURPOSE OF PROVIDING FINANCING FOR THE ACQUISITION, REHABILITATION AND EQUIPPING OF UP TO SIX MULTIFAMILY HOUSING DEVELOPMENTS LOCATED IN VARIOUS JURISDICTIONS OF THE STATE OF TEXAS; AUTHORIZING AN APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS; MAKING CERTAIN APPOINTMENTS AND DESIGNATIONS; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, the THF Public Facility Corporation (the "*Corporation*") was duly incorporated and organized under the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the "*Act*") by the Texas Housing Foundation (the "*Sponsor*"), a regional housing authority duly incorporated and organized under the Housing Authorities Law, Chapter 392, Texas Local Government Code, as amended; and

WHEREAS, the Act authorizes the Corporation to issue special revenue bonds to provide financing of public facilities; and

WHEREAS, pursuant to the Act, a "public facility" includes a qualified residential rental project; and

WHEREAS, Sections 103 and 142 of the Internal Revenue Code of 1986, as amended (the "*Code*"), provide that the interest on fully registered, qualified bonds issued by or on behalf of the state or its political subdivisions to finance qualified residential rental developments is excludable from gross income of the bondholders for federal income tax purposes if the requirements of Sections 141-150 of the Code are met; and

WHEREAS, Texas Housing Foundation, in its capacity as applicant, (the "*Applicant*"), has applied to the Corporation to issue not to exceed \$50,000,000 in multifamily housing revenue bonds (the "*Bonds*") to finance the acquisition, rehabilitation and equipping by one or more affiliates, assignees or designees of the Applicant (collectively, the "*Borrower*"), of qualified residential rental developments located in (i) the City of Marble Falls, Burnet County, Texas ("*Highland Oaks*"), (ii) the City of Marble Falls, Burnet County, Texas ("*The Vistas Apartments*"), (iii) the City of Kingsland, Llano County, Texas ("*Kingsland Trails*"), (iv) the City of Kingsland, Llano County, Texas ("*TownePark Kingsland*"), (v) the City of Fredericksburg, Gillespie County, Texas ("*TownePark Fredericksburg*") and (vi) the City of Brady, McCulloch County, Texas ("*Sagebrush*" and, together with Highland Oaks, The Vistas Apartments, Kingsland Trails, TownePark Kingsland and TownePark Fredericksburg, the "*Developments*"); and

WHEREAS, the private activity bond "State Ceiling" (as defined in Section 146(d) of the Code) applicable to the State of Texas is subject to allocation, in the manner authorized by Section

146(e) of the Code, pursuant to Chapter 1372, Texas Government Code, as amended (the “Allocation Act”); and

WHEREAS, the Allocation Act requires the Corporation, in order to receive an allocation of a portion of the state ceiling for the Bonds and to satisfy the requirements of Section 146(a) of the Code, to file an Application for Private Activity Bonds (the “Application for Allocation”) with the Texas Bond Review Board (the “TBRB”); and

WHEREAS, the Board of Directors of the Corporation (the “Board”) desires to take action declaring the Corporation’s official intent to issue special revenue bonds to finance the Developments on the terms and conditions set out below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE THF PUBLIC FACILITY CORPORATION:

1. The Board finds and declares that the issuance of the Bonds to finance the Developments will promote the public purposes of the Corporation under the Act, including assisting persons of low and moderate income in the State of Texas to obtain decent, safe and sanitary housing at rentals they can afford.

2. The Corporation declares its official intent to issue the Bonds in an amount not to exceed \$50,000,000 in one or more series, which amount is estimated to be sufficient (i) to fund one or more loans to finance a portion of the costs in connection with the acquisition, rehabilitation and equipping of the Developments by the Borrower; (ii) to fund certain reserves for the benefit of the holders of the Bonds; and (iii) to pay certain costs incurred in connection with issuance of the Bonds. The Bonds may be issued in 2023 or in future years in accordance with state and federal laws governing the carryforward of private activity volume cap.

3. The Bonds will be special, limited obligations of the Corporation payable solely from revenue received by the Corporation from or in connection with its loans, from other funds obtained by exercising its remedies in case of default on the loans, or from such other revenue and resources of the Corporation as may be expressly pledged by the Corporation to secure payment of the Bonds.

4. The Bonds will be issued in minimum denominations determined by the Corporation; will be fully registered upon issue; will bear interest at the rates, payable on such dates, and mature, all as may be determined by the Corporation; and will be subject to earlier redemption on such terms and conditions as the Corporation may prescribe.

5. The directors, officers, employees and agents of the Corporation shall not be individually liable for repayment of the Bonds. The Bonds shall not constitute a debt, moral obligation, or pledge or loans of the credit of the State of Texas, the sponsoring local subdivisions of the Corporation or of any other political subdivision of the State of Texas.

