

*******AT THIS TIME DONNA ZAMPELLA PRESENTED AFFORDABLE HOUSING ANNUAL REVIEW REPORT FOR OXFORD UNIVERSITY TRANSIT SERVICES. NO ACTION WAS TAKEN*******


ORDER: ACKNOWLEDGE RECEIPT OF AD VALOREM TAX ASSESSMENT APPEAL REQUEST FOR PPIN NUMBERS 6787 AND 6633 OWNED BY ACC OP (OXFORD MISSISSIPPI) LLC AND SET HEARING ON APPEAL FOR AUGUST 11, 2025 AT 5:00 P.M. WITH AUTHORIZATION TO CLERK OF THE BOARD TO INCLUDE DEMAND TO PRODUCE DOCUMENTS FROM ACC OP AS LISTED IN THE ATTACHED DOCUMENT REQUEST

Motion was made by John Morgan, duly seconded by Greg Bynum, to acknowledge receipt of ad valorem tax assessment appeal request for PPIN #6787 & 663 owned by ACC OP (Oxford Mississippi) LLC and set hearing on appeal for August 11, 2025 at 5:00 P.M. with authorization to Clerk of the Board to include demand to produce documents from ACC OP as listed in the attached document request.

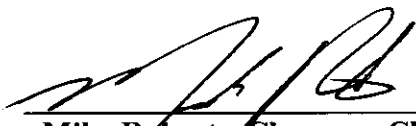
The vote on the motion was as follows:

Supervisor Brent Larson, voted yes
Supervisor John Morgan, voted yes
Supervisor Tim Gordon, voted yes
Supervisor Scott Allen, voted yes
Supervisor Greg Bynum, voted yes

After the vote, President Larson, declared the motion carried, this the 4th day of August, 2025.



Brent Larson, President
Board of Supervisors



Mike Roberts, Chancery Clerk

REQUEST OF DOCUMENTS

Pursuant to Mississippi Code (27-1-23) and (27-35-97) please provide the following information. Under 27-35-97 any person or concern failing or refusing to comply with such demand shall be precluded from objecting to any such assessment. If any specific request is not applicable, please state the line number and reason not applicable.

1. Any and all sale/purchase agreements of subject(s) property
2. Any and all appraisals and valuations of subject(s)
3. Any and all lending institutions loan closing statements and agreements
4. All operating statements for the last five years to include book values. If subject(s) is not five years new or owned, provide years applicable since new or owned
5. Provide copy of insurance policy of subject(s) real estate coverage
6. Detailed listing of all construction costs of subject(s)
7. Price of any and all renovations, additions, resurfacing and remodeling etc.
8. All land acquisition costs if applicable
9. If publicly traded please provide CIK number or Ticker symbol
10. If publicly traded provide subject(s) EBITDA numbers as given to the SEC
11. Book values as reported to the IRS for subject(s) and tax return of subject(s). If part of a larger conglomerate of properties, extract the value of subject book value.
12. Any offers to sell or buy subject(s) from any other entity, formal or informal
13. Any and all other papers, accounts, records and memoranda relating to value of subject(s)
14. If publicly traded, provide book values as reported to the Security and Exchange Commission. If consolidated provide un-consolidated value of subject(s) book value.
15. If net operating income (NOI) is submitted to the county, include sworn statement these numbers are true and accurate by company's chief financial officer (CFO) and to also state these numbers are the same as may be submitted to any other entity.
16. Provide previous five years Rent Rolls and vacancy rate. If not five years new or owned provide years since new or owned.
17. A signed and sworn to affidavit from company's chief financial officer (CFO) that these documents or statements are accurate and true.
18. Unit number, list price, selling price and sale date for units sold in the previous 5 years.
19. Unit number, lease price with listed number of bedrooms and bathrooms in unit.
20. Current listing of available units for purchase with unit number, listing price, number of bedrooms and bathrooms.
21. Any legal contract and/or agreement with an Institution of Higher Learning

Kate Victor

From: Rocky Kennedy
Sent: Tuesday, July 29, 2025 9:28 AM
To: Kate Victor
Cc: David O'Donnell
Subject: FW: 2025 Real Property Formal Appeals - PPINs 6787 & 6633
Attachments: Appeal Forms Signed (2).pdf; Affidavit Notarized.pdf; Income Statements Signed.pdf; Appraisal Report - Crook.pdf; Appraisal Report- Cushman.pdf

Please see the attached information regarding U-Club request for formal appeal before the Board.



Rocky Kennedy
Tax Collector and Assessor

300 North Lamar Blvd. • Oxford, MS 38655
t: 662-234-6006
f: 662-238-7992
rkennedy@lafayettecoms.com
www.lafayettems.com

From: Wesley Vaughn <wv@duggan.cc>
Sent: Tuesday, July 29, 2025 7:46 AM
To: Mike Roberts <mroberts@lafayettecoms.com>; Rocky Kennedy <rkennedy@lafayettecoms.com>
Subject: 2025 Real Property Formal Appeals - PPINs 6787 & 6633

Some people who received this message don't often get email from wv@duggan.cc. [Learn why this is important](#)

Lafayette County Chancery Clerk,

We are filing a real property formal appeal for PPINs 6787 and 6633 owned by ACC OP (OXFORD MISSISSIPPI) LLC. The signed appeal forms are attached.

Per the requested information on the appeal form:

1. The two recent appraisals for the subject property have been shared with the Board of Supervisors and Office of the Tax Assessor. They are also attached.
2. There has been no sale of the subject property in the past ten years
3. There is no construction work-up on the subject property
4. Attached
5. All information has been previously shared or does not exist
6. Attached

Please confirm receipt and that this appeal has been properly filed.

