

Monthly Reporting T12 Consolidated

University Place, University Place Retail

Accrual Basis

Jan 2025 - Dec 2025

Account	Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
INCOME														
Rental Income														
4110-00	Gross Potential Rent - Residential	183,995.82	183,995.82	183,995.82	183,995.82	183,995.82	203,058.07	218,146.20	223,407.01	223,770.01	223,770.01	223,770.01	223,770.01	2,419,896.23
4130-03	Employee Discount	(288.00)	(288.00)	(288.00)	(288.00)	(288.00)	(288.00)	(383.00)	(383.00)	(383.00)	(383.00)	(383.00)	(383.00)	(3,931.00)
4130-05	Model	(1,732.00)	584.00	(1,732.00)	(1,732.00)	(1,732.00)	(574.00)	(574.00)	(1,458.00)	(1,458.00)	(1,458.00)	(1,458.00)	(1,458.00)	(14,782.00)
4140-00	Vacancy Loss	(7,637.78)	(7,181.65)	(5,649.01)	(7,181.65)	(4,116.37)	(24,022.25)	(22,888.48)	(2,380.95)	0.00	(609.00)	(609.00)	0.00	(82,277.14)
4145-02	One Time Concessions	(1,697.00)	0.00	0.00	(24.00)	(24.00)	(1,606.00)	(1,431.00)	(35.90)	(200.00)	0.00	0.00	0.00	(5,017.90)
4145-03	Gain (Loss) to Lease	18,569.96	19,350.83	21,443.19	20,461.83	20,529.55	22,134.43	6,656.41	7,437.75	2,004.99	2,314.99	2,076.99	1,211.99	144,192.91
4145-04	Entire Lease Term Concession	(308.00)	(332.00)	(332.00)	(332.00)	(332.00)	(332.00)	(332.00)	(186.00)	(186.00)	(186.00)	(186.00)	(186.00)	(3,230.00)
4145-05	Short Term Premium	4,272.00	4,115.00	4,115.00	4,115.00	3,971.00	0.00	200.00	415.00	200.00	200.00	200.00	200.00	22,003.00
4145-08	Lock-Off Premium	580.00	580.00	580.00	580.00	580.00	580.00	580.00	0.00	0.00	0.00	0.00	0.00	4,060.00
4145-09	Amenity Premium	20.00	20.00	20.00	20.00	20.00	20.00	20.00	0.00	0.00	0.00	0.00	0.00	140.00
4145-13	Lock off Discount	(579.00)	(579.00)	(579.00)	(579.00)	(580.00)	(580.00)	(580.00)	0.00	0.00	0.00	0.00	0.00	(4,056.00)
	Net Rental Income	195,196.00	200,265.00	201,574.00	199,036.00	202,024.00	179,328.00	184,420.00	221,555.10	223,385.00	223,649.00	223,411.00	223,155.00	2,476,998.10
Other Leasing Income														
4150-01	Application Fees	1,300.00	1,400.00	2,150.00	2,300.00	950.00	50.00	200.00	250.00	100.00	250.00	1,600.00	1,400.00	11,950.00
4150-02	Lease Fees	1,657.00	1,739.00	2,121.00	2,308.00	908.00	82.00	232.00	641.00	394.00	273.00	1,523.00	1,373.00	13,251.00
4175-02	Re-Lease Fee	675.00	300.00	0.00	600.00	150.00	1,250.00	0.00	1,200.00	0.00	300.00	500.00	0.00	4,975.00
	Total Other Leasing Income	3,632.00	3,439.00	4,271.00	5,208.00	2,008.00	1,382.00	432.00	2,091.00	494.00	823.00	3,623.00	2,773.00	30,176.00
Telecom Income														
4209-00	Telecom Other	1,275.00	225.00	225.00	75.00	450.00	1,875.00	525.00	13,275.00	300.00	75.00	0.00	0.00	18,300.00
	Total Telecom Income	1,275.00	225.00	225.00	75.00	450.00	1,875.00	525.00	13,275.00	300.00	75.00	0.00	0.00	18,300.00
Fees and Penalty Income														
4502-00	Late Fees Income	630.00	450.00	390.00	480.00	420.00	480.00	540.00	210.00	270.00	240.00	240.00	270.00	4,620.00
4504-00	NSF Fees	125.00	25.00	50.00	25.00	75.00	75.00	50.00	0.00	25.00	75.00	0.00	25.00	550.00
4506-00	Storage Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	0.00	0.00	0.00	0.00	2.00
