



**HOUSING FINANCE CORPORATION MEETING
MOUNTAIN CREEK RETIREMENT LIVING, PRIVATE DINING
ROOM, 2305 CORN VALLEY ROAD
TUESDAY, JULY 23, 2024, AT 11:30 AM**

AGENDA

The meeting will be held at Mountain Creek Retirement Living, 3rd Floor Community Room, 2305 Corn Valley Road, Grand Prairie, Texas. Citizens may speak for up to five minutes on any item on the agenda by completing and submitting a speaker card.

CALL TO ORDER

EXECUTIVE SESSION

The Housing Finance Corporation may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:

- (1) Section 551.071 "Consultation with Attorney"*
- (2) Section 551.072 "Deliberation Regarding Real Property"*
- (3) Section 551.074 "Personnel Matters"*
- (4) Section 551.087 "Deliberations Regarding Economic Development Negotiations."*

AGENDA ITEMS

- 1. Review of GPHFC meeting minutes for June 25, 2024
- 2. Review GPHFC Financial Reports June 2024
- 3. Consideration Resolution for the Destino Apartments

Resolution authorizing the Grand Prairie Housing Finance Corporation to work cooperatively with Parliament Drive LLC, or its affiliate to develop the Destino Apartments located at 2815 Osler Drive, Grand Prairie, Texas 75051 by negotiating and entering into a memorandum of understanding regarding the project and taking other actions as necessary or convenient related to the project.

- 4. Review of Operating Assets
 - A. Mountain Creek Senior Living: Report on June 2024 Operations
 - B. Cotton Creek Apartments: Report on June 2024 Operations
 - C. Willow Tree Apartments: Report on June 2024 Operations

CITIZEN COMMENTS

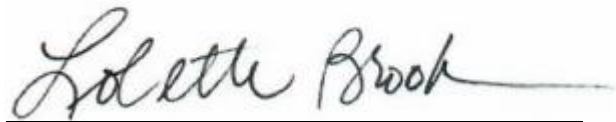
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

ADJOURNMENT

The Housing Finance Corporation meeting is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-237-8040 or email (lrbrooks@gptx.org) at least three (3) business days prior to the scheduled meeting to request accommodation.

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Housing Finance Corporation meeting agenda was prepared and posted on July 19, 2024.

A handwritten signature in cursive script that reads "Lolette Brooks". The signature is written in black ink and extends across the width of the page.

Lolette Brooks, Administrative Supervisor



Grand Prairie

HOUSING FINANCE CORPORATION

Minutes



GRAND PRAIRIE HOUSING FINANCE CORPORATION

Mountain Creek Retirement Living Apartments Private Dining Room 2305 Corn Valley Road Grand Prairie, Texas 75051

Tuesday, June 25, 2024 9:30 A.M.

MINUTES OF MEETING

CALL TO ORDER

Meeting was opened by President Buddy White at 9:36 a.m. The following were in attendance:

Table with 4 columns: BOARD MEMBERS PRESENT, ATTENDANCE TYPE, CITY STAFF PRESENT, ATTENDANCE TYPE. Rows include names like Buddy White, Greg Giessner, Ester Coleman, and categories like HILLTOP SECURITIES and COATS ROSE PRESENT.

I. INVOCATION

II. MEETING MINUTES FOR MAY 21, 2024 WERE REVIEWED.

Buddy White mentioned his Attendance type should be changed to a virtual attendee.

MOTION TO ACCEPT: Greg Giessner
Second by: Cole Humphreys
Motion Carried: Yes

III. FINANCIAL REPORTS FOR MAY 2024 WERE REVIEWED.

MOTION TO ACCEPT: Cole Humphreys
Second by: Greg Giessner
Motion Carried: Yes

Cole Humphreys asked if it would be beneficial to move some funds into a money market account and would like for this to be discussed in the next meeting.

IV. REVIEW OF OPERATING ASSETS:

Sean Jackson presented the Operating Statements, and a report on other salient activities for the Willow Tree Apartments, Cotton Creek Apartments, Mountain Creek Retirement Living and Boys & Girls Club.

V. PROPOSED RESOLUTION FOR AUTHORIZING FILING OF APPLICATION FOR RESERVATION (INCLUDING ASSIGNMENT)

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR RESERVATION WITH THE TEXAS BOND REVIEW BOARD WITH RESPECT TO QUALIFIED MORTGAGE BONDS OR MORTGAGE CREDIT CERTIFICATES; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

MOTION TO ACCEPT: Greg Giessner
Second by: Cole Humphreys
Motion Carried: Yes

VI. PROPOSED RESOLUTION FOR DELEGATING BOND ISSUANCE AUTHORITY TO TDHCA

RESOLUTION APPROVING DELEGATION OF BOND ISSUANCE AUTHORITY AND ASSIGNMENT OF PRIVATE ACTIVITY BOND AUTHORITY TO TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AUTHORIZING THE EXECUTION AND DELIVERY OF AN ASSIGNMENT AGREEMENT; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

MOTION TO ACCEPT: Cole Humphreys
Second by: Greg Giessner
Motion Carried: Yes

VII. CITIZENS COMMENTS:

Citizens may speak during Citizen Comments for up to five minutes on any items not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker and not the City of Grand Prairie or City Council. Council Members are not able to respond to Citizen Comments under state law.

There were no citizen comments.

VIII. ADJOURNMENT

President White adjourned the Board Meeting at 10:17 a.m.

The foregoing minutes were approved on the date listed below.

Approved:	Approved:
By: _____	By: _____
Date: _____	Date: _____



Grand Prairie

HOUSING FINANCE CORPORATION

Financial

FINANCIAL REPORT OF CASH ASSETS

GRAND PRAIRIE
HOUSING FINANCE CORPORATION

June 30, 2024

CHECKING ACCOUNT - Susser Bank

Beginning Balance @ 5-31-24	\$172,574.38
Receipts During Period:	
Ins. Payment Agreement - JPC	\$44,063.54
Ins. Payment B & G Club	\$13,240.44
Derby Park Mgmt Fee	\$12,704.92
Derby Park Ground Lease	\$42,688.52
Derby Park Origination Fee	\$478,954.00
Total Receipts	\$591,651.42
Disbursements During Period	
Transfer OUT to MMDA	\$215,000.00
JPC - Misc. Reimbursements	\$4,080.00
Total Disbursements	\$219,080.00
Ending Balance @ June 30, 2024	\$545,145.80
MONEY MARKET ACCT - SUSSER BANK	\$724,919.47
TOTAL CASH ASSETS @ 06/30/2024	\$1,270,065.27



Grand Prairie

HOUSING FINANCE CORPORATION

Destino Resolution

GRAND PRAIRIE HOUSING FINANCE CORPORATION

RESOLUTION # _____ - _____

RESOLUTION AUTHORIZING THE GRAND PRAIRIE HOUSING FINANCE CORPORATION TO WORK COOPERATIVELY WITH PARLIAMENT DRIVE LLC OR ITS AFFILIATE TO DEVELOP THE DESTINO LOCATED AT 2815 OSLER DRIVE, GRAND PRAIRIE, TEXAS 75051 BY NEGOTIATING AND ENTERING INTO A MEMORANDUM OF UNDERSTANDING REGARDING THE PROJECT AND TAKING OTHER ACTIONS AS NECESSARY OR CONVENIENT RELATED TO THE PROJECT.

WHEREAS, the Grand Prairie Housing Finance Corporation (the "Corporation") and Parliament Drive LLC and/or its assignee or affiliate ("Developer") desire to enter into a Memorandum of Understanding (the "MOU"), pursuant to which the Corporation and Developer will agree to work cooperatively to develop an approximately 192 unit multifamily housing development for low to moderate income persons located at 2815 Osler Drive, Grand Prairie, Texas 75051, known as The Destino (the "Project");

WHEREAS, the Corporation has determined that the actions herein authorized are in furtherance of the purposes of the Corporation;

Now, therefore, the Board hereby adopts the following resolutions:

BE IT RESOLVED, that the President of the Corporation and/or his/her designee (each an "Executing Officer") is hereby authorized to do the following:

Negotiate, review, approve and execute the MOU and any and all documents the Executing Officer of the Corporation shall deem appropriate or necessary, and the approval of the MOU and any and all other documents herein described by the Executing Officer of the Corporation shall be conclusively evidenced by his/her execution and delivery thereof; and

BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Corporation or his/her designee, in connection with the foregoing matters, are hereby ratified and confirmed as the valid actions of the Corporation, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Executing Officer or his/her designee, is hereby authorized and directed for and on behalf of, and as the act and deed of the Corporation, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the designee of the Executing Officer shall deem to be necessary or desirable, and all acts heretofore taken by the designee of the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Corporation.

These Resolutions shall be in full force and effect from and upon their adoption.

PASSED this ____ day of _____, 2024.