Thank you,
Wesley

Wesley Vaughn
205-216-4539

**Real Property Formal Appeal for the
August Equalization Hearings -
Commercial and Rental Property**

Date:	<u>7/28/2025</u>	Parcel Number:	<u>134P-19-092.00</u>
Tax Year:	<u>2025</u>	PPIN Number:	<u>6787</u>
Taken By:	<u></u>	Letter of Authorization :	<u>Yes</u> No
Owner's Name:	<u>ACC OP (OXFORD MISSISSIPPI LLC)</u>	Telephone Number:	<u>205-216-4539</u>
Property Address:	<u>100 U CLUB COVE</u>	Mailing Address:	<u>PO Box 530292 Birmingham, AL 35253-0292</u>
Opinion of Value:	<u>12,740,000</u>	Assessor's Recorded Value:	<u>25,984,530</u>
Land Value:	<u>2,490,000</u>	Land Value: Improvement	<u>23,494,530</u>
Improvement Value:	<u>10,250,000</u>	Value: Total Value:	<u>2,490,000</u>
Total Value:	<u>12,740,000</u>	Is there a deed of trust:	<u>25,984,530</u>
Is the property mortgaged:	Yes <u>No</u>	Amount of deed of trust:	<u>Yes</u> <u>No</u>
Are you an appraiser:	Yes <u>No</u>	Amount of insurance:	<u>N/A</u>
Is the property insured:	Yes <u>No</u>	Full purchase price:	<u>N/A</u>
Date of acquisition:	<u>N/A</u>		

There are three approaches to value typically associated with valuing property. These are the cost approach, income approach, and sales comparison approach. Include all calculations, supporting documents and a summarization for each approach considered when determining your opinion of true / market value.

Pursuant to Section 27-35-97, the following information is required to be submitted to the Clerk of the Board of Supervisors prior to the appeal hearing: (1) all appraisals that have been completed in the past five years; (2) all closing statements involving sales of the subject property for the last ten years; (3) a construction cost work-up on the subject property; (4) the last three years of certified audited income and expense statements on the subject property signed by the Owner's CPA; (5) all financing agreements, mortgages, loans, deeds of trust, property insurance policies, and value analysis documents for or involving the subject property for the last ten years; and (6) an affidavit by the owner (or authorized representative) certifying that the submitted information is true and accurate.

In order to process this formal appeal, this form must be filled out in its entirety. **(An opinion of true / market value and a detailed explanation for disagreeing with the assessor's value, together with the submission of all required information, must be given or this formal appeal request will not be processed.)**

Reason for Disagreement with Assessor's Value: *(attach additional pages if necessary)*

Proposed value is not supported by market information and recent appraisals.

I do attest and affirm to the best of my knowledge and belief, under penalty or perjury, that the statements made and the answers given are true and correct as of January 1 of the year stated above.


Signature of Owner

WESLEY VAUGHN 7/28/2025
PRINT NAME /DATE

By: AUTHORIZED REPRESENTATIVE

If signed by anyone other than the owner, attach a Power of Attorney for representative.

Objections shall be filed in writing to Chancery Clerk by 9:00 am of the first Monday BOS Meeting in August. **Sections 27-35-89**

Assessor's Office Use Only

Notes/Action Taken

**Real Property Formal Appeal for the
August Equalization Hearings -
Commercial and Rental Property**

Date:	<u>7/28/2025</u>	Parcel Number:	<u>134I-19-008.00</u>
Tax Year:	<u>2025</u>	PPIN Number:	<u>6633</u>
Taken By:	_____	Letter of Authorization :	<u>Yes</u> No
Owner's Name:	<u>ACC OP (OXFORD MISSISSIPPI LLC)</u>	Telephone Number:	<u>205-216-4539</u>
Property Address:	<u>PRICE HILL</u>	Mailing Address:	<u>PO Box 530292 Birmingham, AL 35253-0292</u>
Opinion of Value:	<u>460,000</u>	Assessor's Recorded Value:	<u>930,000</u>
Land Value:	<u>460,000</u>	Land Value: Improvement	<u>930,000</u>
Improvement Value:	<u>0</u>	Value: Total Value:	<u>0</u>
Total Value:	<u>460,000</u>	Is there a deed of trust:	<u>930,000</u>
Is the property mortgaged:	Yes <u>No</u>	Amount of deed of trust:	Yes <u>No</u>
Are you an appraiser:	Yes <u>No</u>	Amount of insurance:	<u>N/A</u>
Is the property insured:	Yes <u>No</u>	Full purchase price:	<u>N/A</u>
Date of acquisition:	<u>N/A</u>		

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WESLEY VAUGHN 7/28/2025
PRINT NAME /DATE

By: AUTHORIZED REPRESENTATIVE

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Assessor's Office Use Only

Notes/Action Taken

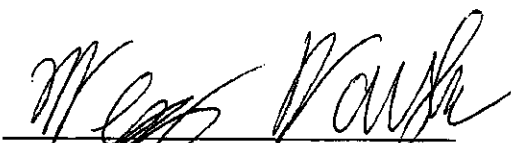
AFFIDAVIT OF CERTIFICATION

STATE OF ALABAMA COUNTY OF JEFFERSON

Before me, the undersigned authority, personally appeared Wesley Vaughn, who, after being duly sworn, deposes and states as follows:

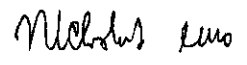
1. My name is Wesley Vaughn, and I am competent to make this affidavit.
2. I am authorized to submit the attached information on behalf of ACC OP (Oxford Mississippi LLC).
3. I certify that the information and documentation submitted with this affidavit are true, correct, and accurate to the best of my knowledge and belief.
4. I understand that any false statement or misrepresentation in this affidavit or in the accompanying documentation may subject me to penalties under applicable law.