4525-00	Miscellaneous Fines	251.00	60.00	70.00	30.00	200.00	80.00	225.30	431.00	366.00	40.00	86.00	201.00	2,042.30
	Total Fees and Penalty Income	1,006.00	535.00	510.00	535.00	695.00	635.00	815.30	661.00	663.00	355.00	326.00	496.00	7,232.30
Other Income														
4801-00	Miscellaneous Income	92.07	1,000.00	1,000.00	(912.86)	500.00	500.00	357.33	500.00	500.00	(231.20)	330.00	330.00	3,965.34
4802-00	Laundry Income	1,537.87	1,969.46	1,589.27	2,031.28	1,383.16	1,200.56	1,808.48	1,126.30	2,064.48	5,405.84	2,489.56	1,908.67	24,514.93
4803-00	Parking Income	41,025.00	3,125.00	825.00	545.00	50.00	3,710.00	1,640.00	30,525.00	15,312.50	1,262.50	87.50	87.50	98,195.00
4807-00	Furniture Income	150.00	150.00	150.00	150.00	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	950.00
	Total Other Income	42,804.94	6,244.46	3,564.27	1,813.42	2,083.16	5,510.56	3,905.81	32,151.30	17,876.98	6,437.14	2,907.06	2,326.17	127,625.27
Retail / Commercial Income														
4852-00	Gross Potential Rent - Retail	4,752.00	4,752.00	4,752.00	5,602.00	6,932.00	5,992.00	5,992.00	5,992.00	5,992.00	5,992.00	5,992.00	5,992.00	68,734.00
	Total Retail/Commercial Income	4,752.00	4,752.00	4,752.00	5,602.00	6,932.00	5,992.00	5,992.00	5,992.00	5,992.00	5,992.00	5,992.00	5,992.00	68,734.00
	Total Operating Income	248,665.94	215,460.46	214,896.27	212,269.42	214,192.16	194,722.56	196,090.11	275,725.40	248,710.98	237,331.14	236,259.06	234,742.17	2,729,065.67
EXPENSE														
Administrative Expenses														
5002-02	Bank Fees	161.46	107.06	75.72	140.35	99.75	225.35	178.02	185.79	105.39	56.75	104.10	1,131.31	2,571.05
5002-04	Payment Processing Fees	411.84	355.75	454.37	415.94	486.26	362.25	387.33	370.58	571.01	439.23	382.96	448.32	5,085.84
5002-06	Consulting/Professional Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.00	23.00	46.00
5002-10	Property Systems Software	1,685.32	1,834.94	2,189.22	1,700.89	1,851.52	949.59	1,597.12	1,624.90	1,644.27	1,606.43	1,643.40	1,612.91	19,940.51
5003-01	Legal Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.59	0.00	0.00	0.00	3.59
5003-02	Licenses & Permits	501.25	919.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	490.00	0.00	51.25	1,961.82
5003-04	Risk and Compliance	126.00	126.00	126.00	126.00	126.00	130.66	126.00	126.00	138.60	132.30	132.30	132.30	1,548.16
5007-01	Office Expense/Supplies	0.00	0.00	29.91	16.40	44.64	37.59	82.50	63.98	98.24	640.24	41.49	0.00	1,054.99

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5009-01	Postage	13.57	15.62	13.57	14.28	13.86	13.57	137.90	15.60	15.60	10.21	10.08	20.08	293.94
5009-02	Overnight Mail	0.00	0.00	46.92	0.00	0.00	10.00	27.81	0.00	0.00	0.00	0.00	0.00	84.73
5011-01	Telephone - Office	85.54	85.54	85.54	83.60	86.43	85.89	86.32	86.32	86.44	86.44	86.44	86.44	1,030.82
5011-03	Answering Service	16.96	23.96	16.95	7.01	47.92	814.35	30.78	156.82	267.24	182.33	132.87	(108.86)	1,588.33
5011-04	Cell Phones	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
5013-01	Professional Dev/Edu/Training	0.00	245.63	0.00	144.42	256.82	0.00	0.00	252.00	0.00	84.00	84.00	84.00	1,150.87
5013-05	Uniforms	0.00	0.00	0.00	0.00	475.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	475.66
