# ORDER: BOARD TOOK UNDER ADVISEMENT REAL PROPERTY VALUE FOR PPIN #6787 AND #6633 ACC OP. AND POSTPONED HEARING OBJECTION TO PROPERTY VALUES AS NO ONE WAS PRESENT TO PRESENT TO BOARD THE OBJECTION. TAX ASSESSOR/COLLECTOR JOINED THE MEETING WHEREIN A DISCUSSION WAS HELD AND BROUGHT FORTH A MOTION TO DENY REQUEST

Motion was made by Chad McLarty, duly seconded by Brent Larson, that Board took under advisement Real Property value for PPIN #6787 and #6633, ACC OP. and postponed hearing objection to property values a no one was present to present to Board the objection. Tax Assessor/Collector joined the meeting wherein a discussion was held and brought forth a motion to deny request.

The vote on the motion was as follows:

Supervisor Brent Larson, voted yes Supervisor Larry Gillespie, voted yes Supervisor David Rikard, voted yes Supervisor Chad McLarty, voted yes Supervisor Mike Roberts, voted yes

After the vote, President Roberts, declared the motion carried, this the 7<sup>th</sup> day of August, 2023.

Mike Roberts, President Board of Supervisors Sherry Wall Chancery Clerk

### Sylvia J. Baker

#### **Lafayette County Tax Assessor** 300 N. Lamar, Ste. 103, Oxford, MS 38655 Phone: 662.234.5562 Fax 662.238.7992

#### **REAL PROPERTY REQUEST FOR REVIEW**

Tax Year:	2023	annua .
Parcel Nu	ımber / PPIN:	PPIN: 6787 & 6633
Na	ame:	ACC OP (OXFORD MISSISSIPPI) LLC
Pł	nysical Address:	
	ailing Address:	PO BOX 530292 BIRMINGHAM, AL 35253-0292
	nali Address:	wv@campusapt.net
Ph	none (Cell):	Phone (Work): 205-216-4539
REASON I	FOR REQUEST: _The	property's actual income indicates a lower value
than	proposed. An ap	praisal supporting a lower value has been provided.
Please sui	bmit the following ir	formation to the Assessor's Office:
1.	Any and all apprais	als for the subject property.
2.	Any and all closing	statements.
3.	Any and all loan ag	reements for the subject property.
4.	Any and all financia	al agreements, forms and/or value analysis.
5.	represented, include	s must have a letter of authorization from each company that is ing the owner of the company's contact information (name, phone address). This all needs to be on the company's letterhead.
6.		income Expense Statement signed by the company's C.P.A.
		ce policies that pertain to the real estate of the subject property.
	A signed and nota	ized affidavit from the authorizing company officer and assigned certifying that all information is accurate and true to the best of
Property (	Owner Signature:	Printed Name:
Date:		Phone #:Email:
Tax Rep Si	ignature: Wh	2 Valley Printed Name: Wesley Vaughn
		hone #: 205-216-4539 Email: wv@campusapt.net

- 1. The recent appraisal for the property has previously been provided to the assessor's office. There are no other appraisals.
- 2. The property was not acquired. It was developed by the owner.
- 3. The owner is a public company that finances its properties through its shareholders. There is no loan agreement for the subject property.
- 4. The last three years of financial statements are provided. There are no other relevant forms or financial agreements.
- 5. The letter of authorization is provided.
- 6. The audited income/expenses statements signed off by the company's CPA is provided.
- 7. The owner self-insures the property.

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8. The affidavit certifying all information given is true and accurate is provided.



#### **NOTICE OF AUTHORIZATION**

August 1, 2023

To Whom It May Concern:

This document shall authorize Duggan Property Services, Inc., Charles Duggan, and Wesley Vaughn to represent American Campus Communities before all proper governmental property taxation authorities in Lafayette County and the State of Mississippi.

Mr. Duggan and Mr. Vaughn are authorized to file real estate tax returns, sign appeal forms on our behalf, and otherwise represent our best interests in negotiations with taxing authorities.

American Campus Communities is the General Partner for the property listed below.

ACC OP (OXFORD MISSISSIPPI) LLC PPIN 6787 & 6633

Steve Beinke, SVP Tax

#### **AFFIDAVIT**

#### STATE OF ALABAMA COUNTY OF JEFFERSON

- I, Wesley Vaughn, in Jefferson County, Alabama, MAKE OATH AND SAY THAT:
  - 1. All information given regarding the 2022 real property valuation appeal for PPIN 6787 and 6633 owned by ACC OP (OXFORD MISSISSIPPI) LLC is true and accurate.

Signed on this 1st day of August, 2023

My De May May Afflant Signature

SUBSCRIBED AND SWORN TO BE BEFORE ME, on this 1st day of August, 2023.

Signature

**NOTARY PUBLIC** 

My Commission

(Seal)

Alabama State At Large Notary Public Susan Nesmith Simpson

My Commission Expires 9/3/2024

#### **AFFIDAVIT**

#### STATE OF ALABAMA COUNTY OF JEFFERSON

- I, Steve Beinke, in Jefferson County, Alabama, MAKE OATH AND SAY THAT:
  - 1. All information given regarding the 2023 real property valuation appeal for PPIN 6787 and 6633 owned by ACC OP (OXFORD MISSISSIPPI) LLC is true and accurate.

Signed on this 1st day of August, 2023

Affiant Signature

SUBSCRIBED AND SWORN TO BE BEFORE ME, on this 1st day of August, 2023.

Signature

**NOTARY PUBLIC** 

My Commission

\_\_\_\_(Seal

Alabama State At Large Notary Public Susan Nesmith Simpson

My Commission Expires 9/3/2024

U Club Townhomes at Oxford	Total 2022
4000 - Gross Potential Rent	2,976,572
4001 - Market Rate Adj	(59,966)
4005 - Straight line rent adjust	(4,325)
4010 - Vacancy adjustment	(64,498)
4011 - Vacancy - Partial Month	(38,506)
Net Student Rent Revenue	2,809,278
	, ,
4035 - Early move-in rent	21,075
4080 - Utility income	96,742
4350 - Damage recoveries	15,421
4455 - Legal Fee income	1,795
4500 - Uncollectable Rent	(64,332)
4502 - Bad Debt Collected	1,603
Other Operating Revenue	72,303
Total Revenue	2,881,581
	_
5000 - Payroll: administrative	106,547
5030 - Payroll: admin, overtime	452
5040 - CORP Payroll: GM recur bonus	10,789
5100 - Payroll: maintenance	91,153
5130 - Payroll: maint, overtime	4,803
5400 - Payroll: leasing	36,632
5430 - Payroll: leasing, overtime	1,008
5451 - Payroll: CA	34,871
5452 - Payroll: CA, overtime	120
5455 - Payroll: corp support	5,413
5460 - Payroll taxes	23,698
5470 - Workers comp insurance	3,308
5480 - Health Insurance	13,292
5485 - Life/disability insurance	892
5488 - 401K employer match	1,095
5490 - Othr payroll relatd costs	8,693
5500 - Staff accommodations-Prof	21,919
5505 - Staff accommodations-CA	5,454
Payroll Exp	370,139
6000 - Appliances	3,722
6024 - Cleaning	8,310
6026 - Cleaning supplies	3,553
6028 - Doors	420
6040 - Electrical repair	2,298
6070 - Fences and gates	131
6080 - Fire and sprinklr repairs	15,126
6082 - Fire protect-inspct/montr	9,727
6085 - Fitness equipment repairs	234
6086 - Fitness equip srvc cntrct	2,782
6110 - HVAC - parts/supplies	9,760
6112 - HVAC - preventive maint	1,218
6120 - Landscaping - Contract	81,607
6125 - Landscaping - Other	22,051
6130 - Lighting - Common Area	452
6133 - Lighting - Unit	2,999