FURTHER AFFIANT SAYETH NOT.



Wesley Vaughn
Authorized Representative
ACC OP (Oxford Mississippi LLC)

Subscribed and sworn to before me this 28 day of July, 2025, by Wesley Vaughn, who is personally known to me or has produced identification.

Nicholas Leno


Notary Public

My commission expires: 10/23/2028

NICHOLAS COLE LENO
Notary Public
Alabama State at Large

U Club Townhomes		Total 2024	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024
4000 - Gross potential rent		3,378,687	281,405	248,797	357,619	285,800	262,877	281,135	25,100	172,144	279,050	285,088	322,246	319,625
4001 - Market Rate Adj		154,203	6029	1071	1495	6074	7440	1465	0	6400	4100	17385	4720	4485
4010 - Vacancy adjustment		(34,687)	15057	4144	10408	15000	15000	15000	15000	15000	15000	15000	0	0
4011 - Vacancy - Partial Month		(10,874)	15000	0	15000	15000	15000	15000	15000	15000	15000	15000	15000	15000
Net student rent Rev		3,487,330	281,405	248,797	357,619	285,800	262,877	281,135	25,100	172,144	279,050	285,088	322,246	319,625
4080 - Utility income		36,111	0	0	0	0	0	0	0	0	0	0	0	0
4100 - Parking, residents		16,600	0	0	0	0	0	0	0	0	0	0	0	0
4350 - Damage recoveries		38,440	0	0	0	0	0	0	0	0	0	0	0	0
4500 - UncollectibleRent-Noncurr		(12,294)	0	0	0	0	0	0	0	0	0	0	0	0
4502 - Bad Debt Collected		1,218	0	0	0	0	0	0	0	0	0	0	0	0
Other Operating Revenue		80,075	0	0	0	0	0	0	0	0	0	0	0	0
Total Revenue		3,567,404	281,405	248,797	357,619	285,800	262,877	281,135	25,100	172,144	279,050	285,088	322,246	319,625
5000 - Payroll: administrative		82,775	4275	3477	5490	4488	4488	4488	4488	4488	4488	4488	4488	4488
5040 - CORP Payroll: GM recur bo		18,151	0	0	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500
5100 - Payroll: maintenance		106,661	9088	9109	13073	13088	13088	13088	13088	13088	13088	13088	13088	13088
5130 - Payroll: maint, overtime		7,171	0	0	0	0	0	0	0	0	0	0	0	0
5150 - Payroll: maint, temporary		4,319	0	0	0	0	0	0	0	0	0	0	0	0
5155 - Payroll: maint, temp turn		241	0	0	0	0	0	0	0	0	0	0	0	0
5400 - Payroll: leasing		46,759	0	0	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500
5430 - Payroll: leasing,overtime		213	0	0	0	0	0	0	0	0	0	0	0	0
5451 - Payroll: CA		46,127	1484	1488	1488	1488	1488	1488	1488	1488	1488	1488	1488	1488
5452 - Payroll: CA, overtime		6,487	17	0	0	0	0	0	0	0	0	0	0	0
5455 - Payroll: corp support		19,434	0	0	0	0	0	0	0	0	0	0	0	0
5460 - Payroll taxes		27,796	1488	1488	1488	1488	1488	1488	1488	1488	1488	1488	1488	1488
5470 - Workers comp insurance		7,398	0	0	0	0	0	0	0	0	0	0	0	0
5480 - Health Insurance		24,833	0	0	0	0	0	0	0	0	0	0	0	0
5485 - Life/disability insurance		1,417	0	0	0	0	0	0	0	0	0	0	0	0
5488 - 401K employer match		1,302	0	0	0	0	0	0	0	0	0	0	0	0
5490 - Othr payroll related costs		2,314	0	0	0	0	0	0	0	0	0	0	0	0
5500 - Staff accommodations Prof		24,706	0	0	0	0	0	0	0	0	0	0	0	0
5505 - Staff accommodations CA		8,075	0	0	0	0	0	0	0	0	0	0	0	0
Payroll Exp		436,179	1488	1488	1488	1488	1488	1488	1488	1488	1488	1488	1488	1488
6000 - Appliances		920	0	0	0	0	0	0	0	0	0	0	0	0
6024 - Cleaning		25,111	0	0	0	0	0	0	0	0	0	0	0	0
6026 - Cleaning supplies		2,169	0	0	0	0	0	0	0	0	0	0	0	0
6028 - Doors		769	0	0	0	0	0	0	0	0	0	0	0	0
6030 - Drives and parking		95	0	0	0	0	0	0	0	0	0	0	0	0

Spencer

[illegible]