ATTEST:

Harold C. White, CHAIR

Marshall K. Sutton, Secretary



Grand Prairie

HOUSING FINANCE CORPORATION

Mountain  Creek
RETIREMENT LIVING

Mountain Creek
PNL vs Budget

	Jun 24	Budget	\$ Over Budget	Jan - Jun 24	YTD Budget	\$ Over Budget
INCOME						
RENTAL INCOME						
4010000 - Gross Potential Rent	\$ (97,566.54)			\$ (562,856.36)		
4010100 - Gross Rental Income	\$ 273,900.00	\$ 269,700.00	\$ 4,200.00	\$ 1,633,800.00	\$ 1,618,200.00	\$ 15,600.00
4010110 - Loss to Old Leases	\$ (3,526.00)	\$ (1,703.45)	\$ (1,822.55)	\$ (5,373.00)	\$ (11,274.15)	\$ 5,901.15
4010115 - Gain to Old Leases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4010116 - Discounts/Concessions	\$ (4,895.50)	\$ (6,535.00)	\$ 1,639.50	\$ (27,923.00)	\$ (38,132.50)	\$ 10,209.50
4010120 - Loss to Vacancy	\$ (85,825.00)	\$ (62,205.00)	\$ (23,620.00)	\$ (503,492.00)	\$ (422,240.00)	\$ (81,252.00)
4010122 - Employee Discounts	\$ (1,575.00)	\$ (2,185.11)	\$ 610.11	\$ (9,450.00)	\$ (13,110.66)	\$ 3,660.66
4010142 - EOM Delinquent Rent	\$ (748.04)	\$ (150.00)	\$ (598.04)	\$ (12,281.07)	\$ (900.00)	\$ (11,381.07)
4010160 - Prior Month Prepays	\$ (997.00)	\$ -	\$ (997.00)	\$ (4,337.29)	\$ -	\$ (4,337.29)
Total RENTAL INCOME	\$ 176,333.46	\$ 196,921.44	\$ (20,587.98)	\$ 1,070,943.64	\$ 1,132,542.69	\$ (61,599.05)
OTHER INCOME						
4320002 - Forfeited Deposits- Del. Rent	\$ -			\$ 739.00		
4380013 - Cleaning Fees	\$ -	\$ 41.67	\$ (41.67)	\$ -	\$ 250.02	\$ (250.02)
4380014 - Prior Delinquent Rent	\$ 5,576.06	\$ 625.00	\$ 4,951.06	\$ 13,618.09	\$ 3,750.00	\$ 9,868.09
4380015 - Prepaid Rents	\$ 2,175.00	\$ 2,083.33	\$ 91.67	\$ 6,673.00	\$ 12,499.98	\$ (5,826.98)
4380016 - General	\$ 124.00	\$ 41.67	\$ 82.33	\$ 2,036.00	\$ 250.02	\$ 1,785.98
4380017 - Month to Month Fees	\$ -	\$ -	\$ -	\$ 0.05	\$ -	\$ 0.05
4380019 - Laundry	\$ 583.00	\$ 250.00	\$ 333.00	\$ 3,928.99	\$ 1,500.00	\$ 2,428.99
4380024 - Late Rent Fees	\$ 1,522.00	\$ -	\$ 1,522.00	\$ 3,460.00	\$ -	\$ 3,460.00
4380025 - NSF Fees	\$ 50.00	\$ 4.17	\$ 45.83	\$ 100.00	\$ 25.02	\$ 74.98
4380056 - Resident Damage Income	\$ -	\$ 33.33	\$ (33.33)	\$ 240.00	\$ 199.98	\$ 40.02
4380070 - Pet Fees	\$ 600.00	\$ 150.00	\$ 450.00	\$ 1,200.00	\$ 900.00	\$ 300.00
4380080 - Beauty/Barber Income	\$ -	\$ 300.00	\$ (300.00)	\$ 1,500.00	\$ 1,800.00	\$ (300.00)
4380081 - Community Fees	\$ 4,200.00	\$ 762.50	\$ 3,437.50	\$ 18,300.00	\$ 4,575.00	\$ 13,725.00
4380082 - Catering Fees	\$ -	\$ 50.00	\$ (50.00)	\$ -	\$ 300.00	\$ (300.00)
4380083 - Meals - Employee	\$ 90.00	\$ 50.00	\$ 40.00	\$ 525.00	\$ 300.00	\$ 225.00
4380084 - Meals - Guests	\$ 382.00	\$ 191.67	\$ 190.33	\$ 2,415.00	\$ 1,150.02	\$ 1,264.98
4380085 - Gift Shop Income	\$ -	\$ 56.25	\$ (56.25)	\$ -	\$ 337.50	\$ (337.50)
4380086 - Parking	\$ 500.00	\$ 391.67	\$ 108.33	\$ 2,849.00	\$ 2,350.02	\$ 498.98
4380087 - Guest Room	\$ -	\$ 166.67	\$ (166.67)	\$ 4,500.00	\$ 1,000.02	\$ 3,499.98
4380088 - Additional Occupant	\$ 6,414.00	\$ 5,000.00	\$ 1,414.00	\$ 34,433.00	\$ 30,000.00	\$ 4,433.00
4380089 - Commercial Rent	\$ -	\$ 8.33	\$ (8.33)	\$ -	\$ 49.98	\$ (49.98)
4380090 - Room Service	\$ 60.00	\$ 83.33	\$ (23.33)	\$ 880.00	\$ 499.98	\$ 380.02
Total OTHER INCOME	\$ 22,276.06	\$ 10,289.59	\$ 11,986.47	\$ 97,397.13	\$ 61,737.54	\$ 35,659.59
Total Income	\$ 198,609.52	\$ 207,211.03	\$ (8,601.51)	\$ 1,168,340.77	\$ 1,194,280.23	\$ (25,939.46)
Expense						
OPERATING EXPENSES						
SALARIES						
5010001 - Executive Director	\$ 10,518.08	\$ 7,726.15	\$ 2,791.93	\$ 42,407.52	\$ 33,480.00	\$ 8,927.52
5010002 - Business Admin	\$ 4,602.25			\$ 24,459.25		
5010003 - Reception	\$ 8,474.50	\$ 19,565.61	\$ (11,091.11)	\$ 63,870.14	\$ 83,869.23	\$ (19,999.09)

Mountain Creek
PNL vs Budget

5010004 - Activities	\$ 2,973.88	\$ 4,749.09	\$ (1,775.21)	\$ 20,918.91	\$ 20,118.34	\$ 800.57
5020001 - Drivers	\$ 2,979.00	\$ 4,620.74	\$ (1,641.74)	\$ 19,746.00	\$ 19,574.59	\$ 171.41
5030001 - Maint Technician	\$ 9,444.93	\$ 9,313.35	\$ 131.58	\$ 43,558.10	\$ 40,357.90	\$ 3,200.20
5030002 - Maintenance Manager	\$ 2,581.28			\$ 7,178.53		
5040001 - Housekeepers	\$ 9,081.62	\$ 12,212.31	\$ (3,130.69)	\$ 54,471.56	\$ 52,919.95	\$ 1,551.61
5050001 - Food Director	\$ 4,480.00	\$ 7,423.99	\$ (2,943.99)	\$ 29,559.23	\$ 31,738.14	\$ (2,178.91)
5050002 - Cooks	\$ 2,024.03	\$ 14,370.64	\$ (12,346.61)	\$ 24,730.35	\$ 62,272.79	\$ (37,542.44)
5050003 - Servers	\$ 16,358.25	\$ 20,413.26	\$ (4,055.01)	\$ 104,821.52	\$ 87,998.88	\$ 16,822.64
5050004 - Dishwasher	\$ 2,862.38	\$ 6,322.67	\$ (3,460.29)	\$ 20,095.27	\$ 28,357.77	\$ (8,262.50)
5060001 - Marketing Director	\$ 4,413.75	\$ 5,552.59	\$ (1,138.84)	\$ 30,419.38	\$ 24,061.19	\$ 6,358.19
5200001 - Exec Dir - Related Exp	\$ 1,668.38	\$ 2,704.15	\$ (1,035.77)	\$ 7,087.31	\$ 11,718.00	\$ (4,630.69)
5200002 - Business Admin-Related Expense	\$ 773.00			\$ 4,268.61		
5200003 - Reception-Related Exp	\$ 2,283.55	\$ 6,847.96	\$ (4,564.41)	\$ 14,201.19	\$ 29,354.29	\$ (15,153.10)
5200004 - Activities - Related Exp	\$ 551.58	\$ -	\$ 551.58	\$ 4,232.64	\$ -	\$ 4,232.64
5200202 - Driver - Related Exp	\$ 648.95	\$ 1,617.26	\$ (968.31)	\$ 4,761.53	\$ 6,851.11	\$ (2,089.58)
5200301 - Maint Tech-Related Exp	\$ 1,777.79	\$ 1,796.97	\$ (19.18)	\$ 10,241.60	\$ 7,786.82	\$ 2,454.78
5200302 - Maint Mngt Related Expense	\$ 654.85			\$ 2,649.60		
5200401 - Housekeeper-Related Exp	\$ 3,736.03	\$ 3,324.18	\$ 411.85	\$ 25,477.10	\$ 21,460.87	\$ 4,016.23
5200501 - Food Dir-Related Exp	\$ 964.40	\$ 2,598.40	\$ (1,634.00)	\$ 8,061.18	\$ 11,108.35	\$ (3,047.17)
5200502 - Cooks - Related Exp	\$ 357.03	\$ 5,029.72	\$ (4,672.69)	\$ 8,473.15	\$ 21,795.47	\$ (13,322.32)
5200503 - Servers-Related Exp	\$ 1,642.50	\$ 8,627.57	\$ (6,985.07)	\$ 5,653.65	\$ 37,225.67	\$ (31,572.02)
5200504 - Dishwasher- Related Exp	\$ 1,165.29	\$ 2,212.93	\$ (1,047.64)	\$ 8,119.53	\$ 9,575.25	\$ (1,455.72)
5200601 - Marketing Dir-Related Expense	\$ 640.41	\$ 1,943.41	\$ (1,303.00)	\$ 4,492.29	\$ 8,421.41	\$ (3,929.12)
5200602 - Marketing Asst. Related Exp	\$ -	\$ 790.66	\$ (790.66)	\$ -	\$ 3,426.21	\$ (3,426.21)
Total SALARIES	\$ 97,657.71	\$ 149,763.61	\$ (52,105.90)	\$ 593,955.14	\$ 653,472.23	\$ (59,517.09)
MARKETING						
6020001 - Advertising	\$ 491.52	\$ 1,050.00	\$ (558.48)	\$ 12,754.14	\$ 5,945.00	\$ 6,809.14
6020002 - Outreach	\$ -	\$ -	\$ -	\$ -	\$ 750.00	\$ (750.00)
6020003 - Events - Entertainment	\$ 48.40	\$ 200.00	\$ (151.60)	\$ 532.23	\$ 600.00	\$ (67.77)
6020004 - Direct Mail	\$ -	\$ -	\$ -	\$ 131.66	\$ -	\$ 131.66
6020005 - Postage/Delivery	\$ -	\$ 100.00	\$ (100.00)	\$ -	\$ 600.00	\$ (600.00)
6020006 - Travel	\$ -	\$ 25.00	\$ (25.00)	\$ -	\$ 150.00	\$ (150.00)
6020007 - Supplies	\$ 43.30	\$ 50.00	\$ (6.70)	\$ 198.68	\$ 300.00	\$ (101.32)
6020008 - Referral Fees	\$ -	\$ 2,500.00	\$ (2,500.00)	\$ 13,791.25	\$ 7,500.00	\$ 6,291.25
Total MARKETING	\$ 583.22	\$ 3,925.00	\$ (3,341.78)	\$ 27,407.96	\$ 15,845.00	\$ 11,562.96
ACTIVITIES						
6030001 - Auto Expense	\$ 28.10	\$ 175.00	\$ (146.90)	\$ 315.64	\$ 1,050.00	\$ (734.36)
6030002 - Auto Expense - Gas	\$ 467.15	\$ 200.00	\$ 267.15	\$ 1,625.42	\$ 1,200.00	\$ 425.42
6030003 - Entertainment	\$ 158.54	\$ 200.00	\$ (41.46)	\$ 2,676.24	\$ 1,200.00	\$ 1,476.24
6030004 - Equipment Rental	\$ -	\$ 100.00	\$ (100.00)	\$ -	\$ 600.00	\$ (600.00)
6030005 - Events	\$ -	\$ 350.00	\$ (350.00)	\$ 295.11	\$ 1,900.00	\$ (1,604.89)
6030006 - Gift Shop	\$ -	\$ 125.00	\$ (125.00)	\$ -	\$ 750.00	\$ (750.00)
6030007 - Printing - Newsletter	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6030008 - Resident Services	\$ -	\$ 100.00	\$ (100.00)	\$ 175.97	\$ 200.00	\$ (24.03)