6. Issuance of the Bonds is conditioned on:

(i) The Applicant's and the Borrower's satisfaction of the Corporation's requirements for the issuance of the Bonds.

(ii) The Borrower's receipt from the TBRB of an allocation under the state's volume cap imposed by Section 146 of the Code in an amount equal to the total principal amount of the Bonds.

(iii) If the Borrower applies for low income housing tax credits ("*LIHTC*") for the Developments, the Borrower's receipt of credits from the Texas Department of Housing and Community Affairs.

(iv) The Applicant's and the Borrower's satisfaction of the requirements relating to the public hearing and approval of the chief elected executive officer, regulatory approvals, rating or private placement and other requirements described in the Corporation's Instructions and Application Form.

(v) The Borrower providing the Corporation with the opinion of Chapman and Cutler LLP ("*Bond Counsel*") to the effect that interest on the Bonds will be excludable from the gross income of the holders of the Bonds.

(vi) The Board adopting a bond resolution evidencing final approval of the Bonds and the financing of the Developments, the adoption of the bond resolution being within the sole discretion of the Board.

(vii) The Board of Directors of the Sponsor adopting a resolution evidencing final approval of the issuance of the Bonds by the Corporation and the financing of the Developments, the adoption of such resolution being within the sole discretion of the Board of Directors of the Sponsor.

(viii) The Applicant and the Borrower making arrangements satisfactory to the Corporation for management of the Developments.

(ix) The Applicant and the Borrower retaining Bond Counsel and retaining a trustee or fiscal agent for the Bonds selected by the Corporation.

(x) The Borrower executing a tax compliance procedures agreement prior to issuance of the Bonds.

(xi) A wholly-owned subsidiary of the Sponsor or a nonprofit affiliate thereof serving as the general partner of the Borrower.

(xii) The Sponsor obtaining or showing evidence of having obtained a resolution and cooperation agreement from the applicable municipality, county, housing authority or political subdivision as set forth in Section 392.017, Section 392.019 and Section 392.059 of Chapter 392, Texas Local Government Code.

7. The Board finds and declares that this Resolution expresses its official intent to issue the Bonds and to provide reimbursement for expenditures in connection with the Developments with proceeds of the Bonds, within the meaning of Section 1.150-2, Title 26, Code of Federal Regulations.

8. The Board designates the President and Chief Executive Officer of the Corporation, or his designee, to serve as hearing officer for the public hearing.

9. The Board hereby authorizes Bond Counsel to file the Application for Allocation with respect to the Bonds with the TBRB for an allocation of 2023 state ceiling or in such other year as determined necessary by the President and Chief Executive Officer of the Corporation.

10. The Board hereby appoints Bond Counsel to act as authorized representative for the purposes of the Application for Allocation to act on behalf of the Corporation on specific correspondence as requested by the TBRB.

11. This Resolution expires, and is no longer effective, if the Applicant withdraws its Application to finance the Developments; if the Borrower does not receive an allocation reservation from the TBRB or the LIHTC applied for from the Texas Department of Housing and Community Affairs; if the reservation or LIHTC are withdrawn, cancelled, or expire before the Bonds are issued; or if the Corporation does not issue the Bonds within 180 days from the date of the allocation reservation from the TBRB and the Corporation takes affirmative action to terminate this Resolution, in its sole discretion. All action taken by the Corporation on the Application for Allocation expires when this Resolution expires.

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ADOPTED the 30th day of May, 2023.

THE PUBLIC FACILITY CORPORATION

By: _____
Mark Mayfield
President and Chief Executive Officer

Attest:

By: _____
Griff Morris
Secretary

**THE
Housing
Development
Corporation**

THF Housing Development Corporation

Minutes of Meeting of the Board of Directors

April 25, 2023

PRESENT: Susan Hamm, Nancy Jackson, Phil Woods, Johnny White,
John Moman

ABSENT: Griff Morris

OTHERS PRESENT: Mark Mayfield, Allison Milliorn, Dominic Audino,
Jonathan Coreas, Wendy Lang, Lucy Murphy

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

SECOND ORDER OF BUSINESS: Discussion and possible approval of minutes of the meeting held on March 28, 2023. John Moman moved to approve the minutes as presented. Johnny White seconded the motion. Upon vote the motion 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 April 25, 2023.

Susan Hamm, Chair

Attest: _____
Griff Morris, Secretary

**THE
Public
Facility
Corporation**

THF Public Facility Corporation
Minutes of Meeting of the Board of Directors
March 28, 2023

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

ABSENT: None

OTHERS PRESENT: Mark Mayfield, Allison Milliorn, Nancy Ross, Lucy Murphy,
Mary Jo Calloway, Wendy Lang, Lindsay Harvell, Sims Walker

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

- 2. Discussion and possible approval of minutes of the meeting held on January 31, 2023.** Griff Morris moved to approve the minutes as presented. Phil Woods seconded the motion. Upon vote the motion passed unanimously.
- 3. Discussion and possible approval of Resolution 2023-0301 authorizing amendments to the bylaws of the THF Public Facility Corporation.** After discussion, motion was made by Phil Woods and seconded by Johnny White. Upon vote, the motion passed unanimously.