5013-06	Dues & Subscriptions	0.00	110.00	150.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	260.09
5013-07	Payroll Service	122.63	249.77	89.37	121.54	131.66	127.35	124.59	119.55	185.44	126.02	126.02	130.84	1,654.78
5103-03	Employee Relations	41.97	29.58	21.46	219.24	39.20	93.74	183.36	125.75	60.95	29.10	0.00	70.39	914.74
	Total Administrative Expenses	3,216.54	4,153.17	3,349.12	3,039.67	3,709.72	2,900.34	3,011.73	3,177.29	3,226.65	3,933.05	2,816.66	3,731.98	40,265.92
Payroll														
5101-12	Office Employees	17,728.50	12,157.68	12,091.82	12,193.71	12,127.38	12,225.15	12,165.71	18,284.83	12,184.53	12,172.37	12,169.62	12,124.63	157,625.93
5101-13	Maintenance Employees	16,315.96	10,728.80	11,299.37	11,775.04	10,657.12	11,216.52	11,513.35	17,520.00	11,766.79	11,594.69	11,536.21	11,118.78	147,042.63
5102-11	Overtime Pay	34.43	190.74	180.63	35.68	134.25	62.83	31.75	2,612.78	0.00	318.36	32.72	152.93	3,787.10
5103-00	Bonuses/Commissions	1,565.00	2,820.00	6,214.00	2,695.00	2,666.00	4,529.00	2,600.00	2,840.00	7,054.80	2,000.00	(619.25)	9,350.00	43,714.55
5106-00	Benefits	2,625.43	2,626.48	2,628.50	2,723.08	2,653.22	2,663.33	2,653.87	2,655.40	2,655.54	2,656.90	2,625.34	2,683.33	31,848.42
5106-01	401k Admin/Match/Audit	764.51	729.25	572.70	585.73	699.96	520.02	486.64	821.95	609.46	567.54	758.02	600.20	7,715.98
5106-02	Payroll Taxes	2,485.26	2,259.84	1,914.37	1,956.03	2,140.75	1,769.01	1,717.87	3,026.49	2,180.06	1,899.52	2,284.62	2,401.57	26,035.39
5106-03	Workers Compensation	431.92	431.92	620.91	620.91	620.93	620.93	620.93	620.93	620.93	620.87	620.91	4,244.68	10,696.75
5107-00	Employee Procurement	100.00	100.00	287.70	143.75	296.59	105.35	137.81	100.00	100.00	134.03	148.08	462.01	2,115.32
	Total Payroll	42,051.01	32,044.71	35,810.00	32,728.93	31,996.18	33,712.14	31,927.93	48,482.38	37,170.11	31,964.28	29,556.27	43,138.13	430,582.07
Bad Debt														
5301-00	Bad Debt Write-Off	(150.00)	4,273.00	1,273.00	(1,506.00)	(1,183.00)	5,768.18	3,348.88	(146.06)	(71.75)	774.00	1,099.00	0.00	13,479.25
	Total Bad Debt	(150.00)	4,273.00	1,273.00	(1,506.00)	(1,183.00)	5,768.18	3,348.88	(146.06)	(71.75)	774.00	1,099.00	0.00	13,479.25
Management Fees														
5375-00	Management Fees	5,024.12	4,223.75	4,182.47	4,238.21	4,497.50	3,871.55	3,892.25	5,709.42	4,948.65	4,681.94	4,650.00	4,793.01	54,712.87
	Total Management Fees	5,024.12	4,223.75	4,182.47	4,238.21	4,497.50	3,871.55	3,892.25	5,709.42	4,948.65	4,681.94	4,650.00	4,793.01	54,712.87
Advertising & Marketing														
5402-03	Outreach Marketing	0.00	0.00	0.00	0.00	191.86	0.00	0.00	0.00	7.99	0.00	0.00	0.00	199.85
5405-03	Collateral Materials	0.00	0.00	0.00	7.74	0.00	0.00	0.00	0.00	2.61	0.00	0.00	(2.61)	7.74
5408-00	Internet-Property Website	248.75	199.00	220.37	199.00	199.00	199.00	199.00	199.00	199.00	349.00	199.00	199.00	2,609.12
5408-01	Internet Ads	4,132.20	3,637.50	3,637.50	3,637.50	925.00	925.00	966.78	925.00	925.00	925.00	925.00	925.00	22,486.48
5408-02	Internet-Marketing Tools	0.00	0.00	0.00	0.00	14.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.51