Mountain Creek
PNL vs Budget

6030009 · Supplies - Activity	\$ 1,222.80	\$ 150.00	\$ 1,072.80	\$ 4,698.78	\$ 925.00	\$ 3,773.78
Total ACTIVITIES	\$ 1,876.59	\$ 1,400.00	\$ 476.59	\$ 9,787.16	\$ 7,825.00	\$ 1,962.16
FOOD SERVICES						
6040001 · Food	\$ 22,295.54	\$ 21,000.00	\$ 1,295.54	\$ 113,189.83	\$ 126,000.00	\$ (12,810.17)
6040002 · Catering	\$ -	\$ 25.00	\$ (25.00)	\$ (5,500.00)	\$ 150.00	\$ (5,650.00)
6040003 · Equipment	\$ 479.46	\$ 500.00	\$ (20.54)	\$ 1,783.11	\$ 3,000.00	\$ (1,216.89)
6040004 · Printing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6040005 · Linens	\$ 15.16	\$ 25.00	\$ (9.84)	\$ 15.16	\$ 150.00	\$ (134.84)
6040006 · Supplies - General	\$ 1,852.52	\$ 1,850.00	\$ 2.52	\$ 7,430.09	\$ 11,100.00	\$ (3,669.91)
6040007 · Supplies - Cleaning	\$ 1,833.47	\$ 1,800.00	\$ 33.47	\$ 10,653.72	\$ 10,800.00	\$ (146.28)
6040008 · Supplies - Glassware	\$ -	\$ 200.00	\$ (200.00)	\$ 367.02	\$ 1,200.00	\$ (832.98)
Total FOOD SERVICES	\$ 26,476.15	\$ 25,400.00	\$ 1,076.15	\$ 127,938.93	\$ 152,400.00	\$ (24,461.07)
MAINTENANCE						
6100001 · Plumbing	\$ 73.36	\$ 200.00	\$ (126.64)	\$ 2,370.84	\$ 1,200.00	\$ 1,170.84
6100002 · HVAC	\$ 1,122.92	\$ 250.00	\$ 872.92	\$ 8,684.08	\$ 1,500.00	\$ 7,184.08
6100003 · Electrical	\$ 56.49	\$ 100.00	\$ (43.51)	\$ 1,148.19	\$ 600.00	\$ 548.19
6100006 · Window Coverings	\$ 418.00	\$ 100.00	\$ 318.00	\$ 418.00	\$ 600.00	\$ (182.00)
6100007 · Landscaping	\$ -	\$ 3,630.00	\$ (3,630.00)	\$ 22,028.26	\$ 21,780.00	\$ 248.26
6100008 · Elevator	\$ -	\$ 1,000.00	\$ (1,000.00)	\$ 4,407.10	\$ 6,000.00	\$ (1,592.90)
6100009 · Appliances	\$ -	\$ 250.00	\$ (250.00)	\$ 813.22	\$ 1,500.00	\$ (686.78)
6100010 · Roof	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6100012 · Exterminating	\$ -	\$ 725.00	\$ (725.00)	\$ 2,750.00	\$ 4,350.00	\$ (1,600.00)
6100013 · Uniforms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6100014 · Painting	\$ 832.38	\$ 450.00	\$ 382.38	\$ 1,315.60	\$ 4,050.00	\$ (2,734.40)
6100016 · Vehicle Expense	\$ -	\$ 25.00	\$ (25.00)	\$ 3,658.81	\$ 150.00	\$ 3,508.81
6100017 · Irrigation System	\$ 1,137.00	\$ 200.00	\$ 937.00	\$ 2,520.00	\$ 1,200.00	\$ 1,320.00
6100018 · Office/Common Area	\$ -	\$ 15.00	\$ (15.00)	\$ -	\$ 90.00	\$ (90.00)
6100019 · General Maintenance	\$ 3,422.79	\$ 100.00	\$ 3,322.79	\$ 7,172.78	\$ 600.00	\$ 6,572.78
6100021 · Common Area Carpet Cleaning	\$ -	\$ 650.00	\$ (650.00)	\$ -	\$ 1,300.00	\$ (1,300.00)
6100023 · Contract Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6100025 · Fire Ext./Alarm	\$ 823.99	\$ 4,235.00	\$ (3,411.01)	\$ 5,532.02	\$ 6,410.00	\$ (877.98)
6100027 · Locks & Keys	\$ 9.41	\$ 45.00	\$ (35.59)	\$ (95.59)	\$ 270.00	\$ (365.59)
6100028 · Light Bulbs & Ballasts	\$ -	\$ 150.00	\$ (150.00)	\$ 3,884.28	\$ 900.00	\$ 2,984.28
6100029 · Parking Lot/Sidewalk	\$ -	\$ 10.00	\$ (10.00)	\$ -	\$ 60.00	\$ (60.00)
6100031 · Equipment Repair	\$ -	\$ 25.00	\$ (25.00)	\$ -	\$ 150.00	\$ (150.00)
6100032 · Glass Repair	\$ -	\$ -	\$ -	\$ 387.80	\$ 300.00	\$ 87.80
6100033 · Cleaning Supplies	\$ -	\$ 100.00	\$ (100.00)	\$ 131.83	\$ 600.00	\$ (468.17)
6100035 · Interior Repairs	\$ 1,200.00	\$ 125.00	\$ 1,075.00	\$ 1,200.00	\$ 1,125.00	\$ 75.00
6100036 · Exterior Repairs	\$ -	\$ 100.00	\$ (100.00)	\$ -	\$ 600.00	\$ (600.00)
6100038 · Snow/Ice Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6100039 · Carpet Cleaning	\$ 1,507.00	\$ 75.00	\$ 1,432.00	\$ 4,229.00	\$ 675.00	\$ 3,554.00
6100044 · Carpet Repair	\$ 210.00	\$ 75.00	\$ 135.00	\$ 1,329.00	\$ 675.00	\$ 654.00
6100047 · Light Fixtures	\$ 32.41	\$ 50.00	\$ (17.59)	\$ 124.50	\$ 300.00	\$ (175.50)
6100066 · Purchased Services	\$ -	\$ 200.00	\$ (200.00)	\$ -	\$ 1,200.00	\$ (1,200.00)