ADJOURN: Susan Hamm adjourned the meeting.

CERTIFICATION OF MINUTES

I HEREBY CERTIFY that I am the currently elected Chair of the Board of Directors of the THF Public Facility Corporation and the foregoing minutes of the proceedings of the meeting of the Board of Directors of the THF Public Facility are accurate and adopted by the Board of Directors at the duly called meeting held on March 28, 2023.

Susan Hamm, Chair

Attest: _____
Griff Morris, Secretary

THF PUBLIC FACILITY CORPORATION

RESOLUTION No. 2023-0501

RESOLUTION EVIDENCING THE CORPORATION'S INTENT TO ISSUE AND SELL ITS MULTIFAMILY HOUSING REVENUE BONDS IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$50,000,000 FOR THE PURPOSE OF PROVIDING FINANCING FOR THE ACQUISITION, REHABILITATION AND EQUIPPING OF UP TO SIX MULTIFAMILY HOUSING DEVELOPMENTS LOCATED IN VARIOUS JURISDICTIONS OF THE STATE OF TEXAS; AUTHORIZING AN APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS; MAKING CERTAIN APPOINTMENTS AND DESIGNATIONS; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, the THF Public Facility Corporation (the "*Corporation*") was duly incorporated and organized under the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the "*Act*") by the Texas Housing Foundation (the "*Sponsor*"), a regional housing authority duly incorporated and organized under the Housing Authorities Law, Chapter 392, Texas Local Government Code, as amended; and

WHEREAS, the Act authorizes the Corporation to issue special revenue bonds to provide financing of public facilities; and

WHEREAS, pursuant to the Act, a "public facility" includes a qualified residential rental project; and

WHEREAS, Sections 103 and 142 of the Internal Revenue Code of 1986, as amended (the "*Code*"), provide that the interest on fully registered, qualified bonds issued by or on behalf of the state or its political subdivisions to finance qualified residential rental developments is excludable from gross income of the bondholders for federal income tax purposes if the requirements of Sections 141-150 of the Code are met; and

WHEREAS, Texas Housing Foundation, in its capacity as applicant, (the "*Applicant*"), has applied to the Corporation to issue not to exceed \$50,000,000 in multifamily housing revenue bonds (the "*Bonds*") to finance the acquisition, rehabilitation and equipping by one or more affiliates, assignees or designees of the Applicant (collectively, the "*Borrower*"), of qualified residential rental developments located in (i) the City of Marble Falls, Burnet County, Texas ("*Highland Oaks*"), (ii) the City of Marble Falls, Burnet County, Texas ("*The Vistas Apartments*"), (iii) the City of Kingsland, Llano County, Texas ("*Kingsland Trails*"), (iv) the City of Kingsland, Llano County, Texas ("*TownePark Kingsland*"), (v) the City of Fredericksburg, Gillespie County, Texas ("*TownePark Fredericksburg*") and (vi) the City of Brady, McCulloch County, Texas ("*Sagebrush*" and, together with Highland Oaks, The Vistas Apartments, Kingsland Trails, TownePark Kingsland and TownePark Fredericksburg, the "*Developments*"); and

WHEREAS, the private activity bond “State Ceiling” (as defined in Section 146(d) of the Code) applicable to the State of Texas is subject to allocation, in the manner authorized by Section 146(e) of the Code, pursuant to Chapter 1372, Texas Government Code, as amended (the “Allocation Act”); and

WHEREAS, the Allocation Act requires the Corporation, in order to receive an allocation of a portion of the state ceiling for the Bonds and to satisfy the requirements of Section 146(a) of the Code, to file an Application for Private Activity Bonds (the “Application for Allocation”) with the Texas Bond Review Board (the “TBRB”); and

WHEREAS, the Board of Directors of the Corporation (the “Board”) desires to take action declaring the Corporation’s official intent to issue special revenue bonds to finance the Developments on the terms and conditions set out below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE THF PUBLIC FACILITY CORPORATION:

1. The Board finds and declares that the issuance of the Bonds to finance the Developments will promote the public purposes of the Corporation under the Act, including assisting persons of low and moderate income in the State of Texas to obtain decent, safe and sanitary housing at rentals they can afford.