5409-00	Resident Functions	0.00	96.56	0.00	0.00	181.47	0.00	0.00	0.00	0.00	181.60	190.70	9.98	660.31
5450-00	Advertising/Marketing Other	180.47	169.86	226.35	169.68	206.62	168.63	185.00	166.02	166.20	177.09	150.00	182.10	2,148.02
	Total Advertising & Marketing	4,561.42	4,102.92	4,084.22	4,013.92	1,718.46	1,292.63	1,350.78	4,766.77	4,766.77	4,767.01	4,776.05	4,776.05	28,126.03
Telecommunications Services														
5503-01	Internet Provider	4,273.29	4,273.29	4,273.29	4,283.29	4,273.29	4,273.29	4,273.29	4,273.29	4,273.29	4,283.29	4,283.29	4,283.29	51,309.48
5503-02	Hardware Costs	289.50	289.50	289.50	289.50	289.50	289.50	473.06	289.50	289.50	289.50	289.50	289.50	3,657.56
5503-03	Software	0.00	183.56	0.00	0.00	0.00	0.00	(183.56)	0.00	0.00	0.00	0.00	0.00	0.00
5606-00	Cable	204.22	204.22	204.22	206.22	204.22	195.17	204.22	203.98	203.98	204.22	203.26	203.26	2,441.19
	Total Telecom Expenses	4,767.01	4,950.57	4,767.01	4,779.01	4,767.01	4,757.96	4,767.01	4,766.77	4,766.77	4,767.01	4,776.05	4,776.05	57,408.23
Utilities														
5601-02	Electricity - Occupied Units	8,722.11	7,216.65	9,291.61	9,524.83	9,714.42	13,327.95	14,404.80	16,306.48	10,340.42	9,774.72	8,521.42	7,760.37	124,905.78
5603-00	Gas	7,387.57	6,973.48	5,440.29	6,975.81	3,595.60	(3,595.60)	0.00	0.00	2,044.35	1,559.02	4,592.39	6,907.08	41,879.99
5604-00	Water & Sewer	3,535.46	3,958.04	(1,034.11)	3,888.58	3,111.32	3,594.18	6,197.51	2,032.89	4,003.75	4,814.29	4,333.24	3,599.46	42,034.61
	Total Utilities	19,645.14	18,148.17	13,697.79	20,389.22	16,421.34	13,326.53	20,602.31	18,339.37	16,388.52	16,148.03	17,447.05	18,266.91	208,820.38
Maintenance Costs														
Outside Services														
5713-01	Exterminator	305.99	0.00	192.50	330.00	0.00	302.50	467.50	385.00	302.50	440.00	296.82	467.50	3,490.31
5714-01	Trash Removal	2,595.60	2,595.60	0.00	2,595.60	2,595.60	2,595.60	2,595.60	2,595.60	2,595.60	2,595.60	2,595.60	2,595.60	28,551.60
	Total Outside Services	2,901.59	2,595.60	192.50	2,925.60	2,595.60	2,898.10	3,063.10	2,980.60	2,898.10	3,035.60	2,892.42	3,063.10	32,041.91

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Contracted Services														
5721-00	Security/Fire Monitoring	25.00	28.00	20.67	48.00	45.67	45.67	48.00	177.87	45.67	46.25	48.59	48.58	627.97
5774-00	Elevator Maintenance	1,580.00	1,580.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	18,760.00
	Total Contracted Services	1,605.00	1,608.00	1,580.67	1,608.00	1,605.67	1,605.67	1,608.00	1,737.87	1,605.67	1,606.25	1,608.59	1,608.58	19,367.97
Landscaping														
5762-00	Landscape Supplies	14.78	0.00	13.29	117.03	31.04	127.41	174.85	0.00	19.27	0.00	0.00	0.00	497.67
	Total Landscaping	14.78	0.00	13.29	117.03	31.04	127.41	174.85	0.00	19.27	0.00	0.00	0.00	497.67
Repairs & Maintenance														
5720-00	Security/Locks/Safety	0.00	0.00	0.00	144.39	492.04	70.17	673.35	147.54	150.36	0.00	0.00	93.98	1,771.83
5726-00	Fire Extinguisher	5.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	775.00
5736-00	Clubhouse Amenities & Maint	932.25	431.81	1,278.19	890.26	1,892.42	0.00	1,531.31	0.00	1,207.72	987.78	1,321.41	0.00	10,473.15