Mountain Creek
PNL vs Budget

Total MAINTENANCE	\$ 10,845.75	\$ 12,885.00	\$ (2,039.25)	\$ 74,009.72	\$ 58,185.00	\$ 15,824.72
HOUSEKEEPING						
6170002 · Supplies - Cleaning	\$ (362.71)	\$ 400.00	\$ (762.71)	\$ 2,084.19	\$ 2,400.00	\$ (315.81)
6170003 · Supplies - Paper Products	\$ -	\$ 75.00	\$ (75.00)	\$ -	\$ 450.00	\$ (450.00)
Total HOUSEKEEPING	\$ (362.71)	\$ 475.00	\$ (837.71)	\$ 2,084.19	\$ 2,850.00	\$ (765.81)
ADMINISTRATIVE						
7110001 · Office Supplies	\$ 7.56	\$ 200.00	\$ (192.44)	\$ 601.29	\$ 1,200.00	\$ (598.71)
7110002 · Postage	\$ -	\$ 10.00	\$ (10.00)	\$ -	\$ 60.00	\$ (60.00)
7110003 · Professional Fees	\$ -	\$ 200.00	\$ (200.00)	\$ 7,513.40	\$ 600.00	\$ 6,913.40
7110006 · Management Fee	\$ 11,916.57	\$ 12,436.41	\$ (519.84)	\$ 70,145.44	\$ 71,679.30	\$ (1,533.86)
7110009 · Telephone & Internet	\$ 3,717.45	\$ 1,775.00	\$ 1,942.45	\$ 12,957.93	\$ 10,650.00	\$ 2,307.93
7110012 · General	\$ 597.39	\$ 100.00	\$ 497.39	\$ 3,648.14	\$ 600.00	\$ 3,048.14
7110015 · Credit Verifications	\$ -	\$ -	\$ -	\$ 465.99	\$ -	\$ 465.99
7110018 · Employee Training	\$ -	\$ 100.00	\$ (100.00)	\$ -	\$ 600.00	\$ (600.00)
7110021 · Recruiting Expense	\$ -	\$ 50.00	\$ (50.00)	\$ 157.60	\$ 300.00	\$ (142.40)
7110024 · Automotive	\$ -	\$ 50.00	\$ (50.00)	\$ (2,848.55)	\$ 300.00	\$ (3,148.55)
7110027 · Printing & Duplicating	\$ -	\$ 75.00	\$ (75.00)	\$ 295.79	\$ 450.00	\$ (154.21)
7110032 · Business License/ Permits	\$ -	\$ -	\$ -	\$ 1,425.00	\$ 1,000.00	\$ 425.00
7110033 · Due & Subscriptions	\$ -	\$ -	\$ -	\$ -	\$ 750.00	\$ (750.00)
7110035 · Leased Equip & Supplies	\$ -	\$ 350.00	\$ (350.00)	\$ 3,032.70	\$ 2,100.00	\$ 932.70
7110052 · Computer Software	\$ -	\$ 850.00	\$ (850.00)	\$ 4,387.20	\$ 5,100.00	\$ (712.80)
7110054 · Banking Costs	\$ -	\$ -	\$ -	\$ 25.00	\$ -	\$ 25.00
7110060 · Computer Equip/Supplies	\$ 108.22	\$ 100.00	\$ 8.22	\$ 1,485.10	\$ 600.00	\$ 885.10
7110070 · Computer Maintenance	\$ 487.16	\$ 450.00	\$ 37.16	\$ 3,446.44	\$ 2,250.00	\$ 1,196.44
7110080 · Equipment Repair	\$ -	\$ 150.00	\$ (150.00)	\$ -	\$ 150.00	\$ (150.00)
Total ADMINISTRATIVE	\$ 16,834.35	\$ 16,896.41	\$ (62.06)	\$ 106,738.47	\$ 98,389.30	\$ 8,349.17
UTILITIES						
7150001 · Electricity	\$ 7,793.29	\$ 7,800.00	\$ (6.71)	\$ 44,402.57	\$ 48,200.00	\$ (3,797.43)
7150003 · Gas	\$ 415.98	\$ 590.00	\$ (174.02)	\$ 5,060.76	\$ 4,225.00	\$ 835.76
7150004 · Water	\$ 3,546.24	\$ 3,700.00	\$ (153.76)	\$ 22,954.43	\$ 25,600.00	\$ (2,645.57)
7150011 · Trash Collection	\$ 1,084.02	\$ 1,000.00	\$ 84.02	\$ 6,277.01	\$ 6,000.00	\$ 277.01
7150020 · Cable Television	\$ 2,199.73	\$ 2,000.00	\$ 199.73	\$ 13,207.88	\$ 12,000.00	\$ 1,207.88
Total UTILITIES	\$ 15,039.26	\$ 15,090.00	\$ (50.74)	\$ 91,902.65	\$ 96,025.00	\$ (4,122.35)
INSURANCE						
7170001 · Insurance Premiums	\$ 15,790.08	\$ 15,791.00	\$ (0.92)	\$ 94,740.48	\$ 94,746.00	\$ (5.52)
Total INSURANCE	\$ 15,790.08	\$ 15,791.00	\$ (0.92)	\$ 94,740.48	\$ 94,746.00	\$ (5.52)
Total OPERATING EXPENSES	\$ 184,740.40	\$ 241,626.02	\$ (56,885.62)	\$ 1,128,564.70	\$ 1,179,737.53	\$ (51,172.83)
REPLACEMENT ITEMS						
1703500 · Renovations 2023	\$ 3,910.00	\$ -	\$ 3,910.00	\$ (23,556.16)	\$ -	\$ (23,556.16)
1703602 · Security Enhancement	\$ -	\$ -	\$ -	\$ 692.75	\$ -	\$ 692.75
1704201 · Appliances	\$ -	\$ 500.00	\$ (500.00)	\$ 783.38	\$ 1,000.00	\$ (216.62)
1704302 · Carpet	\$ 2,156.00	\$ 200.00	\$ 1,956.00	\$ 4,367.00	\$ 1,200.00	\$ 3,167.00
1704303 · Resilient Coverings	\$ -	\$ 300.00	\$ (300.00)	\$ 1,968.00	\$ 1,800.00	\$ 168.00
1707202 · HVAC	\$ -	\$ 550.00	\$ (550.00)	\$ 2,256.99	\$ 2,800.00	\$ (543.01)

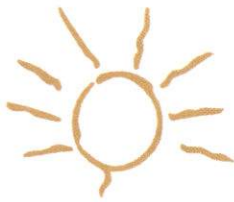
**Mountain Creek
PNL vs Budget**

1704304 - HVAC-Replacement	\$ 3,885.44	\$ -	\$ 3,885.44	\$ 3,885.44	\$ -	\$ 3,885.44
1704305 - Plumbing-Sinks	\$ -	\$ 50.00	\$ (50.00)	\$ -	\$ 300.00	\$ (300.00)
1704313 - Lock,Keys,Dryer Vents	\$ -	\$ 50.00	\$ (50.00)	\$ -	\$ 300.00	\$ (300.00)
1704316 - Light Fixtures/Interior	\$ -	\$ 150.00	\$ (150.00)	\$ -	\$ 900.00	\$ (900.00)
1704317 - Light Fixtures/Exterior	\$ -	\$ -	\$ -	\$ 3,990.00	\$ 300.00	\$ 3,690.00
1704320 - Mirrors	\$ -	\$ 10.00	\$ (10.00)	\$ -	\$ 60.00	\$ (60.00)
1704321 - Parking Lot Repairs & Stripping	\$ -	\$ 50.00	\$ (50.00)	\$ -	\$ 300.00	\$ (300.00)
1704335 - Signage	\$ -	\$ -	\$ -	\$ -	\$ 250.00	\$ (250.00)
1704402 - Other Equip & Personal Prop	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ (500.00)
Total REPLACEMENT ITEMS	\$ 9,951.44	\$ 1,860.00	\$ 8,091.44	\$ (5,612.60)	\$ 9,710.00	\$ (15,322.60)
DEBT SERVICE						
8000001 - Mortgage Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8000002 - Mortgage Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8000003 - Developer Note Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total DEBT SERVICE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expense	\$ 194,691.84	\$ 243,486.02	\$ (48,794.18)	\$ 1,122,952.10	\$ 1,189,447.53	\$ (66,495.43)
Net Income	\$ 3,917.68	\$ (36,274.99)	\$ 40,192.67	\$ 45,388.67	\$ 4,832.70	\$ 40,555.97