U Club Townhomes at Oxford	Total 2022
6150 - Locks and keys	1,565
6155 - Locks/Keys-access control	54
6160 - Maintenance supplies	8,878
6165 - Miscellaneous maintenance	5,889
6175 - Painting - supplies	877
6210 - Pest control	2,916
6215 - Pest control-term bonds	3,103
6220 - Plumbing	4,564
6230 - Pool - repairs/supplies	4,394
6235 - Pool expense-srvc cntrct	9,000
6240 - Roofs	1,775
6266 - Storage	9,583
6280 - Uniforms - maint	907
6290 - Wall repair	608
6292 - Windows and screens	309
6320 - Turnover, cleaning	49,199
6330 - Turnover, painting cntrct	52,120
Maintenance Exp	320,128
	020,220
6400 - Electricity, common area	68,658
6410 - Electricity, resident	64,728
6420 - Water and sewer	72,111
6430 - Gas	9,680
6440 - Trash removal	36,844
6470 - Resident Internet service	58,200
6480 - Resident cable service	22,030
Utilities Exp	332,251
6550 - Security	32,609
6555 - Security, Addl Coverage	158
6560 - Shuttle Service	51,817
Other Property Services Exp	84,583
7026 - Character	2.540
7026 - Giveaways	3,540
7030 - Direct mail marketing 7036 - Offsite promotional event	345
7040 - Promo items/materials	4,119
7040 - Fromo Remsymaterials	5,418
7041 - 1 Shifts 7042 - Onsite promotional events	5,342 5,292
7050 - Other marketing	16,787
7051 - Gift cards	1,181
7052 - Sports marketing agreemnt	86,168
7053 - Email advertising	3,735
7060 - Other printed materials	1,818
7062 - Outdoor advertising/signs	4,363
7066 - Renewal events	112
7070 - Resident programming	6,678
7090 - Housing fairs	3,287
7120 - Web site cost	938
7121 - Dig Media, Search Engines	10,943
7122 - Dig Media, Social Media	6,882
7123 - Dig Media, Online Newspaper	1,602
7125 - Dig Media, Off Camp Hsng	6,577
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U Club Townhomes at Oxford	Total 2022
7126 - Dig Media, Other	380
7128 - Dig Media Influencer mrkt	198
Marketing Exp	175, <b>7</b> 05
8000 - Admin srvc/equip contract	30,103
8030 - Computer, hardware exp	107
8040 - Computer, MIS support	1,030
8060 - Computer, software exp	5,576
8085 - Credit checking/reports	1,283
8086 - Copier/Printer lease	292
8090 - Dues and subscriptions	2,314
8100 - Employee relations	3,837
8101 - Uniforms, admin	947
8120 - Legal services	8,336
8125 - Legal srvcs-res eviction	2,837
8130 - Licenses and permits	1,463
8150 - Office supplies	2,243
8155 - Ofc 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 srvc	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
8500 - Management fees	102,773
Management Fees Exp	102,773
8520 - Insurance, prop/liability	67,395
Insurance Exp	67,395
8540 - Real property taxes	346,034
8550 - Personal property taxes	27,708
Property Taxes Exp	373,742
Total Operating Expenses	1,920,598
Net Operating Income	960,984

#### U Club Townhomes at Oxford

Entity: 622

cast	ludget Forec	Revised B			Actual		
Var%	Variance	RBF	Var%	<u>Variance</u>	PY	<u>CY</u>	
							SUMMARY INCOME STATEMENT
1%	38,557	2,678,448	2%	47,670	2,669,334	2,717,005	Net student rent
289%	113,471	(39,252)	247%	52,838	21,380	74,218	Other operating
6%	152,028	2,639,195	4%	100,508	2,690,714	2,791,223	Total Revenue
16%	71,226	438,561	7%	27,259	394,594	367,335	Payroll
-22%	(47,820)	214,705	-40%	(75,135)	187,389	262,524	Maintenance
-10%	(29,310)	283,439	-20%	(51,848)	260,901	312,749	Utilities
0%	(334)	75,232	-8%	(5,822)	69,745	75,566	Other Property Services
13%	27,730	219,759	-6%	(11,498)	180,531	192,029	Marketing
4%	2,538	68,781	38%	41,000	107,243	66,243	General and Administrative
0%	401	111,844	2%	2,423	113,866	111,443	Management Fees
-2%	(1,180)	58,204	-26%	(12,435)	46,949	59,383	Insurance
4%	18,200	465,937	4%	17,720	465,457	447,737	Property Taxes
2%	41,452	1,936,462	-4%	(68,336)	1,826,674	1,895,010	Total Operating Expenses
28%	193,480	702,734	4%	32,172	864,041	896,213	Net Operating Income
0%	(3,469)	1,450,360	-1%	(8,295)	1,445,534	1,453,829	Depreciation
100%	524,841	524,841	100%	524,841	524,841	0	Amort, def. lease cst-stdt
26%	521,372	1,975,201	26%	516,546	1,970,375	1,453,829	Total Non-operating Expenses
56%	714,851	(1,272,467)	50%	548,719	(1,106,335)	(557,616)	Net Income
-26%	(521,372)	1,975,201	-26%	(516,546)	1,970,375	1,453,829	Add Back Depreciation/Amort
22%	17,781	80,145	-78%	(27,390)	34,974	62,364	Less: Capital Expenditures
34%	211,260	622,589	1%	4,782	829,067	833,849	"Budgeted" Cashflow
-    -  )	<b>714,851</b> (521,372 17,781	1,975,201 80,145	<b>50%</b> -26% -78%	548,719 (516,546) (27,390)	(1,106,335) 1,970,375 34,974	(5 <b>57,816</b> ) 1,453,829 62,364	Net Income  Add Back Depreciation/Amort Less: Capital Expenditures