5742-00	Cleaning Supplies (RM)	12.95	304.36	51.74	307.85	255.64	175.72	450.45	80.66	32.13	412.11	450.11	0.00	2,533.72
5745-00	Ice/Snow Removal	86.83	500.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,586.83
5770-00	Maintenance Supplies	45.09	61.91	239.60	199.87	687.61	381.36	104.39	347.01	180.29	487.16	116.04	0.00	2,850.33
5860-00	Outside Bldg Maintenance & Signs	0.00	0.00	0.00	0.00	0.00	336.60	0.00	0.00	0.00	0.00	0.00	0.00	336.60
5785-00	Appliance Repair and Maintenance	0.00	0.00	0.00	0.00	47.28	105.36	0.00	404.42	0.00	0.00	0.00	0.00	557.06
5790-00	HVAC	81.51	1,407.70	239.63	1,711.63	7.10	785.70	1,013.61	74.18	1,740.00	407.10	146.85	360.00	7,975.01
5800-00	Plumbing Repairs	507.56	1,282.28	224.69	345.96	590.48	1,162.13	385.02	418.29	710.60	433.42	184.78	535.60	6,780.81
5810-00	Electrical Repairs	126.27	104.54	0.00	122.42	216.34	228.29	326.00	107.92	95.55	84.75	181.24	230.16	1,825.48
5850-00	Walls/Doors/Windows	0.00	0.00	0.00	0.00	97.73	500.02	0.00	0.00	0.00	0.00	0.00	0.00	597.75
	Total Repairs and Maintenance	1,798.23	4,092.60	3,033.85	3,722.38	4,188.91	3,343.06	4,988.15	1,580.02	4,116.65	2,812.32	2,400.43	1,994.74	38,069.34
Turn Costs														
5913-00	Turn Painting	0.00	0.00	0.00	0.00	2,138.88	1,444.05	1,132.34	3,631.08	0.00	0.00	0.00	0.00	8,346.35
5914-00	Painting Supplies	1,389.91	93.09	159.36	159.72	(1,802.08)	253.93	515.31	87.00	43.19	0.00	27.24	0.00	926.67
5917-00	Turn Carpet Cleaning and Repair	(460.00)	955.00	43.58	0.00	235.00	455.00	465.00	1,425.00	0.00	0.00	0.00	290.00	3,408.58
5918-00	Turn Cleaning Contracts	460.00	375.00	0.00	0.00	1,005.00	1,350.00	1,385.00	10,675.00	0.00	0.00	0.00	950.00	16,200.00
5919-00	Cleaning Supplies (Turn)	105.36	0.00	0.00	0.00	0.00	(105.36)	332.51	0.00	0.00	0.00	0.00	0.00	332.51
5950-00	Turn Cleaning Fees Billing	(2,390.00)	0.00	0.00	(135.00)	0.00	(4,220.00)	0.00	(9,170.00)	(150.00)	(270.00)	0.00	(80.00)	(16,415.00)
5951-00	Turn Damage Fees Billing	0.00	0.00	0.00	0.00	0.00	(90.00)	0.00	(542.51)	0.00	0.00	0.00	0.00	(632.51)
	Total Turnover	(894.73)	1,423.09	202.94	24.72	1,576.80	(912.38)	3,830.16	6,105.57	(106.81)	(270.00)	27.24	1,160.00	12,166.60
	Maintenance Costs	5,424.87	9,719.29	5,023.25	8,397.73	9,998.02	7,061.86	13,662.26	12,404.06	8,532.88	7,184.17	6,928.68	7,826.42	102,163.49
	TOTAL VARIABLE COSTS	84,540.11	81,615.58	72,186.86	76,080.69	71,925.23	72,691.19	82,563.15	94,023.25	76,262.63	71,085.17	68,738.41	83,845.97	935,558.24
Taxes and Insurance														
6001-00	Real Property Tax	8,877.83	8,877.84	9,427.33	9,061.00	9,061.00	9,061.00	9,061.00	9,061.00	9,061.00	16,043.17	9,759.21	9,759.22	117,110.60
6002-00	Personal Property Tax	366.43	366.43	1,846.89	859.92	859.92	859.92	859.92	859.92	859.90	(4,276.29)	346.29	346.30	4,155.55
6003-00	Insurance	18,403.14	18,403.14	23,919.30	23,593.00	23,593.00	23,632.36	23,612.69	23,612.69	23,612.69	23,612.67	23,612.69	23,612.69	273,220.06
	Total Taxes and Insurance	27,647.40	27,647.41	35,193.52	33,513.92	33,513.92	33,553.28	33,533.61	33,533.61	33,533.59	35,379.55	33,718.19	33,718.21	394,486.21
	TOTAL OPERATING EXPENSES	112,187.51	109,262.99	107,380.38	105,594.61	105,438.15	106,244.47	116,098.76	127,556.86	109,796.22	106,464.72	102,456.60	117,564.18	1,330,044.45