	U Club Townhomes	Total 2024	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024
6480 - Resident cable service		1,863	0	0	0	0	0	0	0	0	0	0	0	0
6495 - Utilities/Other accrual		40,700	0	0	0	0	0	0	0	0	0	0	0	0
Utilities Exp		355,433	0	0	0	0	0	0	0	0	0	0	0	0
6550 - Security		31,284	0	0	0	0	0	0	0	0	0	0	0	0
6555 - Security, Addtl Coverage		158	0	0	0	0	0	0	0	0	0	0	0	0
6560 - Shuttle Service		46,600	0	0	0	0	0	0	0	0	0	0	0	0
Other Property Services Exp		78,041	0	0	0	0	0	0	0	0	0	0	0	0
7026 - Giveaways		576	0	0	0	0	0	0	0	0	0	0	0	0
7036 - Offsite promotional event		88	0	0	0	0	0	0	0	0	0	0	0	0
7040 - Promo items/materials		2,940	0	0	0	0	0	0	0	0	0	0	0	0
7050 - Other marketing		6,444	0	0	0	0	0	0	0	0	0	0	0	0
7051 - Gift cards		883	0	0	0	0	0	0	0	0	0	0	0	0
7052 - Sports marketing agreement		77,467	0	0	0	0	0	0	0	0	0	0	0	0
7060 - Other printed materials		6,347	0	0	0	0	0	0	0	0	0	0	0	0
7062 - Outdoor advertising/signs		594	0	0	0	0	0	0	0	0	0	0	0	0
7070 - Resident programming		3,653	0	0	0	0	0	0	0	0	0	0	0	0
7090 - Housing fairs		1,043	0	0	0	0	0	0	0	0	0	0	0	0
7120 - Web site cost		1,548	0	0	0	0	0	0	0	0	0	0	0	0
7121 - Dig Media, Search Engines		7,932	0	0	0	0	0	0	0	0	0	0	0	0
7122 - Dig Media, Social Media		4,445	0	0	0	0	0	0	0	0	0	0	0	0
7125 - Dig Media, Off Camp Hsg		11,220	0	0	0	0	0	0	0	0	0	0	0	0
7126 - Dig Media, Other		459	0	0	0	0	0	0	0	0	0	0	0	0
7128 - Dig Media Influencer mkt		165	0	0	0	0	0	0	0	0	0	0	0	0
Marketing Exp		125,804	0	0	0	0	0	0	0	0	0	0	0	0
8000 - Admin srvc/equip contract		11,733	0	0	0	0	0	0	0	0	0	0	0	0
8030 - Computer, hardware exp		1,561	0	0	0	0	0	0	0	0	0	0	0	0
8035 - Computer, internet srvc		280	0	0	0	0	0	0	0	0	0	0	0	0
8060 - Computer, software exp		3,532	0	0	0	0	0	0	0	0	0	0	0	0
8085 - Credit checking/reports		830	0	0	0	0	0	0	0	0	0	0	0	0
8086 - Copier/Printer lease		4,385	0	0	0	0	0	0	0	0	0	0	0	0
8087 - Copier/printer maint/sply		481	0	0	0	0	0	0	0	0	0	0	0	0
8090 - Dues and subscriptions		504	0	0	0	0	0	0	0	0	0	0	0	0
8100 - Employee relations		9,891	0	0	0	0	0	0	0	0	0	0	0	0
8101 - Uniforms, admin		1,290	0	0	0	0	0	0	0	0	0	0	0	0
8120 - Legal services		7,642	0	0	0	0	0	0	0	0	0	0	0	0
8130 - Licenses and permits		2,227	0	0	0	0	0	0	0	0	0	0	0	0
8140 - Miscellaneous admin		745	0	0	0	0	0	0	0	0	0	0	0	0
8150 - Office supplies		4,302	0	0	0	0	0	0	0	0	0	0	0	0

[illegible]

U Club Townhomes at Oxford

4000 - Gross potential rent
4001 - Market Rate Adj
4010 - Vacancy adjustment
4011 - Vacancy - Partial Month
Net Student Rent Revenue

Total 2023	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023
3,054,474	243,989	249,857	230,664	244,921	238,709	232,580	221,840	256,031	277,665	293,330	273,226	276,202
8,417	0	0	0	0	0	0	0	0	0	0	0	0
(64,527)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)
(24,193)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)
2,974,171	234,395	243,072	228,231	236,451	234,671	231,698	219,964	274,253	269,160	266,443	268,892	266,942

4080 - Utility income
4100 - Parking, residents
4350 - Damage recoveries
4455 - Legal Fee income
4500 - Uncollectible Rent-Noncurr
Other Operating Revenue

54,703	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
30	0	0	0	0	0	0	0	0	0	0	0	0
22,150	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)
825	0	0	0	0	0	0	0	0	0	0	0	0
(12,866)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)
64,841	9,594	6,785	2,433	8,471	4,038	882	1,876	(18,222)	8,505	26,887	4,334	9,260

Total Revenue

3,039,013	243,989	249,857	230,664	244,921	238,709	232,580	221,840	256,031	277,665	293,330	273,226	276,202
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5000 - Payroll: administrative
5040 - CORP Payroll: GM recur bo
5054 - Payroll: admin, temporary
5100 - Payroll: maintenance
5130 - Payroll: maint, overtime
5400 - Payroll: leasing
5430 - Payroll: leasing, overtime
5451 - Payroll: CA
5452 - Payroll: CA, overtime
5455 - Payroll: corp support
5460 - Payroll taxes
5470 - Workers comp insurance
5480 - Health Insurance
5485 - Life/disability insurance
5488 - 401k employer match
5490 - Othr payroll relatd costs
5500 - Staff accommodations-Prof
5505 - Staff accommodations-CA
Payroll Exp