Grand Prairie

HOUSING FINANCE CORPORATION



COTTON



CREEK

APARTMENTS

Cotton Creek
PNL vs Budget

	Jun 24	Budget	\$ Over Budget	Jan - Jun 24	YTD Budget	\$ Over Budget
Income						
Rental Income						
4010000 · Gross Potential Rent	\$ (14,923.07)			\$ (70,095.82)		
4010100 · Gross Rental Income	\$ 154,680.00	\$ 154,680.00	\$ -	\$ 912,560.00	\$ 912,560.00	\$ -
4010110 · Loss to Old Leases	\$ 2.00	\$ (4.30)	\$ 6.30	\$ 595.00	\$ (40.70)	\$ 635.70
4010120 · Loss to Vacancy	\$ (7,475.00)	\$ (2,623.57)	\$ (4,851.43)	\$ (28,440.00)	\$ (18,364.99)	\$ (10,075.01)
4010142 · EOM Delinquencies	\$ (5,546.00)	\$ (3,016.00)	\$ (2,530.00)	\$ (30,784.00)	\$ (18,096.00)	\$ (12,688.00)
4010165 · Prior Prepays	\$ (1,904.07)	\$ -	\$ (1,904.07)	\$ (11,466.82)	\$ -	\$ (11,466.82)
Total Rental Income	\$ 139,756.93	\$ 149,036.13	\$ (9,279.20)	\$ 842,464.18	\$ 876,058.31	\$ (33,594.13)
Other Income						
4320001 · Forfeited Deposits-General	\$ -	\$ 37.50	\$ (37.50)	\$ -	\$ 225.00	\$ (225.00)
4320002 · Forfeited Deposits-Rent	\$ 307.00	\$ 45.83	\$ 261.17	\$ 1,391.00	\$ 274.98	\$ 1,116.02
4320003 · Forfeited Deposits-Cing Chrgs	\$ -	\$ 183.33	\$ (183.33)	\$ 288.00	\$ 1,099.98	\$ (811.98)
4380012 · Vending Machines	\$ -	\$ 6.25	\$ (6.25)	\$ -	\$ 37.50	\$ (37.50)
4380013 · Cleaning Fee	\$ 218.00	\$ 66.67	\$ 151.33	\$ 463.00	\$ 400.02	\$ 62.98
4380014 · Previous Delinquent Rents	\$ 2,204.01	\$ 2,166.67	\$ 37.34	\$ 17,599.10	\$ 13,000.02	\$ 4,599.08
4380015 · Prepaid Rent	\$ 1,973.98	\$ 1,666.67	\$ 307.31	\$ 15,358.25	\$ 10,000.02	\$ 5,358.23
4380016 · General	\$ -	\$ 25.00	\$ (25.00)	\$ 70.00	\$ 150.00	\$ (80.00)
4380019 · Laundry	\$ 297.54	\$ 35.42	\$ 262.12	\$ 665.08	\$ 212.52	\$ 452.56
4380024 · Late Rent Fees	\$ 598.00	\$ 375.00	\$ 223.00	\$ 2,884.00	\$ 2,250.00	\$ 634.00
4380025 · NSF Fees	\$ -	\$ 13.33	\$ (13.33)	\$ 40.00	\$ 79.98	\$ (39.98)
4380056 · Damage Payments	\$ 103.08	\$ 458.33	\$ (355.25)	\$ 349.08	\$ 2,749.98	\$ (2,400.90)
Total Other Income	\$ 5,701.61	\$ 5,080.00	\$ 621.61	\$ 39,107.51	\$ 30,480.00	\$ 8,627.51
Total Income	\$ 145,458.54	\$ 154,116.13	\$ (8,657.59)	\$ 881,571.69	\$ 906,538.31	\$ (24,966.62)
Expense						
Salaries						
5000000 · General Manager	\$ 3,616.00	\$ 3,360.00	\$ 256.00	\$ 21,707.73	\$ 21,840.00	\$ (132.27)
5010001 · Property Manager	\$ 4,160.00	\$ 4,320.00	\$ (160.00)	\$ 26,666.00	\$ 28,080.00	\$ (1,414.00)
5010008 · Assistant Manager	\$ 6,818.80	\$ 3,483.88	\$ 3,334.92	\$ 25,098.80	\$ 20,903.28	\$ 4,195.52
5020001 · Admin Support	\$ 3,212.01	\$ 2,618.68	\$ 593.33	\$ 10,796.13	\$ 15,712.08	\$ (4,915.95)
5030001 · Lead Maintenance	\$ 5,638.65	\$ 2,960.00	\$ 2,678.65	\$ 33,227.85	\$ 19,240.00	\$ 13,987.85
5030006 · Asst. Maintenance	\$ 9,411.43	\$ 10,558.00	\$ (1,146.57)	\$ 49,192.31	\$ 66,548.00	\$ (17,355.69)
5200000 · Related Exp-Gen Manager	\$ 726.30	\$ 840.00	\$ (113.70)	\$ 4,820.94	\$ 5,460.00	\$ (639.06)
5200101 · Related Exp-Manager	\$ 1,294.68	\$ 1,080.00	\$ 214.68	\$ 8,873.32	\$ 7,020.00	\$ 1,853.32
5200108 · Related Exp-Asst Mngt	\$ 533.38	\$ 870.97	\$ (337.59)	\$ 3,938.43	\$ 5,225.82	\$ (1,287.39)
5200202 · Related Exp-Admin Support	\$ 519.92	\$ 654.67	\$ (134.75)	\$ 1,613.25	\$ 3,928.02	\$ (2,314.77)
5200301 · Related Exp - Lead Maintenance	\$ 1,096.45	\$ 1,500.00	\$ (403.55)	\$ 7,266.53	\$ 9,750.00	\$ (2,483.47)
5200306 · Related Exp-Asst Maintenance	\$ 1,747.48	\$ 2,639.62	\$ (892.14)	\$ 20,868.26	\$ 16,637.72	\$ 4,230.54
Total Salaries	\$ 38,775.10	\$ 34,885.82	\$ 3,889.28	\$ 214,069.55	\$ 220,344.92	\$ (6,275.37)
Advertising & Promotions						
6010002 · Promotions	\$ 974.32	\$ 250.00	\$ 724.32	\$ 4,801.07	\$ 1,500.00	\$ 3,301.07

Cotton Creek
PNL vs Budget

6010023 • Signs	\$ -	\$ 250.00	\$ (250.00)	\$ -	\$ 1,500.00	\$ (1,500.00)
Total Advertising & Promotions	\$ 974.32	\$ 500.00	\$ 474.32	\$ 4,801.07	\$ 3,000.00	\$ 1,801.07
Community Services						
6010010 • Resident Activities	\$ 500.00	\$ 800.00	\$ (300.00)	\$ 3,500.00	\$ 4,800.00	\$ (1,300.00)
Total Community Services	\$ 500.00	\$ 800.00	\$ (300.00)	\$ 3,500.00	\$ 4,800.00	\$ (1,300.00)
Maintenance						
6100001 • Plumbing	\$ 2,188.74	\$ 1,650.00	\$ 538.74	\$ 7,585.37	\$ 9,900.00	\$ (2,314.63)
6100002 • HVAC	\$ 3,132.43	\$ 1,350.00	\$ 1,782.43	\$ 13,159.87	\$ 8,100.00	\$ 5,059.87
6100003 • Electrical	\$ 610.22	\$ 550.00	\$ 60.22	\$ 2,535.82	\$ 3,300.00	\$ (764.18)
6100007 • Landscaping	\$ 5,082.00	\$ 5,500.00	\$ (418.00)	\$ 36,424.00	\$ 33,000.00	\$ 3,424.00
6100009 • Appliances	\$ 1,269.59	\$ 350.00	\$ 919.59	\$ 2,994.33	\$ 2,100.00	\$ 894.33
6100010 • Roof	\$ -	\$ 100.00	\$ (100.00)	\$ -	\$ 600.00	\$ (600.00)
6100012 • Exterminating	\$ 760.00	\$ 500.00	\$ 260.00	\$ 7,402.07	\$ 7,250.00	\$ 152.07
6100013 • Uniforms	\$ -	\$ 300.00	\$ (300.00)	\$ -	\$ 2,500.00	\$ (2,500.00)
6100014 • Painting	\$ 196.64	\$ 900.00	\$ (703.36)	\$ 3,112.83	\$ 5,400.00	\$ (2,287.17)
6100016 • Vehicle Expense	\$ 121.17	\$ 50.00	\$ 71.17	\$ 502.46	\$ 300.00	\$ 202.46
6100017 • Irrigation System Repair	\$ 886.00	\$ 200.00	\$ 686.00	\$ 886.00	\$ 1,200.00	\$ (314.00)
6100018 • Office/Common Areas	\$ -	\$ -	\$ -	\$ -	\$ 100.00	\$ (100.00)
6100019 • General Maintenance	\$ 232.89	\$ 1,000.00	\$ (767.11)	\$ 1,667.93	\$ 6,000.00	\$ (4,332.07)
6100023 • Contract Cleaning	\$ -	\$ 50.00	\$ (50.00)	\$ 120.00	\$ 300.00	\$ (180.00)
6100025 • Fire Ext./Smoke Alarms	\$ -	\$ 125.00	\$ (125.00)	\$ 880.84	\$ 750.00	\$ 130.84
6100027 • Lock & Keys	\$ 345.82	\$ 100.00	\$ 245.82	\$ 921.75	\$ 600.00	\$ 321.75
6100028 • Light Bulbs & Ballasts	\$ -	\$ 200.00	\$ (200.00)	\$ 1,520.04	\$ 1,200.00	\$ 320.04
6100029 • Parking Lot, Sidewalk, Street	\$ -	\$ 20.00	\$ (20.00)	\$ -	\$ 120.00	\$ (120.00)
6100030 • Contract Labor	\$ -	\$ 250.00	\$ (250.00)	\$ -	\$ 1,500.00	\$ (1,500.00)
6100031 • Equip. Repair	\$ -	\$ 75.00	\$ (75.00)	\$ -	\$ 450.00	\$ (450.00)
6100032 • Glass Repair	\$ -	\$ 50.00	\$ (50.00)	\$ -	\$ 300.00	\$ (300.00)
6100033 • Cleaning Supplies	\$ 215.45	\$ 100.00	\$ 115.45	\$ 813.92	\$ 600.00	\$ 213.92
6100035 • Interior Repairs	\$ 1,018.24	\$ 800.00	\$ 218.24	\$ 3,780.00	\$ 4,800.00	\$ (1,020.00)
6100036 • Exterior Repairs	\$ 189.88	\$ 250.00	\$ (60.12)	\$ 261.12	\$ 1,500.00	\$ (1,238.88)
6100038 • Snow/Ice Removal	\$ -	\$ -	\$ -	\$ -	\$ 50.00	\$ (50.00)
6100039 • Carpet Cleaning	\$ -	\$ 100.00	\$ (100.00)	\$ -	\$ 600.00	\$ (600.00)
6100044 • Carpet Repairs	\$ -	\$ 35.00	\$ (35.00)	\$ 260.00	\$ 210.00	\$ 50.00
6100047 • Light Fixtures	\$ -	\$ 150.00	\$ (150.00)	\$ 632.87	\$ 875.00	\$ (242.13)
6100066 • Countertops Repair	\$ -	\$ 25.00	\$ (25.00)	\$ -	\$ 150.00	\$ (150.00)
Total Maintenance	\$ 16,249.07	\$ 14,780.00	\$ 1,469.07	\$ 85,461.22	\$ 93,755.00	\$ (8,293.78)
Administrative						
7110001 • Office Supplies	\$ 457.02	\$ 400.00	\$ 57.02	\$ 1,822.87	\$ 2,400.00	\$ (577.13)
7110002 • Postage	\$ 53.34	\$ 20.00	\$ 33.34	\$ 151.59	\$ 120.00	\$ 31.59
7110003 • Professional Fees	\$ 821.00	\$ 1,800.00	\$ (979.00)	\$ 4,851.00	\$ 10,800.00	\$ (5,949.00)
7110004 • Management Fees	\$ 7,272.93	\$ 7,705.81	\$ (432.88)	\$ 44,078.59	\$ 45,326.92	\$ (1,248.33)
7110006 • Security Patrol	\$ 990.00	\$ 1,000.00	\$ (10.00)	\$ 5,490.00	\$ 6,000.00	\$ (510.00)