Revenue:				Actual			Revised 8	Budget Forec	ast
4000 Gross polential rent			<u>CY</u>	PY	<u>Variance</u>	Var%			
4000 Gross polential rent	Reven	ue:							
4001   Market Rate Adj   (24,072)   0			2,853,879	2,839,056	14,823	1%	2,873,131	(19,251)	-1%
4005   Straight line rent adjust   (2,595)   (0)   (2,595)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (0)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,787)   (1,7	4001	Market Rate Adj	(24,072)	0	(24,072)	0%			0%
Mode   Deferred Revenue Recogn   (1,787)   0   (1,787)   0%   0   (1,787)   0%   0%   0   (1,787)   0%   0%   0%   0%   0%   0%   0%   0	4002	Short Term Premium		0	7,350	0%	0		0%
4010   Vacancy adjustment   (102,969)   (169,722)   68,726   30%   (192,525)   69,522   47%   47%   47011   Vacancy-Partial Morth   (12,7776)   0%   0%   (12,775)   0%   0%   (12,775)   0%   0%   (12,775)   0%   0%   (12,775)   0%   0%   (12,775)   0%   0%   (12,775)   0%   0%   0%   (12,775)   0%   0%   0%   0%   0%   0%   0%   0	4005	Straight line rent adjust	(2,595)	0	(2,595)	0%	(2,158)	(437)	-20%
4011         Vacancy-Perilal Month         (12,775)         0         (12,775)         0%         0         (12,775)         0%           Net Student Rent         2,717,005         2,669,334         47,870         2%         2,678,448         38,657         1%           4035         Early move-in rent         14,136         14,040         95         1%         9,000         5,135         5,7%           4300         Application fees         3,188         2,705         481         16%         4,151         (96,50)         23%           4320         Cancellation fees         10,484         9,500         984         10%         10,415         39         0%           4350         Damage recoveries         23,963         21,293         2,270         13%         25,719         1,766         7%           4450         Miscellaneous Incorne         15,366         18,874         (4,478)         23%         22,807         7,471         33%           4450         NSF feee         1,937         685         1,252         183%         28.8         1,108         13,4%           4470         Residant pottal fees         0         5,007         (5,007)***********************************	4006	Deferred Revenue Recogn	(1,787)	0	(1,787)	0%	0	(1,787)	0%
Net Student Rent	4010	Vacancy adjustment	(102,996)	(169,722)	66,726	39%	(192,525)	89,529	47%
4035   Early move-in rent	4011	Vacancy-Partial Month	(12,775)	0	(12,775)	0%	0	(12,775)	0%
	Net St	udent Rent	2,717,005	2,669,334	47,670		2,678,448	38,557	1%
4320   Application fees   3,186   2,705   481   18%   4,151   (965) -23%	4035	Early move-in rent	14,135	14,040		1%	9,000	5,135	57%
4350   Cancellation fees   10.484   9.500   984   10%   10.445   39   0.7%   4420   Late fee Income   23.9861   21.939   11.83%   25.719   (1.756)   7.7%   4440   Miscellaneous income   15.996   19.874   (4.478)   2.33%   22.867   (7.471)   -33%   4450   Miscellaneous income   15.996   19.874   (4.478)   2.33%   22.867   (7.471)   -33%   4460   Miscellaneous income   15.996   19.874   (4.478)   2.33%   22.867   (7.471)   -33%   4470   NSF fees   1.937   885   1.252   183%   828   1.108   13.4%   4470   Residant portal fees   0   5.007   (5.007)   100%   0   0   0.0   4480   Administrative fees   4.010   420   3.590   855%   428   3.582   836%   4500   Uncollectable rent   (60.538)   (74.589)   24.051   32%   (156.900)   106.382   68%    ***Payroll Expenses:**  ***Payroll: administrative   88.396   63.060   (25.338)   -40%   81.053   (7.345)   -9%   5030   Payroll: administrative   17.67   2.023   2.56   13%   1.973   2.05   10%   5040   CORP Payroll: Street   1.767   2.023   2.56   13%   1.973   2.05   10%   50540   CORP Payroll: Miscellaneous   68.82   91.857   21.935   24%   102.524   32.682   32%   5100   Payroll: maint, temporary   22   122   100   82%   125   103   83%   5130   Payroll: maint, temporary   1.975   0   (1.975)   0%   0   (1.975)   0%   5150   Payroll: maint, temporary   1.975   0   (1.975)   0%   0   (1.975)   0%   5400   Payroll: casing, overtime   961   1.467   5.08   34%   1.459   498   34%   5430   Payroll: leasing, overtime   961   1.467   5.08   34%   1.459   4.88   7.84   5450   Payroll: cap support   1.078   2.623   3.540   6.6%   2.539   188   7.86   5451   Payroll: corp support   1.078   2.623   3.540   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500   3.500		-	•				· ·	17,608	
4350   Damage recoveries   23,963   21,293   2,670   13%   25,719   (1,756)   7.7%     4420   Late fee Income   23,960   10,970   12,990   118%   33,955   (9,995)   -29%     4450   Miscollaneous income   15,396   19,874   (4,747)   -23%   22,267   (7,471)   -33%     4450   Lagel Fee income   843   428   415   97%   1,019   (176)   -17%     4460   NSF fees   1,937   685   1,252   183%   828   1,108   134%     4470   Realizant portal fees   0   5,007   (5,007)   -100%   0   0   0   0     4480   Administrative fees   4,010   420   3,590   855%   428   3,582   836%     4470   Uncollectable rent   (50,538)   (74,589)   24,051   32%   (156,900)   103,822   68%      2791,223   2,890,714   100,508   4%   2,639,196   162,028   68%      2791,223   2,890,714   100,508   4%   2,639,196   162,028   68%      2991   Expenses:   2,791,223   2,890,714   100,508   4%   2,639,196   162,028   68%      2991   Expenses:   2,791,223   2,890,714   100,508   4%   2,639,196   162,028   68%      2991   Expenses:   2,791,223   2,890,714   100,508   4%   2,639,196   162,028   68%      2991   Expenses:   2,791,223   2,890,714   100,508   4%   2,639,196   162,028   68%      2991   Expenses:   2,791,223   2,890,714   100,508   4%   2,639,196   162,028   68%      2991   Expenses:   2,791,223   2,890,714   100,508   4%   1,973   2.05   10%      2000   Payroll: admini, overtime   1,767   2,023   2,558   13%   1,973   2.05   10%      2000   Payroll: damini, overtime   1,767   2,023   2,558   13%   1,988   (2,311)   -21%      2100   Payroll: mainit, temptary   1,975   0 (1,975)   0 (2,975)   0 (3,975)   0 (3,975)   0 (3,975)      2100   Payroll: mainit, tempturm   0 (1,1715   1,715   1,09%   4,867   1,754   1,09%      2100   Payroll: mainit, tempturm   0 (1,1715   1,715   1,09%   4,867   1,754   1,09%      2400   Payroll: casing, overtime   2,35   3,864   1,012   30%   1,489   4,887   1,489      2400   Payroll: cap support   1,476   5,068   9,76   1,489   4,887      2400   Payroll: cap support   1,476   2,693   1,496   9,696   9,696   1,498   1		• •		-				(965)	
4450   Late   Test   Income   15,396   10,970   12,990   118%   33,955   (9,969)   29%   4455   Lagal Fee Income   15,396   19,874   (4,478)   -23%   22,887   (7,471)   -33%   4465   Lagal Fee Income   843   448   415   97%   1,019   (176)   -17%   4460   NSF fees   1,937   685   1,252   183%   828   1,108   134%   4470   Resident portal fees   0   0,007   (5,007)   -100%   0   0   0   0   0   0   0   0   0		Cancellation fees					10,445		
4455   Legal Fee income   15,396   19,874   (4,478)   .23%   .22,867   .77,471   .33%   .4455   Legal Fee income   .843   .428   .415   .87%   .1019   .176   .17%   .4460   NSF fees   .1,937   .665   .1,252   .183%   .282   .1,108   .134%   .4470   .8asidiant portal fees   .0   .5,007   .65,007   .100%   .0   .0   .0   .0   .0   .0   .0		-							
4456         Logal Fae income         843         428         415         97%         1,019         (176)         -17%           4470         NSF fees         1,937         685         1,252         183%         828         1,108         134%           4470         Realdent portal fees         0         5,007         -100%         0         0         0           4480         Administrative fees         4,010         420         3,590         855%         428         3,592         285%           4500         Uncollectable rent         (50,538)         67,4589         24,051         32%         (156,900)         106,382         86%           7000         Payroll: admin, overtime         1,767         2,023         256         13%         1,973         205         10%           5000         Payroll: admin, overtime         1,767         2,023         256         13%         1,973         205         10%           5004         CCRP Payroll: GM recur bo         13,179         10,040         (3,138)         -31%         10,888         (2,311)         -21%           5054         Payroll: admin, temporary         1,975         0         (1,975)         0%         0					-		•		
4460 AgF fees         1,937 Bes         1,937 Bes         1,252 Bas3% Bes         1,108 Bas4 Advanced and the point of the poi								(7,471)	
4470 Administrative fees         0         6,007         (5,007)         -100%         428         3,582         36%           4800 Uncollectable rent         (50,538)         (74,589)         24,051         32%         428         3,582         36%           4500 Uncollectable rent         (50,538)         (74,589)         24,051         32%         (156,900)         100,368         68%           Payroll: Expenses:           5000 Payroll: admini, overtime         1,767         2,023         256         13%         1,973         20,5         10%           5030 Payroll: admin, overtime         1,767         2,023         256         13%         1,973         20,5         10%           5040 CORP Payroll: admin, temporary         22         122         100         82%         125         103         83%           5150 Payroll: admin, temporary         22         122         100         82%         125         103         83%           5150 Payroll: maint, covertime         1,971         4,877         2,905         60%         6,978         5,007         72%           5150 Payroll: maint, temporary         1,975         0         (1,975)         0%         0         (1,975)		•							
Administrative fees			•		-				
		•	_						
Payroll Expenses:   2,791,223   2,690,714   100,508   4%   2,639,195   152,028   6%   Payroll: administrative   88,398   63,060   (25,338)   -40%   81,053   (7,345)   -9%   5030   Payroll: administrative   1,767   2,023   256   13%   1,973   205   10%   5040   CORP Payroll: GM recur bo   13,179   10,040   (3,138)   -31%   10,888   (2,311)   -21%   5054   Payroll: admin, temporary   22   122   100   82%   125   103   83%   5100   Payroll: maint, certime   1,971   4,877   2,905   60%   6,979   5,007   72%   5150   Payroll: maint, temporary   1,975   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0%   0   (1,975)   0   0   0   0   0   0   0   0   0									
Payroll: Expenses:	4500	Uncollectable rent	(50,538)	(74,589)	24,051	32%	(156,900)	106,362	68%
5000         Payroll: administrative         88,398         63,060         (25,338)         -40%         81,053         (7,345)         -9%           5030         Payroll: adminin, overtime         1,767         2,023         256         13%         1,973         205         10%           5040         CORP Payroll: Girinin, temporary         22         122         100         82%         125         103         83%           5100         Payroll: maintenance         69,862         91,857         21,995         24%         102,524         32,662         32%           5130         Payroll: maint, temporary         1,975         0         (1,975)         0%         0         (1,975)         0%           5150         Payroll: leasing         47,015         56,585         9,570         17%         64,567         17,542         27%           5450         Payroll: leasing, overtime         961         1,467         508         34%         1,459         44687         100%           5440         Payroll: leasing, incentiv         960         500         (460)         92%         4,000         3,040         76%           5452         Payroll: CA         44,418         38,746         (5,673) <td></td> <td></td> <td>2,791,223</td> <td>2,690,714</td> <td>100,508</td> <td>4%</td> <td>2,639,195</td> <td>152,028</td> <td>6%</td>			2,791,223	2,690,714	100,508	4%	2,639,195	152,028	6%
5030         Payroll: admin, overtime         1,767         2,023         256         13%         1,973         205         10%           5040         CORP Payroll: Idmin, temorary         22         122         100         82%         125         103         83%           5100         Payroll: maint, temporary         22         122         100         82%         125         103         83%           5100         Payroll: maint, temporary         1,971         4,877         2,905         60%         6,978         5,007         72%           5150         Payroll: maint, temporary         1,975         0         (1,975)         0%         0         (1,975)         0%           5150         Payroll: cleasing         1,975         0         (1,975)         0%         0         (1,975)         0%           5400         Payroll: cleasing         47,015         56,585         9,570         17%         64,557         17,542         27%           5430         Payroll: cleasing, incentiv         960         500         (460)         -92%         4,000         3,040         76%           5451         Payroll: cox         44,418         38,746         (5,673)         -15%	-	•			(=====				