81,182	9,000	9,000	10,000	67,746	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
17,037	0	0	0	0	0	0	0	0	0	0	0	0
3,473	0	0	0	0	0	0	0	0	0	0	0	0
95,625	7,000	6,000	6,000	7,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
3,546	0	0	0	0	0	0	0	0	0	0	0	0
60,773	6,000	7,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
1,794	0	0	0	0	0	0	0	0	0	0	0	0
41,614	6,000	6,000	6,000	6,771	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
1,868	0	0	0	0	0	0	0	0	0	0	0	0
19,246	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
24,767	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
5,802	0	0	0	0	0	0	0	0	0	0	0	0
20,790	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
1,623	0	0	0	0	0	0	0	0	0	0	0	0
1,232	0	0	0	0	0	0	0	0	0	0	0	0
2,087	0	0	0	0	0	0	0	0	0	0	0	0
11,047	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
8,114	0	0	0	0	0	0	0	0	0	0	0	0
401,620	34,809	33,814	43,208	36,436	36,825	48,316	33,856	29,723	35,675	30,166	30,134	8,659

6000 - Appliances
6024 - Cleaning
6026 - Cleaning supplies
6028 - Doors
6030 - Drives and parking
6040 - Electrical repair
6060 - Equipment repair & rental
6070 - Fences and gates
6080 - Fire and sprinklr repairs
6082 - Fire protect-inspct/mont
6085 - Fitness equipment repairs
6086 - Fitness equip svrc cntrct
Payroll Exp

4,001	0	0	0	0	0	0	0	0	0	0	0	0
19,412	0	0	0	0	0	0	0	0	0	0	0	0
3,451	0	0	0	0	0	0	0	0	0	0	0	0
1,473	0	0	0	0	0	0	0	0	0	0	0	0
8,111	0	0	0	0	0	0	0	0	0	0	0	0
616	0	0	0	0	0	0	0	0	0	0	0	0
829	0	0	0	0	0	0	0	0	0	0	0	0
294	0	0	0	0	0	0	0	0	0	0	0	0
8,709	0	0	0	0	0	0	0	0	0	0	0	0
5,595	0	0	0	0	0	0	0	0	0	0	0	0
66	0	0	0	0	0	0	0	0	0	0	0	0
2,782	0	0	0	0	0	0	0	0	0	0	0	0

Handwritten signature

[illegible]

6110 - HVAC - parts/supplies	3,238	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6112 - HVAC - preventive maint	1,604	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6116 - HVAC - vendors	1,546	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6120 - Landscaping - Contract	85,608	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6125 - Landscaping - Other	14,482	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6130 - Lighting - Common Area	244	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6133 - Lighting - Unit	4,078	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6150 - Locks and keys	412	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6155 - Locks/Keys-access control	1,097	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6160 - Maintenance supplies	2,241	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6165 - Miscellaneous maintenance	3,249	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6170 - Painting Labor/contract	1,370	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6175 - Painting - supplies	1,235	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6210 - Pest control	1,504	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6220 - Plumbing	9,088	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6230 - Pool - repairs/supplies	4,221	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6235 - Pool expense-svc critcl	3,192	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6240 - Roofs	2,776	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6260 - Snow removal	107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6266 - Storage	10,952	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6280 - Uniforms - maint	1,938	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6290 - Wall repair	2,028	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6292 - Windows and screens	450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6296 - Non-recurring exp: Maint	31,317	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6320 - Turnover, cleaning	39,678	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6330 - Turnover, painting critcl	64,954	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6335 - Turnover painting supply	2,359	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6336 - Turnover, supplies	3,384	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance Exp	353,689	4,639	18,798	43,892	28,143	8,305	17,844	23,220	111,110	47,108	3,060	27,585	19,985						

353,689	4,639	18,798	43,892	28,143	8,305	17,844	23,220	111,110	47,108	3,060	27,585	19,985
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Account Number	Account Name	Account Type	Account Status	Account Balance	Account Due Date	Account Payment Method	Account Payment Amount	Account Payment Date	Account Payment Status
6400 - Electricity, common area	62,896	6400	Active	62,896	12/31/2023	Check	62,896	12/31/2023	Completed
6410 - Electricity, resident	39,644	6410	Active	39,644	12/31/2023	Check	39,644	12/31/2023	Completed
6420 - Water and sewer	132,483	6420	Active	132,483	12/31/2023	Check	132,483	12/31/2023	Completed
6430 - Gas	8,883	6430	Active	8,883	12/31/2023	Check	8,883	12/31/2023	Completed
6440 - Trash removal	31,573	6440	Active	31,573	12/31/2023	Check	31,573	12/31/2023	Completed
6470 - Resident internet service	61,035	6470	Active	61,035	12/31/2023	Check	61,035	12/31/2023	Completed
6480 - Resident cable service	14,301	6480	Active	14,301	12/31/2023	Check	14,301	12/31/2023	Completed
Utilities Exp	350,813			350,813			350,813		

350,813	26,830	24,228	25,845	24,426	20,607	30,154	27,488	26,584	43,498	37,700	34,600	28,852
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6550 - Security	38,778																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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95,253	7,750	7,939	11,658	7,908	7,550	7,453	7,450	7,549	7,610	7,450	7,235	7,703
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[illegible]

[illegible][illegible]

144,721	12,673	20,561	11,582	14,725	11,049	11,217	9,082	9,164	8,768	10,537	14,115	11,249
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[illegible]