2. The Corporation declares its official intent to issue the Bonds in an amount not to exceed \$50,000,000 in one or more series, which amount is estimated to be sufficient (i) to fund one or more loans to finance a portion of the costs in connection with the acquisition, rehabilitation and equipping of the Developments by the Borrower; (ii) to fund certain reserves for the benefit of the holders of the Bonds; and (iii) to pay certain costs incurred in connection with issuance of the Bonds. The Bonds may be issued in 2023 or in future years in accordance with state and federal laws governing the carryforward of private activity volume cap.

3. The Bonds will be special, limited obligations of the Corporation payable solely from revenue received by the Corporation from or in connection with its loans, from other funds obtained by exercising its remedies in case of default on the loans, or from such other revenue and resources of the Corporation as may be expressly pledged by the Corporation to secure payment of the Bonds.

4. The Bonds will be issued in minimum denominations determined by the Corporation; will be fully registered upon issue; will bear interest at the rates, payable on such dates, and mature, all as may be determined by the Corporation; and will be subject to earlier redemption on such terms and conditions as the Corporation may prescribe.

5. The directors, officers, employees and agents of the Corporation shall not be individually liable for repayment of the Bonds. The Bonds shall not constitute a debt, moral obligation, or pledge or loans of the credit of the State of Texas, the sponsoring local subdivisions of the Corporation or of any other political subdivision of the State of Texas.

6. Issuance of the Bonds is conditioned on:

(i) The Applicant's and the Borrower's satisfaction of the Corporation's requirements for the issuance of the Bonds.

(ii) The Borrower's receipt from the TBRB of an allocation under the state's volume cap imposed by Section 146 of the Code in an amount equal to the total principal amount of the Bonds.

(iii) If the Borrower applies for low income housing tax credits ("*LIHTC*") for the Developments, the Borrower's receipt of credits from the Texas Department of Housing and Community Affairs.

(iv) The Applicant's and the Borrower's satisfaction of the requirements relating to the public hearing and approval of the chief elected executive officer, regulatory approvals, rating or private placement and other requirements described in the Corporation's Instructions and Application Form.

(v) The Borrower providing the Corporation with the opinion of Chapman and Cutler LLP ("*Bond Counsel*") to the effect that interest on the Bonds will be excludable from the gross income of the holders of the Bonds.

(vi) The Board adopting a bond resolution evidencing final approval of the Bonds and the financing of the Developments, the adoption of the bond resolution being within the sole discretion of the Board.

(vii) The Board of Directors of the Sponsor adopting a resolution evidencing final approval of the issuance of the Bonds by the Corporation and the financing of the Developments, the adoption of such resolution being within the sole discretion of the Board of Directors of the Sponsor.

(viii) The Applicant and the Borrower making arrangements satisfactory to the Corporation for management of the Developments.

(ix) The Applicant and the Borrower retaining Bond Counsel and retaining a trustee or fiscal agent for the Bonds selected by the Corporation.

(x) The Borrower executing a tax compliance procedures agreement prior to issuance of the Bonds.

(xi) A wholly-owned subsidiary of the Sponsor or a nonprofit affiliate thereof serving as the general partner of the Borrower.

(xii) The Sponsor obtaining or showing evidence of having obtained a resolution and cooperation agreement from the applicable municipality, county, housing authority or

political subdivision as set forth in Section 392.017, Section 392.019 and Section 392.059 of Chapter 392, Texas Local Government Code.

7. The Board finds and declares that this Resolution expresses its official intent to issue the Bonds and to provide reimbursement for expenditures in connection with the Developments with proceeds of the Bonds, within the meaning of Section 1.150-2, Title 26, Code of Federal Regulations.

8. The Board designates the President and Chief Executive Officer of the Corporation, or his designee, to serve as hearing officer for the public hearing.

9. The Board hereby authorizes Bond Counsel to file the Application for Allocation with respect to the Bonds with the TBRB for an allocation of 2023 state ceiling or in such other year as determined necessary by the President and Chief Executive Officer of the Corporation.

10. The Board hereby appoints Bond Counsel to act as authorized representative for the purposes of the Application for Allocation to act on behalf of the Corporation on specific correspondence as requested by the TBRB.

11. This Resolution expires, and is no longer effective, if the Applicant withdraws its Application to finance the Developments; if the Borrower does not receive an allocation reservation from the TBRB or the LIHTC applied for from the Texas Department of Housing and Community Affairs; if the reservation or LIHTC are withdrawn, cancelled, or expire before the Bonds are issued; or if the Corporation does not issue the Bonds within 180 days from the date of the allocation reservation from the TBRB and the Corporation takes affirmative action to terminate this Resolution, in its sole discretion. All action taken by the Corporation on the Application for Allocation expires when this Resolution expires.

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ADOPTED the 30th day of May, 2023.

THE PUBLIC FACILITY CORPORATION

By: _____
Mark Mayfield
President and Chief Executive Officer

Attest:

By: _____
Griff Morris
Secretary

**Set Next
Meeting Date**

**Summation &
Adjournment**