5040         CORP Payroll: GM recur bo         13,179         10,040         (3,138)         -31%         10,868         (2,311)         -21%           5054         Payroll: admin, temporary         22         122         100         82%         125         103         83%           5100         Payroll: maintenance         69,862         91,857         21,995         24%         102,524         32,662         32%           5130         Payroll: maint, temporary         1,975         0         (1,975)         0%         0         (1,975)         0%           5155         Payroll: maint, temporary         1,975         0         (1,975)         0%         0         (1,975)         0%           5155         Payroll: maint, temporary         1,975         0         (1,975)         0%         0         (1,975)         0%           5156         Payroll: maint, temporary         1,975         0         (1,975)         0%         0         (4,687)         10%           5450         Payroll: cealing         47,015         56,585         9,570         17%         64,567         17,542         27%           5451         Payroll: ceasing         40         0         0         0		-		-					
5054         Payroll: admin, temporary         22         122         100         82%         125         103         83%           5100         Payroll: maintenance         69,862         91,857         21,995         24%         102,524         32,662         32%           5130         Payroll: maint, overtime         1,971         4,877         2,905         60%         6,979         5,007         72%           5150         Payroll: maint, temp turn         0         1,715         1,715         100%         4,887         4,687         100%           5400         Payroll: leasing         47,015         56,585         9,570         17%         64,557         17,542         27%           5430         Payroll: leasing, Incentiv         960         500         (480)         92%         4,000         3,040         76%           5451         Payroll: CA, overtime         2,352         3,364         1,012         30%         2,539         188         7%           5455         Payroll: corp support         1,078         26,038         24,961         96%         0         (1,078)         0%           5456         Payroll: tother incentiive         0         3,500         3,500         <		•							
5100         Payroll: maint, overtime         69,862         91,857         21,995         24%         102,524         32,662         32%           5130         Payroll: maint, overtime         1,971         4,877         2,905         60%         6,979         5,007         72%           5150         Payroll: maint, temporary         1,975         0         (1,975)         0%         0         (1,975)         0%           5155         Payroll: maint, temp turn         0         1,715         110%         4,887         4,687         10%           5400         Payroll: leasing, overtime         961         1,467         508         34%         1,459         498         34%           5440         Payroll: cleasing, incentiv         960         500         (460)         -92%         4,000         3,040         76%           5451         Payroll: CA         44,418         38,746         (5,673)         -15%         49,830         4,911         10%           5452         Payroll: corp support         1,078         28,038         24,961         96%         0         (1,078)         0%           5456         Payroll: temp incentive         0         3,500         3,500         100%		•						,	
5130         Payroll: maint, overtime         1,971         4,877         2,905         60%         6,979         5,007         72%           5150         Payroll: maint, temporary         1,975         0         (1,975)         0%         0         (1,975)         0%           5155         Payroll: leasing         47,015         56,585         9,570         17%         64,657         17,542         27%           5430         Payroll: leasing, overtime         961         1,467         508         34%         1,459         498         34%           5440         Payroll: leasing, incentiv         960         500         (460)         -92%         4,000         3,04         76%           5440         Payroll: CA         44,418         38,746         (5,673)         -15%         49,330         4,911         10%           5451         Payroll: CA, overtime         2,352         3,364         1,012         30%         2,539         188         7%           5452         Payroll: other Incentifive         0         3,500         3,500         100%         0         0         0         0         0         0         0         0         0         5         5465         Payrol									
5150         Payroll: maint, temporary         1,975         0         (1,975)         0%         0         (1,975)         0%           5155         Payroll: maint, temp turn         0         1,715         1,715         100%         4,687         4,687         100%           5400         Payroll: leasing         47,015         56,585         9,570         17%         64,657         17,542         27%           5430         Payroll: leasing, lncentiv         961         1,467         508         34%         1,459         498         34%           5440         Payroll: leasing, lncentiv         960         500         (460)         92%         4,000         3,040         76%           5451         Payroll: CA         44,418         38,746         (5,673)         -15%         49,330         4,911         10%           5452         Payroll: CA, overtime         2,352         3,364         1,012         30%         2,539         188         7%           5455         Payroll: Corp support         1,078         26,038         24,961         96%         0         (1,078)         0         61,078         0         0         0         56         456         Payroll: corp support		•					•		
5155         Payroll: maint, temp turn         0         1,715         1,715         100%         4,687         4,687         100%           6400         Payroll: leasing         47,015         56,585         9,570         17%         64,567         17,542         27%           5430         Payroll: leasing, overtime         961         1,467         508         34%         1,459         498         34%           5440         Payroll: leasing, incentiv         960         500         (460)         -92%         4,000         3,040         76%           5451         Payroll: CA         44,418         38,746         (5,673)         -15%         49,330         4,911         10%           5452         Payroll: corp support         1,078         26,038         24,961         96%         0         (1,078)         0%           5456         Payroll: other Incentive         0         3,500         3,500         100%         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         <									
6400         Payroll: leasing         47,015         56,585         9,570         17%         64,567         17,542         27%           5430         Payroll: leasing, overtime         961         1,467         508         34%         1,459         498         34%           5440         Payroll: leasing, incentiv         960         500         (460)         -92%         4,000         3,040         76%           5451         Payroll: CA         44,418         38,746         (5,673)         -15%         49,330         4,911         10%           5452         Payroll: CAp, overtime         2,352         3,364         1,012         30%         2,539         188         7%           5455         Payroll: corp support         1,078         26,038         24,961         96%         0         (1,078)         0%           5456         Payroll: tother Incentitive         0         3,500         3,500         100%         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0 <t< td=""><td></td><td>• •</td><td></td><td></td><td></td><td></td><td>_</td><td></td><td></td></t<>		• •					_		
5430         Payroll: leasing, overtime         961         1,467         508         34%         1,459         498         34%           5440         Payroll: leasing, incentiv         960         500         (460)         -92%         4,000         3,040         76%           5451         Payroll: CA         44,418         38,746         (5,673)         -15%         49,330         4,911         10%           5452         Payroll: CA, overtime         2,352         3,364         1,012         30%         2,539         188         7%           5455         Payroll: corp support         1,078         26,038         24,961         96%         0         (1,078)         0%           5456         Payroll: tother Incentive         0         3,500         3,500         100%         0         0         0         0%           5460         Payroll taxes         22,312         21,269         (1,042)         -5%         23,205         894         4%           5470         Worker's comp Insurance         3,071         (4,162)         (7,233)         -174%         9,060         5,988         66%           5480         Health Insurance         29,946         29,828         (118)		•					·		
5440         Payroll: leasing,incentity         960         500         (460)         -92%         4,000         3,040         76%           5451         Payroll: CA         44,418         38,746         (5,673)         -15%         49,330         4,911         10%           5452         Payroll: corp support         1,078         26,038         24,961         96%         0         (1,078)         0%           5455         Payroll: other Incentive         0         3,500         3,500         100%         0         0         0%           5456         Payroll: other Incentive         0         3,500         100%         0         0         0%           5460         Payroll: taxes         22,312         21,269         (1,042)         -5%         23,205         894         4%           5470         Workers comp insurance         3,071         (4,162)         (7,233)         -174%         9,060         5,988         86%           5480         Health Insurance         29,946         29,828         (118)         0%         28,612         (1,334)         -5%           5485         Life/disability insurance         1,224         1,288         63         5%         1,360		<del>-</del>						•	
5451         Payroll: CA         44,418         38,746         (5,673)         -15%         49,330         4,911         10%           5452         Payroll: CA, overtime         2,352         3,364         1,012         30%         2,539         188         7%           5455         Payroll: corp support         1,078         26,038         24,961         96%         0         (1,078)         0%           5456         Payroll: other Incentive         0         3,500         3,500         100%         0         0         0         0%           5460         Payroll taxes         22,312         21,269         (1,042)         -5%         23,205         894         4%           5470         Workers comp Insurance         3,071         (4,162)         (7,233)         -174%         9,060         5,988         86%           5480         Health Insurance         29,946         29,828         (118)         0%         28,612         (1,334)         -5%           5485         Life/disability insurance         1,224         1,288         63         5%         1,360         136         10%           5488         401K employer match         1,579         1,477         (102) <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>·</td><td></td><td></td></td<>							·		
5452         Payroll: CA, overtime         2,352         3,364         1,012         30%         2,539         188         7%           5455         Payroll: corp support         1,078         26,038         24,961         96%         0         (1,078)         0%           5456         Payroll: other Incentive         0         3,500         3,500         100%         0         0         0         0%           5460         Payroll texes         22,312         21,269         (1,042)         -5%         23,205         894         4%           5470         Workers comp Insurance         3,071         (4,162)         (7,233)         -174%         9,060         5,988         66%           5480         Health Insurance         29,946         29,828         (118)         0%         28,612         (1,334)         -5%           5485         Life/disability insurance         1,224         1,288         63         5%         1,360         136         10%           5486         401K employer match         1,579         1,477         (102)         -7%         1,511         (69)         -6%           5490         Othr payroli related costs         10,052         13,954         3,902		· ·							
5455         Payroll: corp support         1,078         26,038         24,961         96%         0         (1,078)         0%           5456         Payroll: other Incentive         0         3,500         3,500         100%         0         0         0%           5460         Payroll taxes         22,312         21,269         (1,042)         -5%         23,205         894         4%           5470         Workers comp Insurance         3,071         (4,162)         (7,233)         -174%         9,060         5,988         66%           5480         Health Insurance         29,946         29,828         (118)         0%         28,612         (1,334)         -5%           5485         Life/disability insurance         1,224         1,288         63         5%         1,360         136         10%           5488         401K employer match         1,579         1,477         (102)         -7%         1,511         (69)         -6%           5490         Othr payroll relatd costs         10,052         13,954         3,902         28%         14,268         4,216         30%           5505         Staff accommodations-Prof         21,604         21,224         (380) <td< td=""><td></td><td>•</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>		•							