U Club Townhomes at Oxford													
Total 2023	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	
8270 - Training	886	0	0	0	0	0	0	0	0	0	0	0	0
8290 - Travel, airfare	10,719	0	0	0	0	0	0	0	0	0	0	0	0
8300 - Travel, auto	14,897	0	0	0	0	0	0	0	0	0	0	0	0
8320 - Travel, lodging	14,223	0	0	0	0	0	0	0	0	0	0	0	0
8330 - Travel, meals	6,371	0	0	0	0	0	0	0	0	0	0	0	0
General and Administrative Exp	213,031	3,631	7,237	11,373	7,609	7,834	9,763	5,225	11,602	21,232	10,556	31,563	85,406
8500 - Management fees	95,092	7,932	7,585	7,795	7,869	8,130	7,728	7,762	6,728	8,082	8,718	8,402	8,362
Management Fees Exp	95,092	7,932	7,585	7,795	7,869	8,130	7,728	7,762	6,728	8,082	8,718	8,402	8,362
8520 - Insurance, prop/liability	109,309	0	0	0	0	0	0	0	0	0	0	0	0
8516 - InsureExp-MasterLiabPrgrm	11,615	0	0	0	0	0	0	0	0	0	0	0	0
Insurance Exp	120,924	5,842	5,838	5,838	6,232	8,174	8,452	8,313	11,726	17,085	16,238	14,277	12,910
8540 - Real property taxes	346,034	0	0	0	0	0	0	0	0	0	0	0	0
8550 - Personal property taxes	26,053	0	0	0	0	0	0	0	0	0	0	0	0
Property Taxes Exp	372,087	31,279	31,279	31,279	31,279	31,279	31,279	31,279	31,279	31,279	31,279	31,279	28,023
Total Operating Expenses	2,147,229	135,384	157,279	192,470	164,625	139,753	172,205	153,674	245,463	220,335	155,704	199,189	211,148
Net Operating Income	891,784	108,605	92,579	38,194	80,296	98,956	60,374	68,166	10,568	57,330	137,626	74,037	65,053

U Club Townhomes at Oxford

4000 - Gross Potential Rent
4001 - Market Rate Adj
4005 - Straight line rent adjust
4010 - Vacancy adjustment
4011 - Vacancy - Partial Month
Net Student Rent Revenue

Total 2022	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022
2,976,572	2,976,572	2,976,572	2,976,572	2,976,572	2,976,572	2,976,572	2,976,572	2,976,572	2,976,572	2,976,572	2,976,572	2,976,572
(59,966)	(59,966)	(59,966)	(59,966)	(59,966)	(59,966)	(59,966)	(59,966)	(59,966)	(59,966)	(59,966)	(59,966)	(59,966)
(4,325)	(4,325)	(4,325)	(4,325)	(4,325)	(4,325)	(4,325)	(4,325)	(4,325)	(4,325)	(4,325)	(4,325)	(4,325)
(64,498)	(64,498)	(64,498)	(64,498)	(64,498)	(64,498)	(64,498)	(64,498)	(64,498)	(64,498)	(64,498)	(64,498)	(64,498)
(38,506)	(38,506)	(38,506)	(38,506)	(38,506)	(38,506)	(38,506)	(38,506)	(38,506)	(38,506)	(38,506)	(38,506)	(38,506)
2,809,278	2,809,278	2,809,278	2,809,278	2,809,278	2,809,278	2,809,278	2,809,278	2,809,278	2,809,278	2,809,278	2,809,278	2,809,278

4035 - Early move-in rent
4080 - Utility income
4350 - Damage recoveries
4455 - Legal Fee income
4500 - Uncollectable Rent
4502 - Bad Debt Collected
Other Operating Revenue

Total Revenue

21,075	21,075	21,075	21,075	21,075	21,075	21,075	21,075	21,075	21,075	21,075	21,075	21,075
96,742	96,742	96,742	96,742	96,742	96,742	96,742	96,742	96,742	96,742	96,742	96,742	96,742
15,421	15,421	15,421	15,421	15,421	15,421	15,421	15,421	15,421	15,421	15,421	15,421	15,421
1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
(64,332)	(64,332)	(64,332)	(64,332)	(64,332)	(64,332)	(64,332)	(64,332)	(64,332)	(64,332)	(64,332)	(64,332)	(64,332)
1,603	1,603	1,603	1,603	1,603	1,603	1,603	1,603	1,603	1,603	1,603	1,603	1,603
72,303	72,303	72,303	72,303	72,303	72,303	72,303	72,303	72,303	72,303	72,303	72,303	72,303
2,881,581	2,881,581	2,881,581	2,881,581	2,881,581	2,881,581	2,881,581	2,881,581	2,881,581	2,881,581	2,881,581	2,881,581	2,881,581

5000 - Payroll: administrative
5030 - Payroll: admin, overtime
5040 - CORP Payroll: GM recur bonus
5100 - Payroll: maintenance
5130 - Payroll: maint, overtime
5400 - Payroll: leasing
5430 - Payroll: leasing, overtime
5451 - Payroll: CA
5452 - Payroll: CA, overtime
5455 - Payroll: corp support
5460 - Payroll: taxes
5470 - Workers comp insurance
5480 - Health Insurance
5485 - Life/disability insurance
5488 - 401k employer match
5490 - Othr payroll related costs
5500 - Staff accommodations-Prof
5505 - Staff accommodations-CA
Payroll Exp