Cotton Creek
PNL vs Budget

7110007 • Telephone/Pagers	\$ 1,445.48	\$ 1,200.00	\$ 245.48	\$ 9,307.28	\$ 7,200.00	\$ 2,107.28
7110008 • Answering Service	\$ 166.85	\$ 275.00	\$ (108.15)	\$ 924.37	\$ 1,650.00	\$ (725.63)
7110010 • General	\$ 81.39	\$ 800.00	\$ (718.61)	\$ 6,585.05	\$ 4,800.00	\$ 1,785.05
7110011 • Credit Verifications	\$ 254.42	\$ 600.00	\$ (345.58)	\$ 1,410.80	\$ 3,600.00	\$ (2,189.20)
7110015 • Employee Training	\$ 140.00	\$ 1,000.00	\$ (860.00)	\$ 715.90	\$ 6,000.00	\$ (5,284.10)
7110017 • Office Uniforms	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00	\$ (1,000.00)
7110018 • Contract Labor	\$ -	\$ 200.00	\$ (200.00)	\$ 996.00	\$ 1,200.00	\$ (204.00)
7110019 • Recruiting Expense	\$ -	\$ 100.00	\$ (100.00)	\$ -	\$ 600.00	\$ (600.00)
7110020 • Automotive	\$ 49.06	\$ 75.00	\$ (25.94)	\$ 424.76	\$ 450.00	\$ (25.24)
7110021 • Printing & Duplicating	\$ -	\$ 100.00	\$ (100.00)	\$ 90.86	\$ 600.00	\$ (509.14)
7110027 • Business License	\$ -	\$ 50.00	\$ (50.00)	\$ 77.50	\$ 1,600.00	\$ (1,522.50)
7110028 • Dues & Subscriptions	\$ -	\$ -	\$ -	\$ 350.84	\$ 1,250.00	\$ (899.16)
7110032 • Leased Equip & Supplies	\$ 914.03	\$ 1,000.00	\$ (85.97)	\$ 4,204.54	\$ 6,000.00	\$ (1,795.46)
7110033 • Intrusion Alarm	\$ 71.90	\$ 150.00	\$ (78.10)	\$ 1,919.22	\$ 900.00	\$ 1,019.22
7110035 • Computer Software	\$ 1,014.77	\$ 1,200.00	\$ (185.23)	\$ 5,934.36	\$ 7,800.00	\$ (1,865.64)
7110044 • Banking Costs	\$ 60.00	\$ 60.00	\$ -	\$ 140.00	\$ 360.00	\$ (220.00)
7110052 • Computer Equip/Supplies	\$ 58.62	\$ 200.00	\$ (141.38)	\$ 1,245.41	\$ 1,200.00	\$ 45.41
7110054 • Computer Maintenance	\$ 911.79	\$ 1,000.00	\$ (88.21)	\$ 6,283.53	\$ 6,000.00	\$ 283.53
7110060 • Equipment Repairs	\$ -	\$ 150.00	\$ (150.00)	\$ -	\$ 900.00	\$ (900.00)
Total Administrative	\$ 14,762.60	\$ 19,085.81	\$ (4,323.21)	\$ 97,004.47	\$ 117,756.92	\$ (20,752.45)
Utilities						
7150001 • Electricity	\$ 7,625.51	\$ 6,800.00	\$ 825.51	\$ 41,558.16	\$ 36,200.00	\$ 5,358.16
7150003 • Gas	\$ 2,000.96	\$ 2,300.00	\$ (299.04)	\$ 38,698.69	\$ 35,450.00	\$ 3,248.69
7150004 • Water	\$ 22,073.85	\$ 18,000.00	\$ 4,073.85	\$ 116,430.94	\$ 114,200.00	\$ 2,230.94
7150011 • Trash Removal	\$ 2,089.12	\$ 2,300.00	\$ (210.88)	\$ 12,622.07	\$ 13,800.00	\$ (1,177.93)
Total Utilities	\$ 33,789.44	\$ 29,400.00	\$ 4,389.44	\$ 209,309.86	\$ 199,650.00	\$ 9,659.86
Insurance						
7170001 • Insurance Premiums	\$ 11,272.91	\$ 11,273.00	\$ (0.09)	\$ 67,637.46	\$ 67,638.00	\$ (0.54)
Total Insurance	\$ 11,272.91	\$ 11,273.00	\$ (0.09)	\$ 67,637.46	\$ 67,638.00	\$ (0.54)
Debt Service						
8000001 • Learning Center	\$ 5,597.13	\$ 5,597.13	\$ -	\$ 33,582.78	\$ 33,582.78	\$ -
Total Debt Service	\$ 5,597.13	\$ 5,597.13	\$ -	\$ 33,582.78	\$ 33,582.78	\$ -
Total Expense	\$ 121,920.57	\$ 116,321.76	\$ 5,598.81	\$ 715,366.41	\$ 740,527.62	\$ (25,161.21)
Net Income	\$ 23,537.97	\$ 37,794.37	\$ (14,256.40)	\$ 166,205.28	\$ 166,010.69	\$ 194.59