5456         Payroll: other Incentive         0         3,500         3,500         100%         0         0         0%           5460         Payroll taxes         22,312         21,269         (1,042)         -5%         23,205         894         4%           5470         Workers comp Insurance         3,071         (4,162)         (7,233)         -174%         9,060         5,988         66%           5480         Health Insurance         29,946         29,828         (118)         0%         28,612         (1,334)         -5%           5485         Life/disability insurance         1,224         1,288         63         5%         1,360         136         10%           5488         401K employer match         1,579         1,477         (102)         -7%         1,511         (69)         -5%           5490         Othr payroll relatd costs         10,052         13,954         3,902         28%         14,268         4,216         30%           5505         Staff accommodations-Prof         21,604         21,224         (380)         -2%         21,701         97         0%           5505         Staff accommodations-CA         3,587         5,823         27,259 <t< td=""><td></td><td>•</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>		•							
5460         Payroll taxes         22,312         21,269         (1,042)         -5%         23,205         894         4%           5470         Workers comp Insurance         3,071         (4,162)         (7,233)         -174%         9,060         5,988         66%           5480         Health Insurance         29,846         29,828         (118)         0%         28,612         (1,334)         -5%           5485         Life/disability Insurance         1,224         1,288         63         5%         1,360         136         10%           5488         401K employer match         1,579         1,477         (102)         -7%         1,511         (69)         -5%           5490         Othr payroll relatd costs         10,052         13,954         3,902         28%         14,268         4,216         30%           5500         Staff accommodations-Prof         21,604         21,224         (380)         -2%         21,701         97         0%           5505         Staff accommodations-CA         3,587         5,823         2,235         38%         3,752         5,165         59%           Maintenance Expenses:           6004         Cleaning         8,			-						
5470         Workers comp Insurance         3,071         (4,162)         (7,233)         -174%         9,060         5,988         66%           5480         Health Insurance         29,946         29,828         (118)         0%         28,612         (1,334)         -5%           5485         Life/disability insurance         1,224         1,288         63         5%         1,360         136         10%           5488         401K employer match         1,579         1,477         (102)         -7%         1,511         (69)         -5%           5490         Othr payroll relatd costs         10,052         13,954         3,902         28%         14,268         4,216         30%           5500         Staff accommodations-Prof         21,604         21,224         (380)         -2%         21,701         97         0%           5505         Staff accommodations-CA         3,587         5,823         2,235         38%         8,752         5,165         59%           Maintenance Expenses:           6000         Appliances         4,225         0         (4,225)         0%         67         (4,158)         6205%           6024         Cleaning         8,230 <td></td> <td>•</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		•							
5480         Health Insurance         29,946         29,828         (118)         0%         28,612         (1,334)         -5%           5485         Life/disability insurance         1,224         1,288         63         5%         1,360         136         10%           5488         401K employer match         1,579         1,477         (102) -7%         1,511         (69) -5%           5490         Othr payroll relatd costs         10,052         13,954         3,902         28%         14,268         4,216         30%           5500         Staff accommodations-Prof         21,604         21,224         (380) -2%         21,701         97         0%           5505         Staff accommodations-CA         3,587         5,823         2,235         38%         8,752         5,165         59%           Maintenance Expenses:           6000         Appliances         4,225         0         (4,225)         0%         67         (4,158) -6205%           6024         Cleaning         8,230         3,437         (4,793) -139%         8,700         470         5%           6026         Cleaning supplies         2,161         3,465         1,304         38%         3,137		•							
5485         Life/disability insurance         1,224         1,288         63         5%         1,360         136         10%           5488         401K employer match         1,579         1,477         (102) -7%         1,511         (69) -5%           5490         Othr payroll relatd costs         10,052         13,954         3,902         28%         14,268         4,216         30%           5500         Staff accommodations-Prof         21,604         21,224         (380) -2%         21,701         97         0%           5505         Staff accommodations-CA         3,587         5,823         2,235         38%         8,752         5,165         59%           Maintenance Expenses:           6000         Appliances         4,225         0         (4,225)         0%         67         (4,158) -6205%           6024         Cleaning         8,230         3,437         (4,793) -139%         8,700         470         5%           6026         Cleaning supplies         2,161         3,465         1,304         38%         3,137         976         31%           6028         Doors         30         0         (30)         0%         101         71 <t< td=""><td></td><td>•</td><td></td><td></td><td></td><td></td><td>·</td><td>•</td><td></td></t<>		•					·	•	
5488         401K employer match         1,579         1,477         (102)         -7%         1,511         (69)         -5%           5490         Othr payroll relatd costs         10,052         13,954         3,902         28%         14,268         4,216         30%           5500         Staff accommodations-Prof         21,604         21,224         (380)         -2%         21,701         97         0%           5505         Staff accommodations-CA         3,587         5,823         2,235         38%         8,752         5,165         59%           Maintenance Expenses:           6000         Appliances         4,225         0         (4,225)         0%         67         (4,158)-6205%           6024         Cleaning         8,230         3,437         (4,793)         -139%         8,700         470         5%           6026         Cleaning supplies         2,161         3,465         1,304         38%         3,137         976         31%           6028         Doors         30         0         (30)         0%         101         71         70%           6040         Electrical repair         1,726         107         (1,618)-1513%									
5490         Othr payroll relatd costs         10,052         13,954         3,902         28%         14,268         4,216         30%           5500         Staff accommodations-Prof         21,604         21,224         (380)         -2%         21,701         97         0%           5505         Staff accommodations-CA         3,587         5,823         2,235         38%         8,752         5,165         59%           Maintenance Expenses:           6000         Appliances         4,225         0         (4,225)         0%         67         (4,158)-6205%           6024         Cleaning         8,230         3,437         (4,793)         -139%         8,700         470         5%           6026         Cleaning supplies         2,161         3,465         1,304         38%         3,137         976         31%           6028         Doors         30         0         (30)         0%         101         71         70%           6040         Electrical repair         1,726         107         (1,618)-1513%         924         (801)         -87%		-							
5500         Staff accommodations-Prof         21,604         21,224         (380)         -2%         21,701         97         0%           5505         Staff accommodations-CA         3,587         5,823         2,235         38%         8,752         5,165         59%           367,335         394,594         27,259         7%         438,561         71,226         16%           Maintenance Expenses:           6000         Appliances         4,225         0         (4,225)         0%         67         (4,158)-6205%           6024         Cleaning         8,230         3,437         (4,793)         -139%         8,700         470         5%           6026         Cleaning supplies         2,161         3,465         1,304         38%         3,137         976         31%           6028         Doors         30         0         (30)         0%         101         71         70%           6040         Electrical repair         1,726         107         (1,618)-1513%         924         (801)         -87%		• •							
Staff accommodations-CA         3,587         5,823         2,235         38%         8,752         5,165         59%           367,335         394,594         27,259         7%         438,561         71,226         16%           Maintenance Expenses:           6000         Appliances         4,225         0         (4,225)         0%         67         (4,158)-6205%           6024         Cleaning         8,230         3,437         (4,793) -139%         8,700         470         5%           6026         Cleaning supplies         2,161         3,465         1,304         38%         3,137         976         31%           6028         Doors         30         0         (30)         0%         101         71         70%           6040         Electrical repair         1,725         107         (1,618)-1513%         924         (801)         -87%		• •							
Maintenance Expenses:           6000         Appliances         4.225         0         (4.225)         0%         67         (4,158)         6205%           6024         Cleaning         8,230         3,437         (4,793)         -139%         8,700         470         5%           6026         Cleaning supplies         2,161         3,465         1,304         38%         3,137         976         31%           6028         Doors         30         0         (30)         0%         101         71         70%           6040         Electrical repair         1,725         107         (1,618)         -1513%         924         (801)         -87%									
Maintenance Expenses:           6000         Appliances         4.225         0         (4.225)         0%         67         (4,158)         6205%           6024         Cleaning         8,230         3,437         (4,793)         -139%         8,700         470         5%           6026         Cleaning supplies         2,161         3,465         1,304         38%         3,137         976         31%           6028         Doors         30         0         (30)         0%         101         71         70%           6040         Electrical repair         1,725         107         (1,618)         -1513%         924         (801)         -87%			367.335	394.594	27.259	7%	438.561	71.226	16%
6000         Appliances         4,225         0         (4,225)         0%         67         (4,158)         625%           6024         Cleaning         8,230         3,437         (4,793)         -139%         8,700         470         5%           6026         Cleaning supplies         2,161         3,465         1,304         38%         3,137         976         31%           6028         Doors         30         0         (30)         0%         101         71         70%           6040         Electrical repair         1,725         107         (1,618)         -1513%         924         (801)         -87%	Mainte	nance Expenses:	,		,	- <del></del>	,	,	
6024         Cleaning         8,230         3,437         (4,793) -139%         8,700         470         5%           6026         Cleaning supplies         2,161         3,465         1,304         38%         3,137         976         31%           6028         Doors         30         0         (30)         0%         101         71         70%           6040         Electrical repair         1,725         107         (1,618) -1513%         924         (801)         -87%			4,225	0	(4,225)	0%	67	(4,158)	6205%
6026         Cleaning supplies         2,161         3,465         1,304         38%         3,137         976         31%           6028         Doors         30         0         (30)         0%         101         71         70%           6040         Electrical repair         1,725         107         (1,618)-1513%         924         (801)         -87%		* *							
6028         Doors         30         0         (30)         0%         101         71         70%           6040         Electrical repair         1,725         107         (1,618)-1513%         924         (801)         -87%		<del>-</del>							
6040 Electrical repair 1,725 107 (1,618) -1513% 924 (801) -87%		•							
		-						• ,	