106,547	106,547	106,547	106,547	106,547	106,547	106,547	106,547	106,547	106,547	106,547	106,547	106,547
452	452	452	452	452	452	452	452	452	452	452	452	452
10,789	10,789	10,789	10,789	10,789	10,789	10,789	10,789	10,789	10,789	10,789	10,789	10,789
91,153	91,153	91,153	91,153	91,153	91,153	91,153	91,153	91,153	91,153	91,153	91,153	91,153
4,803	4,803	4,803	4,803	4,803	4,803	4,803	4,803	4,803	4,803	4,803	4,803	4,803
36,632	36,632	36,632	36,632	36,632	36,632	36,632	36,632	36,632	36,632	36,632	36,632	36,632
1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008
34,871	34,871	34,871	34,871	34,871	34,871	34,871	34,871	34,871	34,871	34,871	34,871	34,871
120	120	120	120	120	120	120	120	120	120	120	120	120
5,413	5,413	5,413	5,413	5,413	5,413	5,413	5,413	5,413	5,413	5,413	5,413	5,413
23,698	23,698	23,698	23,698	23,698	23,698	23,698	23,698	23,698	23,698	23,698	23,698	23,698
3,308	3,308	3,308	3,308	3,308	3,308	3,308	3,308	3,308	3,308	3,308	3,308	3,308
13,292	13,292	13,292	13,292	13,292	13,292	13,292	13,292	13,292	13,292	13,292	13,292	13,292
892	892	892	892	892	892	892	892	892	892	892	892	892
1,095	1,095	1,095	1,095	1,095	1,095	1,095	1,095	1,095	1,095	1,095	1,095	1,095
8,693	8,693	8,693	8,693	8,693	8,693	8,693	8,693	8,693	8,693	8,693	8,693	8,693
21,919	21,919	21,919	21,919	21,919	21,919	21,919	21,919	21,919	21,919	21,919	21,919	21,919
5,454	5,454	5,454	5,454	5,454	5,454	5,454	5,454	5,454	5,454	5,454	5,454	5,454
370,139	370,139	370,139	370,139	370,139	370,139	370,139	370,139	370,139	370,139	370,139	370,139	370,139

6000 - Appliances
6024 - Cleaning
6026 - Cleaning supplies
6028 - Doors

3,722	3,722	3,722	3,722	3,722	3,722	3,722	3,722	3,722	3,722	3,722	3,722	3,722
8,310	8,310	8,310	8,310	8,310	8,310	8,310	8,310	8,310	8,310	8,310	8,310	8,310
3,553	3,553	3,553	3,553	3,553	3,553	3,553	3,553	3,553	3,553	3,553	3,553	3,553
420	420	420	420	420	420	420	420	420	420	420	420	420

See Bill

[illegible]

6040 - Electrical repair	2,298	0	0	250	600	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6070 - Fences and gates	131	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6080 - Fire and sprinklr repairs	15,126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6082 - Fire protect-inspect/mont	9,727	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6085 - Fitness equipment repairs	234	0	234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6086 - Fitness equip svc cntct	2,782	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6110 - HVAC - parts/supplies	9,760	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6112 - HVAC - preventive maint	1,218	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6120 - Landscaping - Contract	81,607	0	10,027	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6125 - Landscaping - Other	22,051	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6130 - Lighting - Common Area	452	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6133 - Lighting - Unit	2,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6150 - Locks and keys	1,565	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6155 - Locks/Keys-access control	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6160 - Maintenance supplies	8,878	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6165 - Miscellaneous maintenance	5,889	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6175 - Painting - supplies	877	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6210 - Pest control	2,916	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6215 - Pest control-term bonds	3,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6220 - Plumbing	4,564	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6230 - Pool - repairs/supplies	4,394	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6235 - Pool expense-svc cntct	9,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6240 - Roofs	1,775	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6266 - Storage	9,583	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6280 - Uniforms - maint	907	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6290 - Wall repair	608	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6292 - Windows and screens	309	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6320 - Turnover, cleaning	49,199	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6330 - Turnover, painting cntct	52,120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance Exp	320,128	10,176	20,232	17,164	23,735	20,046	23,000	12,481	109,948	21,201	26,267	12,275	23,603						
6400 - Electricity, common area	68,658	6,846	7,011	4,742	8,894	4,708	5,706	6,482	6,280	6,863	6,990	8,100	8,763						
6410 - Electricity, resident	64,728	8,907	6,387	1,661	6,689	7,986	9,028	1,686	6,686	9,480	8,885	4,186	4,480						
6420 - Water and sewer	72,111	130	4,073	6,368	6,480	6,616	6,561	6,807	6,878	7,347	6,463	6,738	6,348						
6430 - Gas	9,680	478	2,885	976	804	782	585	685	584	46	583	446	1,673						
6440 - Trash removal	36,844	1,704	2,288	1,789	2,784	2,787	2,786	2,786	2,786	4,784	1,888	6,882	3,886						
6470 - Resident internet service	58,200	6,883	1,588	1,681	6,384	6,384	6,384	6,384	6,384	6,384	6,384	6,384	6,384						
6480 - Resident cable service	22,030	5,886	1,686	1,181	5,886	1,686	1,686	1,686	1,686	2,086	1,686	2,086	2,286						
Utilities Exp	332,251	23,954	33,124	22,206	24,245	23,195	23,404	27,715	29,354	37,536	31,503	27,817	28,198						
6550 - Security	32,609	2,686	1,058	1,880	2,578	2,188	2,340	2,388	2,388	3,486	2,076	3,188	8,485						

U Club Townhomes at Oxford
6555 - Security, Addl Coverage
6560 - Shuttle Service
Other Property Services Exp

Total 2022	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022
158	0	0	0	0	0	0	0	0	0	0	0	168
51,817	0	4,500	4,250	4,250	4,250	4,517	4,250	4,300	4,250	4,200	4,250	4,590
84,583	2,054	9,558	5,750	6,420	6,350	7,057	6,450	6,500	7,706	6,275	7,400	13,063