Grand Prairie

HOUSING FINANCE CORPORATION



WILLOW TREE

APARTMENTS

Willow Tree
PNL vs Budget

	Jun 24	Budget	\$ Over Budget	Jan - Jun 24	YTD Budget	\$ Over Budget
Income						
Rental Income						
4010000 - Gross Market Rent	\$ (13,251.06)			\$ (100,668.73)		
4010100 - Tenant Rental Income	\$ 189,352.00	\$ 196,282.00	\$ (6,930.00)	\$ 1,124,527.00	\$ 1,157,880.00	\$ (33,353.00)
4010110 - Loss to Old Leases	\$ -	\$ (708.00)	\$ 708.00	\$ (3,503.00)	\$ (4,434.00)	\$ 931.00
4010115 - Gain to Old Leases	\$ 3,691.00	\$ -	\$ 3,691.00	\$ 12,904.00	\$ -	\$ 12,904.00
4010120 - Loss to Vacancy	\$ (3,224.00)	\$ (6,091.00)	\$ 2,867.00	\$ (20,276.00)	\$ (35,646.00)	\$ 15,370.00
4010122 - Employee Apartments	\$ (2,107.00)	\$ (2,063.00)	\$ (44.00)	\$ (12,642.00)	\$ (12,378.00)	\$ (264.00)
4010127 - Loss to Discounts	\$ (6,499.00)	\$ (6,091.00)	\$ (408.00)	\$ (38,782.00)	\$ (35,646.00)	\$ (3,136.00)
4010142 - EOM Delinquencies	\$ (1,124.00)	\$ (2,693.00)	\$ 1,569.00	\$ (11,151.50)	\$ (16,158.00)	\$ 5,006.50
4010165 - Prior Prepays	\$ (3,988.06)	\$ -	\$ (3,988.06)	\$ (27,218.23)	\$ -	\$ (27,218.23)
Total Rental Income	\$ 176,100.94	\$ 178,636.00	\$ (2,535.06)	\$ 1,023,858.27	\$ 1,053,618.00	\$ (29,759.73)
Other Income						
4320001 - Forfeited Deposits - General	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4320002 - Forfeited Deposits - Rent	\$ -	\$ 45.83	\$ (45.83)	\$ -	\$ 274.98	\$ (274.98)
4320003 - Forfeited Deposits-Cing Chrgs	\$ 430.00	\$ 83.33	\$ 346.67	\$ 580.00	\$ 499.98	\$ 80.02
4380012 - Vending Machines	\$ -	\$ 8.33	\$ (8.33)	\$ -	\$ 49.98	\$ (49.98)
4380013 - Cleaning Fees	\$ -	\$ 15.00	\$ (15.00)	\$ -	\$ 90.00	\$ (90.00)
4380014 - Previous Delinquent Rent	\$ 3,274.00	\$ 2,583.33	\$ 690.67	\$ 17,792.39	\$ 15,499.98	\$ 2,292.41
4380015 - Prepaid Rent	\$ 4,694.06	\$ 2,916.67	\$ 1,777.39	\$ 30,212.39	\$ 17,500.02	\$ 12,712.37
4380016 - General	\$ -	\$ 291.67	\$ (291.67)	\$ -	\$ 1,750.02	\$ (1,750.02)
4380019 - Laundry	\$ 424.92	\$ 75.00	\$ 349.92	\$ 1,247.59	\$ 450.00	\$ 797.59
4380024 - Late Rent Fees	\$ 360.00	\$ 250.00	\$ 110.00	\$ 1,689.00	\$ 1,500.00	\$ 189.00
4380025 - NSF Fees	\$ -	\$ 16.67	\$ (16.67)	\$ -	\$ 100.02	\$ (100.02)
4380056 - Damage Fees	\$ 19.00	\$ 83.33	\$ (64.33)	\$ 691.48	\$ 499.98	\$ 191.50
4380057 - Lease Termination Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Income	\$ 9,201.98	\$ 6,369.16	\$ 2,832.82	\$ 52,212.85	\$ 38,214.96	\$ 13,997.89
Total Income	\$ 185,302.92	\$ 185,005.16	\$ 297.76	\$ 1,076,071.12	\$ 1,091,832.96	\$ (15,761.84)
Expense						
Salaries						
5000000 - General Manager	\$ 3,616.00	\$ 3,360.00	\$ 256.00	\$ 21,884.27	\$ 21,840.00	\$ 44.27
5010001 - Property Manager	\$ 3,388.30	\$ 4,800.00	\$ (1,411.70)	\$ 28,878.30	\$ 31,200.00	\$ (2,321.70)
5010008 - Assistant Manager	\$ 3,360.00	\$ 6,240.00	\$ (2,880.00)	\$ 29,425.50	\$ 40,699.26	\$ (11,273.76)
5020001 - Admin Support	\$ 3,473.53	\$ 4,816.29	\$ (1,342.76)	\$ 27,615.37	\$ 20,870.59	\$ 6,744.78
5030001 - Lead Maintenance	\$ 7,345.90	\$ 10,960.00	\$ (3,614.10)	\$ 53,385.92	\$ 71,432.10	\$ (18,046.18)
5030006 - Asst. Maintenance	\$ 7,227.08	\$ 12,215.30	\$ (4,988.22)	\$ 46,613.77	\$ 59,519.42	\$ (12,905.65)
5200000 - Related Exp-Gen Manager	\$ 726.30	\$ 840.00	\$ (113.70)	\$ 4,858.12	\$ 5,460.00	\$ (601.88)
5200101 - Related Exp - Manager	\$ -	\$ 1,200.00	\$ (1,200.00)	\$ 4,499.94	\$ 7,800.00	\$ (3,300.06)
5200108 - Related Exp- Asst Mngr	\$ 1,207.34	\$ 1,560.00	\$ (352.66)	\$ 9,636.35	\$ 10,174.82	\$ (538.47)
5200202 - Related Exp-Admin Support	\$ 553.86	\$ 1,204.07	\$ (650.21)	\$ 5,503.34	\$ 5,217.67	\$ 285.67
5200301 - Related Exp-Lead Maintenance	\$ 2,036.20	\$ 1,280.00	\$ 756.20	\$ 14,349.94	\$ 8,368.02	\$ 5,981.92

Willow Tree
PNL vs Budget

5200306 - Related Exp-Asst Maintenance	\$ 1,376.47	\$ 3,053.81	\$ (1,677.34)	\$ 10,415.94	\$ 14,879.86	\$ (4,463.92)
Total Salaries	\$ 34,310.98	\$ 51,529.47	\$ (17,218.49)	\$ 257,066.76	\$ 297,461.74	\$ (40,394.98)
Maintenance						
6100001 - Plumbing	\$ 1,219.69	\$ 1,300.00	\$ (80.31)	\$ 5,991.94	\$ 7,800.00	\$ (1,808.06)
6100002 - HVAC	\$ (96.98)	\$ 1,500.00	\$ (1,596.98)	\$ 7,484.02	\$ 9,000.00	\$ (1,515.98)
6100003 - Electrical	\$ 32.01	\$ 450.00	\$ (417.99)	\$ 1,111.56	\$ 2,700.00	\$ (1,588.44)
6100007 - Landscaping	\$ 7,134.50	\$ 7,650.00	\$ (515.50)	\$ 42,807.00	\$ 45,900.00	\$ (3,093.00)
6100008 - Swimming Pool Service	\$ -	\$ 850.00	\$ (850.00)	\$ 1,190.00	\$ 5,100.00	\$ (3,910.00)
6100009 - Appliances	\$ 93.24	\$ 600.00	\$ (506.76)	\$ 759.17	\$ 3,600.00	\$ (2,840.83)
6100012 - Exterminating	\$ 680.00	\$ 100.00	\$ 580.00	\$ 4,255.00	\$ 7,550.00	\$ (3,295.00)
6100013 - Uniforms	\$ -	\$ 250.00	\$ (250.00)	\$ -	\$ 1,500.00	\$ (1,500.00)
6100014 - Painting	\$ 36.28	\$ 600.00	\$ (563.72)	\$ 2,171.89	\$ 3,600.00	\$ (1,428.11)
6100016 - Vehicle Expense	\$ -	\$ 50.00	\$ (50.00)	\$ 242.21	\$ 300.00	\$ (57.79)
6100017 - Irrigation System Repair	\$ -	\$ 90.00	\$ (90.00)	\$ 498.51	\$ 540.00	\$ (41.49)
6100018 - Office/Common Areas	\$ -	\$ 25.00	\$ (25.00)	\$ -	\$ 150.00	\$ (150.00)
6100019 - General Maintenance	\$ 841.36	\$ 550.00	\$ 291.36	\$ (5,416.83)	\$ 3,300.00	\$ (8,716.83)
6100023 - Contract Cleaning	\$ -	\$ 25.00	\$ (25.00)	\$ -	\$ 150.00	\$ (150.00)
6100025 - Fire Ext./Smoke Alarms	\$ 198.60	\$ 85.00	\$ 113.60	\$ 493.14	\$ 510.00	\$ (16.86)
6100027 - Lock & Keys	\$ 89.95	\$ 200.00	\$ (110.05)	\$ 561.07	\$ 1,200.00	\$ (638.93)
6100028 - Light Bulbs & Ballasts	\$ 298.94	\$ 150.00	\$ 148.94	\$ 3,337.47	\$ 900.00	\$ 2,437.47
6100029 - Parking Lot/Sidewalks	\$ -	\$ 400.00	\$ (400.00)	\$ 1,442.44	\$ 2,400.00	\$ (957.56)
6100030 - Contract Labor	\$ -	\$ 50.00	\$ (50.00)	\$ -	\$ 300.00	\$ (300.00)
6100031 - Equip. Repair	\$ -	\$ 75.00	\$ (75.00)	\$ -	\$ 450.00	\$ (450.00)
6100032 - Glass Repair	\$ -	\$ 150.00	\$ (150.00)	\$ 216.56	\$ 900.00	\$ (683.44)
6100033 - Cleaning Supplies	\$ 239.16	\$ 75.00	\$ 164.16	\$ 443.97	\$ 450.00	\$ (6.03)
6100035 - Interior Repairs	\$ 1,922.25	\$ 500.00	\$ 1,422.25	\$ 2,753.60	\$ 3,000.00	\$ (246.40)
6100036 - Exterior Repairs	\$ -	\$ 800.00	\$ (800.00)	\$ 11,342.53	\$ 4,800.00	\$ 6,542.53
6100038 - Snow/Ice Removal	\$ -	\$ -	\$ -	\$ -	\$ 100.00	\$ (100.00)
6100039 - Carpet Cleaning	\$ -	\$ 150.00	\$ (150.00)	\$ 1,070.00	\$ 900.00	\$ 170.00
6100044 - Carpet Repairs	\$ -	\$ 100.00	\$ (100.00)	\$ -	\$ 550.00	\$ (550.00)
6100047 - Light Fixtures	\$ 89.00	\$ 150.00	\$ (61.00)	\$ 355.07	\$ 900.00	\$ (544.93)
6100048 - Pool Chemicals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Maintenance	\$ 12,778.00	\$ 16,925.00	\$ (4,147.00)	\$ 83,110.32	\$ 108,550.00	\$ (25,439.68)
Advertising & Promotions						
6010002 - Promotions	\$ 1,031.90	\$ 250.00	\$ 781.90	\$ 4,944.58	\$ 1,500.00	\$ 3,444.58
6010023 - Signs	\$ -	\$ 250.00	\$ (250.00)	\$ -	\$ 1,500.00	\$ (1,500.00)
Total Advertising & Promotions	\$ 1,031.90	\$ 500.00	\$ 531.90	\$ 4,944.58	\$ 3,000.00	\$ 1,944.58
Administrative						
7110001 - Office Supplies	\$ 15.97	\$ 700.00	\$ (684.03)	\$ 2,289.66	\$ 4,200.00	\$ (1,910.34)
7110002 - Postage	\$ 87.90	\$ 20.00	\$ 67.90	\$ 133.02	\$ 120.00	\$ 13.02
7110003 - Professional Fees	\$ 891.50	\$ 1,800.00	\$ (908.50)	\$ 7,676.50	\$ 10,800.00	\$ (3,123.50)
7110004 - Management Fees	\$ 9,265.15	\$ 9,374.40	\$ (109.25)	\$ 53,803.56	\$ 55,093.47	\$ (1,289.91)