			Actual			Revised F	Budget Fore	cast
	-	CY	PY	<u>Variance</u>	Var%	RBF	Variance	Var%
6070	Fences and gates	114	16	(98)	-629%	16	(98)	-613%
6080	Fire and sprinklr repairs	2,920	5,252	2,331	44%	3,436	515	15%
6082	Fire protect-inspct/montr	1,713	5,829	4,116	71%	6,840	5,127	75%
6085	Fitness equipment repairs	225	0	(224)	33122%	225	0	0%
6086	Fitness equip srvc cntrct	1,941	2,782	841	30%	3,555	1,614	45%
6110	HVAC - parts/supplies	1,593	852	(741)	-87%	500	(1,093)	-219%
6112	HVAC - preventive maint	1,143	971	(172)	-18%	2,400	1,257	<b>52%</b>
6116	HVAC - vendors	637	0	(637)	0%	0	(637)	0%
6118	Incident response costs	32,123	1,823	(30,300)	-1662%	5,000	(27, 123)	-542%
6120	Landscaping - Contract	68,765	56,050	(12,715)	-23%	66,876	(1.889)	-3%
6125	Landscaping - Other	3,210	3,408	198	6%	4,810	1,600	33%
6130	Lighting - Common Area	44	476	432	91%	0	(44)	0%
6133	Lighting - Unit	2,920	1,167	(1,753)	-150%	1,018	(1,902)	-187%
6150	Locks and keys	2,277	57	(2,221)	-3910%	0	(2,277)	0%
6155	Locks/Keys-access control	749	0	(749)	0%	0	(749)	0%
6160	Maintenance supplies	9,155	5,433	(3,722)	-69%	6,825	(2,330)	-34%
6165	Miscellaneous maintenance	3,418	3,652	234	6%	5,050	1,631	32%
6175	Painting - supplies	574	644	70	11%	658	84	13%
6210	Pest control	2,889	2,889	0	0%	3,627	738	20%
6215	Pest control-term bonds	3,103	3,103	0	0%	3,173	70	2%
6220	Plumbing	546	996	450	45%	0	(546)	0%
6230	Pool - repairs/auppiles	5,087	3,795	(1,292)	-34%	2,900	(2,187)	-75%
6235	Pool expense-srvc cntrct	6,855	0	(6,855)	0%	5,250	(1,605)	-31%
6266	Storage	10,869	16,532	5,663	34%	9,681	(1,188)	-12%
6280	Uniforms - maint	696	714	18	3%	807	111	14%
6290	Wall repair	0	50	50	100%	144	144	100%
6292	Windows and screens	1,757	482	(1,275)	- <b>26</b> 5%	1,053	(704)	-67%
6320	Turnover, cleaning	43,530	24,684	(18,845)	-76%	31,502	(12,028)	-38%
6330	Turnover, painting entret	35,742	36,313	571	2%	35,861	119	0%
6335	Turnover painting supply	1,557	2,073	516	25%	225	(1,332)	-592%
		262,524	187,389	(75,135)	-40%	214,706	(47,820)	-22%
	s Expenses:							
6400	Electricity, common area	60,466	57,589	(2,878)	-5%	63,762	3,296	5%
6410	Electricity, resident	40,673	15,931	(24,741)	-155%	16,620	(24,053)	-145%
6420	Water and sewer	71,567	58,359	(13,208)	-23%	69,750	(1,817)	-3%
6430	Gas	4,301	5,616	1,315	23%	6,039	1,738	29%
6440	Trash removal	35,950	22,023	(13,927)	-63%	33,600	(2,350)	-7%
6445	Trash removal, turnover	3,500	2,440	(1,080)	-43%	4,415	915	21%
6470	Resident internet service	77,588	79,763	2,176	3%	71,306	(6,281)	-9%
6471	Internet rebates	(10,454)	(10,454)	0	0%	(10,454)	0	0%
6480	Resident cable service  —	29,159	29,633	474	2%	28,401	(758)	-3%
	<b>-</b> .	312,749	260,901	(51,848)	-20%	283,439	(29,310)	-10%
	Property Services:	04 500	20.005	(4 570)	70/	04.000	(35.4)	40/
6550	Security	24,566	22,995	(1,572)	-7%	24,232	(334)	-1%
6560	Shuttle Service —	51,000 	46,750	(4,250)	-9%	51,000 	0	0%
No object	Ing Evnanous	75,566	69,745	(5,822)	-8%	75,232	(334)	0%
7020	Ing Expanses: Brochures/ratesheets/apps	257	3,170	2,913	92%	1,250	993	79%
7020	Lease incentives/referals	280	6,100	5,820	95%	9,200	8,920	97%
7026		9,471	3,936	(5,535)		9,200 9,100	(371)	-4%
702 <del>0</del> 7027	Giveaways Scholarships	9,471 41	1,500	1,459	97%	1,500	1,459	97%
7027	Direct mall marketing	5,359	2,715	(2,645)	-97%	3,023	(2,336)	-77%
7030	Newspaper advertising	5,309 0	1,180	1,180	100%	3,023	(2,330)	100%
7034	Offsite promotional event	3,757	700	(3,057)		6,116	2,359	39%
7040	Promo items/materials	3,757 8,231	700 3,794	(4,436)		7,546	(684)	-9%
7040	FIGHIO REHISMARIGHAIS	0,231	J,/84	(4,430)	-11170	7, <del>040</del>	(004)	-3/0