	NET OPERATING INCOME	136,478.43	106,197.47	107,515.89	102,674.81	108,753.01	88,478.09	79,993.35	148,168.54	138,914.76	130,866.42	133,802.46	117,177.99	1,399,021.22
Debt Service														
6101-00	Interest Expense	68,866.02	61,922.51	68,709.97	66,503.72	68,726.71	66,508.76	68,777.24	69,046.31	66,046.87	66,662.91	62,931.95	63,820.15	798,523.12
	Total Debt Service	68,866.02	61,922.51	68,709.97	66,503.72	68,726.71	66,508.76	68,777.24	69,046.31	66,046.87	66,662.91	62,931.95	63,820.15	798,523.12
Other														
6005-00	Suspended Capital	174.00	631.86	174.00	(979.86)	174.00	174.00	(522.00)	0.00	0.00	0.00	0.00	0.00	0.00
6010-00	Non-Recurring Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00	(290.37)	0.00	0.00	309.63
	Total Other	174.00	631.86	174.00	(979.86)	174.00	174.00	(522.00)	0.00	600.00	(290.37)	0.00	0.00	309.63
	INCOME BEFORE DEPRECIATION AND AMORTIZATION	67,438.41	43,643.10	38,631.92	37,150.95	39,852.30	21,795.33	11,042.11	79,644.23	72,867.89	63,603.51	71,160.88	53,357.84	600,188.47

Account	Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Depreciation and Amortization														
6501-00	Depreciation Exp - Bldg	52,728.25	52,703.89	52,687.72	52,802.56	52,520.83	52,560.02	52,746.29	54,807.87	55,118.63	55,190.00	55,222.33	55,225.04	644,313.43
6501-02	Depreciation Exp - Land Imprmnts	90.81	90.81	90.81	90.81	106.36	106.36	238.39	238.39	238.36	269.26	269.26	269.25	2,098.87
6502-00	Depreciation Exp - FF&E	2,377.98	2,377.99	2,377.99	2,357.49	2,423.73	2,530.06	2,536.03	2,966.41	2,966.41	2,966.41	2,966.41	2,943.60	31,790.51
6504-00	Amortization	11,763.32	11,763.32	11,763.32	11,763.32	11,763.32	11,763.32	11,763.32	11,763.31	11,763.31	11,763.33	11,763.31	11,763.33	141,159.83
6504-03	Amortization - Organization Costs	746.84	746.85	746.85	746.85	746.85	746.85	746.85	746.83	746.83	746.87	746.85	746.84	8,962.16
	Total Depreciation and Amortization	67,707.20	67,682.86	67,666.69	67,761.03	67,561.09	67,706.61	68,030.88	70,522.81	70,833.54	70,935.87	70,968.16	70,948.06	828,324.80
Partnership Expenses														
7100-70	Partnership Audit & Tax Fees	0.00	0.00	0.00	816.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	816.40
7100-80	Partnership Legal Expenses	292.50	(292.50)	1,007.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,007.50
7108-00	Partnership Expenses	0.00	0.00	1,413.24	29.60	1,107.00	0.00	874.13	0.00	0.00	1,500.00	853.39	0.00	5,777.36
7109-00	Asset Management T&E	60.00	1,007.50	(1,007.50)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00
	Total Partnership Expenses	352.50	715.00	1,413.24	846.00	1,107.00	0.00	874.13	0.00	0.00	1,500.00	853.39	0.00	7,661.26
Sale and Acquisition Costs														
6110-00	Unrealized Gain/(Loss)	0.00	0.00	25,163.65	0.00	0.00	395.58	0.00	0.00	240.77	0.00	0.00	0.00	25,800.00
	Total Sale and Acquisition Costs	0.00	0.00	25,163.65	0.00	0.00	395.58	0.00	0.00	240.77	0.00	0.00	0.00	25,800.00
	NET INCOME	(621.29)	(24,754.76)	(55,611.66)	(31,456.08)	(28,815.79)	(46,306.86)	(57,862.90)	9,121.42	1,793.58	(8,832.36)	(660.67)	(17,590.22)	(261,597.59)