Willow Tree
PNL vs Budget

7110006 - Security Patrol	\$ 1,215.00	\$ 1,250.00	\$ (35.00)	\$ 8,910.00	\$ 7,500.00	\$ 1,410.00
7110007 - Telephone/Pagers	\$ 1,149.93	\$ 1,300.00	\$ (150.07)	\$ 7,922.61	\$ 7,800.00	\$ 122.61
7110008 - Answering Service	\$ 184.45	\$ 260.00	\$ (75.55)	\$ 1,173.92	\$ 1,560.00	\$ (386.08)
7110009 - Bookkeeping Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7110010 - General	\$ 764.18	\$ 625.00	\$ 139.18	\$ 8,236.57	\$ 3,750.00	\$ 4,486.57
7110011 - Credit Verifications	\$ 298.79	\$ 325.00	\$ (26.21)	\$ 1,792.74	\$ 1,950.00	\$ (157.26)
7110015 - Employee Training	\$ 323.00	\$ 1,000.00	\$ (677.00)	\$ 1,131.31	\$ 6,000.00	\$ (4,868.69)
7110017 - Office Uniforms	\$ -	\$ 250.00	\$ (250.00)	\$ -	\$ 1,500.00	\$ (1,500.00)
7110018 - Contract Labor	\$ 36.00	\$ 200.00	\$ (164.00)	\$ 36.00	\$ 1,200.00	\$ (1,164.00)
7110019 - Recruiting Expense	\$ -	\$ 100.00	\$ (100.00)	\$ -	\$ 600.00	\$ (600.00)
7110020 - Automotive	\$ -	\$ 50.00	\$ (50.00)	\$ (30.50)	\$ 300.00	\$ (330.50)
7110021 - Printing & Duplicating	\$ -	\$ 100.00	\$ (100.00)	\$ 90.86	\$ 600.00	\$ (509.14)
7110027 - Business License	\$ -	\$ 50.00	\$ (50.00)	\$ 77.50	\$ 2,220.00	\$ (2,142.50)
7110028 - Dues & Subscriptions	\$ -	\$ 125.00	\$ (125.00)	\$ 3,135.28	\$ 1,325.00	\$ 1,810.28
7110032 - Leased Equip & Supplies	\$ 1,450.54	\$ 1,000.00	\$ 450.54	\$ 4,857.16	\$ 4,800.00	\$ 57.16
7110033 - Intrusion Alarm	\$ 293.69	\$ 80.00	\$ 213.69	\$ 1,713.99	\$ 480.00	\$ 1,233.99
7110035 - Computer Software	\$ 1,220.10	\$ 1,375.00	\$ (154.90)	\$ 7,189.42	\$ 8,250.00	\$ (1,060.58)
7110052 - Computer Equip/Supplies	\$ -	\$ 125.00	\$ (125.00)	\$ 1,910.73	\$ 750.00	\$ 1,160.73
7110054 - Computer Maintenance	\$ 2,948.54	\$ 1,300.00	\$ 1,648.54	\$ 8,911.82	\$ 7,800.00	\$ 1,111.82
7110060 - Equipment Repairs	\$ -	\$ 25.00	\$ (25.00)	\$ -	\$ 150.00	\$ (150.00)
Total Administrative	\$ 20,144.74	\$ 21,434.40	\$ (1,289.66)	\$ 120,962.15	\$ 128,748.47	\$ (7,786.32)
Insurance						
7170001 - Insurance Premiums	\$ 17,000.55	\$ 17,000.00	\$ 0.55	\$ 102,003.30	\$ 102,000.00	\$ 3.30
Total Insurance	\$ 17,000.55	\$ 17,000.00	\$ 0.55	\$ 102,003.30	\$ 102,000.00	\$ 3.30
Debt Service						
8000001 - Learning Center	\$ 6,840.92	\$ 6,840.92	\$ -	\$ 41,045.52	\$ 41,045.52	\$ -
Total Debt Service	\$ 6,840.92	\$ 6,840.92	\$ -	\$ 41,045.52	\$ 41,045.52	\$ -
Community Services						
6010010 - Resident Activities	\$ 500.00	\$ 1,050.00	\$ (550.00)	\$ 3,500.00	\$ 6,300.00	\$ (2,800.00)
Total Community Services	\$ 500.00	\$ 1,050.00	\$ (550.00)	\$ 3,500.00	\$ 6,300.00	\$ (2,800.00)
Utilities						
7150001 - Electricity	\$ 11,611.29	\$ 11,800.00	\$ (188.71)	\$ 86,517.33	\$ 87,600.00	\$ (1,082.67)
7150004 - Water	\$ 15,101.51	\$ 18,300.00	\$ (3,198.49)	\$ 101,339.56	\$ 106,600.00	\$ (5,260.44)
7150011 - Trash Removal	\$ 2,106.59	\$ 2,200.00	\$ (93.41)	\$ 12,691.95	\$ 13,200.00	\$ (508.05)
Total Utilities	\$ 28,819.39	\$ 32,300.00	\$ (3,480.61)	\$ 200,548.84	\$ 207,400.00	\$ (6,851.16)
Total Expense	\$ 121,426.48	\$ 147,579.79	\$ (26,153.31)	\$ 813,181.47	\$ 894,505.73	\$ (81,324.26)
Net Income	\$ 63,876.44	\$ 37,425.37	\$ 26,451.07	\$ 262,889.65	\$ 197,327.23	\$ 65,562.42



Grand Prairie

HOUSING FINANCE CORPORATION

REHAB

 **COTTON CREEK** APARTMENTS

 **WILLOW TREE** APARTMENTS

**Rehab
PNL**

	Jun 24	Jan - Jun 24
Income		
403 · Property Distributions	\$ 105,465.02	\$ 411,745.44
Total Income	\$ 105,465.02	\$ 411,745.44
Expense		
Administrative		
502 · Ownership Fee - Annual	\$ -	\$ 110,827.68
505 · General Administrative Expense	\$ -	\$ 323.60
Total Administrative	\$ -	\$ 111,151.28
Cotton Creek Apartments		
1690 · Appliances	\$ 741.40	\$ 7,312.77
1645 · Interior Replacement	\$ 3,472.93	\$ 73,289.23
1640 · Exterior Replacement	\$ -	\$ 453.66
1625 · Exterior Lighting Replacement	\$ 1,042.71	\$ 2,407.26
1620 · Computers & Equipment	\$ -	\$ 4,376.19
1615 · HVAC Replacement	\$ 922.90	\$ 3,758.66
1635 · Roofing Replacements	\$ -	\$ 5,535.20
1610 · Landscaping	\$ -	\$ 5,179.90
1605 · Plumbing - Major	\$ -	\$ 879.99
615 · CATV System	\$ -	\$ 1,072.50
Total Cotton Creek Apartments	\$ 6,179.94	\$ 104,265.36
Learning Center		
206 · General	\$ -	\$ 1,132.45
250 · Reimb. Expenses	\$ (624.00)	\$ 175.28
Total Learning Center	\$ (624.00)	\$ 1,307.73
Willow Tree Apartments		
1790 · Appliances	\$ -	\$ 5,234.30
1750 · Signage Replacement	\$ -	\$ 340.99
1745 · Interior Replacement	\$ 1,994.82	\$ 71,251.41
1740 · Exterior Replacement	\$ 6,956.40	\$ 20,526.64
1720 · Computers & Equipment	\$ -	\$ 5,699.88
1715 · HVAC Replacement	\$ 5,579.18	\$ 21,798.65
1710 · Landscaping	\$ -	\$ 2,125.20
1705 · Plumbing - Major	\$ 503.25	\$ 17,946.85
736 · General	\$ -	\$ 1,323.25
Total Willow Tree Apartments	\$ 15,033.65	\$ 146,247.17
Total Expense	\$ 20,589.59	\$ 362,971.54
Net Income	\$ 84,875.43	\$ 48,773.90