			Actual			Revised:	Budget Fored	cast
	-	CY	PY	<u>Variance</u>	Var%	RBF	<u>Variance</u>	Var%
7041	T shirts	2,795	3,328	532	16%	3,261	466	14%
7042	Onsite promotional events	4,638	1,312	(3,327)	-254%	7,139	2,500	35%
7044	Orientation	0	2,500	2,500	100%	2,556	2,556	100%
7046	Other advertising	7	307	300	98%	313	307	98%
7050	Other marketing	14,462	9,613	(4.849)	-50%	13,452	(1,010)	-8%
7051	Gift cards	4,882	1,210	(3,672)	-303%	1,800	(3,082)	-171%
7052	Sports marketing agreemnt	86,168	93,084	6,916	7%	84,048	(2,120)	-3%
7053	Email advertising	839	965	126	13%	1,096	257	23%
7060	Other printed materials	5,893	6,104	211	3%	5,700	(193)	-3%
7062	Outdoor advertising/signs	5,309	897	(4,412)		2,320	(2,989)	-129%
7066	Renewal events	1,990	808	(1,182)	-146%	2,321	331	14%
7070	Resident programming	5,097	2,271	(2,826)	-124%	5,880	783	13%
7090	Housing fairs	0	1,355	1,365	100%	3,885	3,885	100%
7120	Web site cost	1,248	862	(387)	-45%	1,236	(12)	-1%
7121	Dig Media, Search Engines	16,287	14,301	(1,986)	-14%	14,937	(1,350)	-9%
7122	Dlg Media, Social Media	8,732	11,519	2,787	24%	16,785	8,053	48%
7123	Dig Media, Online Newsp	2,360	0	(2,360)	0%	1,150	(1,210)	
7124	DNU Dig Media, apt	0	379	379	100%	388	388	100%
7125	Dig Media, Off Camp Hsng	3,402	5,681	2,279	40%	5,681	2,279	40%
7126	Dig Media, Other	524	941	417	44%	8,076	7,552	94%
Ganore	al and Admin Expenses:	192,029	180,531	(11,498)	-6%	219,759	27,730	13%
8000	Admin srvc/equip contract	7,673	8,304	631	8%	0 000	1 210	4.49/
8020	Bank charges/invest fees	0	3,199	3,199	100%	8,883 3,271	1,210 3,271	14% 100%
8030	Computer, hardware exp	0	107	107	100%	109	109	100%
8040	Computer, MIS support	1,260	2,028	768	38%	2,074	814	39%
8060	Computer, software exp	4,767	3,603	(1,164)	-32%	3,684	(1,083)	-29%
8070	Computer, supplies	250	20	,	-1130%	21		-1103%
8085	Credit checking/reports	1,572	824	(748)	-91%	1,160	(412)	-36%
8086	Copier/Printer lease	566	1,910	1,344	70%	1,420	854	60%
8087	Copier/printer maint/sply	0	74	74	100%	897	897	100%
8090	Dues and subscriptions	1,140	1,168	27	2%	2,177	1,037	48%
8100	Employee relations	2,443	2,291	(151)	-7%	3,250	807	25%
8101	Uniforms, admin	721	1,039	318	31%	1,595	874	55%
8120	Legal services	1,576	4,988	3,412	68%	2,750	1,174	43%
8125	Legal srvcs-res eviction	833	1,067	234	22%	2,458	1,625	66%
8130	Licenses and permits	2,512	1,281	(1,231)	-96%	1,618	(894)	-55%
8140	Miscellaneous admin	2,096	792	(1,304)	-165%	1,007	(1,089)	-108%
8150	Office supplies	1 <b>,868</b>	2,656	788	30%	1,823	(45)	-2%
8155	Ofc Supplies - Amenitles	3,858	1,774	(2,083)	-117%	3,510	(347)	-10%
8160	Penalties & late charges	1,914	124	(1,790)		0	(1,914)	0%
8170	Postage	919	2,180	1,261	58%	1,483	564	38%
8175	Postage machine/service	329	111	(217)	-195%	344	15	4%
8180	Postage, overnight/express	544	496	(48)	-10%	<b>6</b> 15	71	12%
8200	Professional services	430	888	459	52%	908	479	53%
8207	Prof srvcs-tax consultant	2,135	0	(2,135)	0%	0	(2,135)	0%
8210	Recruiting	369	0	(369)	0%	0	(369)	0%
8220	Relocation	0	816	816	100%	0	0	0%
8240	Telephone	10,732	13,428	2,696	20%	8,648	(2,084)	-24%
8245	Telephone, answering srvc	1,600	1,546	(54)	-3%	1,590	(10)	-1%
8250	Online payment process fe	220	7,257	7,037	97%	0	(220)	0%
8260	Telephone, mobile	3,294	3,718	425	11%	3,802	508	13%
8270	Training	1,720	1,915	195	10%	1,943	223	12%
8290	Travel, airfare	2,549	7,247	4,698	65%	3,050	501	16%
8300	Travel, auto	2,265	10,911	8,646	79%	860	(1,405)	
8320	Travel, lodging	3,241	14,877	11,637	78% 82%	2,500	(741)	-30% 36%
8330	Travel, meals	849	4,603	3,754	82%	1,330	481	JO 76