7026 - Giveaways
7030 - Direct mail marketing
7036 - Offsite promotional event
7040 - Promo items/materials
7041 - T Shirts
7042 - Onsite promotional events
7050 - Other marketing
7051 - Gift cards
7052 - Sports marketing agreemnt
7053 - Email advertising
7060 - Other printed materials
7062 - Outdoor advertising/signs
7066 - Renewal events
7070 - Resident programming
7090 - Housing fairs
7120 - Web site cost
7121 - Dig Media, Search Engines
7122 - Dig Media, Social Media
7123 - Dig Media, Online Newspaper
7125 - Dig Media, Off Camp Hsing
7126 - Dig Media, Other
7128 - Dig Media Influencer mktl
Marketing Exp

3,540	17	700	1,325	240	0	0	0	15	75	0	1,671	0
345	0	0	0	0	0	0	0	0	0	0	0	0
4,119	0	170	507	500	0	0	0	500	0	1,000	0	0
5,418	0	4,100	5,075	500	0	0	0	500	0	575	0	501
5,342	0	0	2,000	0	0	0	0	0	0	2,000	0	0
5,292	0	0	0	0	0	0	0	0	0	0	0	0
16,787	0	0	0	0	0	0	0	0	0	0	0	21
1,181	0	0	0	0	0	0	0	0	0	0	0	0
86,168	0	0	2,000	0	0	0	0	0	0	0	0	7,354
3,735	0	0	0	0	0	0	0	0	0	0	0	0
1,818	0	0	0	0	0	0	0	0	0	717	400	0
4,363	0	0	0	0	0	0	0	0	0	0	0	0
112	0	0	0	0	0	0	0	0	0	0	0	0
6,678	0	452	704	704	0	0	0	720	704	0	1,182	0
3,287	0	0	1,511	0	0	0	0	0	0	307	1,504	0
938	0	0	405	104	0	0	0	0	0	210	0	0
10,943	0	1,300	1,200	1,300	1,300	1,200	0	501	0	654	1,500	436
6,882	0	0	0	0	0	0	0	0	0	0	0	450
1,602	0	0	0	0	0	0	0	0	0	0	0	0
6,577	0	0	0	0	0	0	0	0	0	0	0	0
380	0	0	0	0	0	0	0	0	0	0	0	0
198	0	0	0	0	0	0	0	0	0	0	0	0
175,705	11,629	18,121	23,060	9,084	15,483	17,556	9,396	14,024	12,248	18,386	16,589	10,128

8000 - Admin svc/equip contract
8030 - Computer, hardware exp
8040 - Computer, MIS support
8060 - Computer, software exp
8085 - Credit checking/reports
8086 - Copier/Printer lease
8090 - Dues and subscriptions
8100 - Employee relations
8101 - Uniforms, admin
8120 - Legal services
8125 - Legal svcs-res eviction
8130 - Licenses and permits
8150 - Office supplies

30,103	1,304	1,395	140	2,004	4,250	1,752	400	1,300	40	3,110	500	13,823
107	0	0	0	0	0	0	0	0	0	0	0	0
1,030	0	0	0	0	0	0	0	0	0	0	0	0
5,576	0	0	0	0	0	0	0	0	0	0	0	0
1,283	0	0	0	0	0	0	0	0	0	0	0	0
292	0	0	0	0	0	0	0	0	0	0	0	0
2,314	0	0	0	0	0	0	0	0	0	0	0	0
3,837	0	754	142	707	0	0	0	1,400	100	0	0	700
947	0	0	0	0	0	0	0	0	0	0	0	0
8,336	0	0	0	0	0	0	0	0	0	0	0	0
2,837	0	0	0	0	0	0	0	0	0	0	0	0
1,463	0	0	0	0	0	0	0	0	0	0	0	0
2,243	170	304	104	0	0	0	0	0	116	20	104	503

U Club Townhomes at Oxford		Total 2022	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022
8155 - Otc Supplies - Amenities		2,863												
8170 - Postage		457												
8180 - Postage,overnight/express		874												
8200 - Professional services		69												
8210 - Recruiting		336												
8240 - Telephone		6,664												
8245 - Telephone, answering svc		2,211												
8250 - Online payment process fe		405												
8260 - Telephone, mobile		3,873												
8270 - Training		1,697												
8290 - Travel, airfare		2,361												
8300 - Travel, auto		3,591												
8320 - Travel, lodging		6,722												
8330 - Travel, meals		1,392												
General and Administrative Exp		93,882	5,851	7,829	4,968	7,937	6,474	11,541	5,411	5,138	3,857	7,892	4,666	22,317
8500 - Management fees		144,079	11,253	12,073	11,399	11,632	11,646	11,147	10,455	15,387	11,741	12,144	12,184	12,717
Management Fees Exp		144,079	11,253	12,073	11,399	11,932	11,646	11,147	10,455	15,387	11,741	12,144	12,184	12,717
8520 - Insurance, prop/liability		67,395	5,232	5,232	5,232	5,232	5,232	5,232	5,232	5,232	5,232	5,232	5,232	5,232
Insurance Exp		67,395	5,232	5,232	5,232	5,232	5,232	5,232	5,232	5,232	5,232	5,232	5,232	5,232
8540 - Real property taxes		346,034	28,836	28,836	28,836	28,836	28,836	28,836	28,836	28,836	28,836	28,836	28,836	28,836
8550 - Personal property taxes		27,708	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418
Property Taxes Exp		373,742	31,254	31,254	31,254	31,254	31,254	31,254	31,254	31,254	31,254	31,254	31,254	29,944
Total Operating Expenses		1,961,904	129,690	167,128	152,263	149,560	151,967	157,751	139,700	259,790	163,126	172,088	153,405	165,437
Net Operating Income		919,678	95,380	74,341	75,714	89,073	80,956	65,185	69,406	47,951	71,686	70,799	90,274	88,912