#### U Club Townhomes at Oxford

Entity: 622

			Actual			Revised 5	Budget Fored	ast
		CY	PY	<u>Variance</u>	Yar%	RBF	Variance	Yar%
		66,243	107,243	41,000	36%	68,781	2,538	4%
	Operating Expenses:	***						
B500	Management fees	111,443	113,866	2,423	2%	111,844	401	0%
8520	Insurance, prop/liability	59,383	46, <del>9</del> 49	(12,435)	-26%	58,204	(1,180)	-2%
8540	Real property taxes	419,006	417,436	(1,569)	0%	417,436	(1,569)	0%
8550	Personal property taxes	28,731	48,021	19,290	40%	48,501	19,770	41%
		618,563	626,271	7,708	1%	635,985	17,422	3%
Total (	Operating Expenses	1,895,010	1,826,674	(68,336)	-4%	1,936,462	41,452	2%
Net Op	perating Income	896,213	864,041	32,172	4%	702,734	193,480	28%
	perating Expenses:							
9000	Depreciation	1,453,829	1,445,534	(8,295)	-1%	1,450,360	(3,469)	0%
9137	Amort, def lease cst-stdt	0	524,841	524,841	100%	524,841	524,841	100%
		1,453,829	1,970,375	516,546	26%	1,975,201	521,372	26%
Net Inc	come	(557,616)	(1,106,335)	548,719	50%	(1,272,467)	714,851	56%