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PROPOSED ATTORNEYS FOR DEBTOR

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION**

IN RE: §
§
BAERG REAL PROPERTY TRUST, § **CASE NO. 16-33793-bjh-11**
§ **Chapter 11**
Debtor. §

DEBTOR’S MOTION FOR USE OF CASH COLLATERAL

TO THE HONORABLE UNITED STATES BANKRUPTCY COURT:

COMES NOW Baerg Real Property Trust, the Chapter 11 Debtor in the above styled and referenced bankruptcy case (the “Debtor”), and files this its Motion for Use of Cash Collateral pursuant to 11 U.S.C. § 363 of the Bankruptcy Code and in support of same would respectfully show the following:

1. On September 29, 2016, the Debtor filed a voluntary petition for relief under Chapter 11 of the Bankruptcy Code. The Debtor is now operating its business and managing its property as a debtor in possession pursuant to §§ 1107(a) and 1108 of the Bankruptcy Code. No request has been made for the appointment of a trustee or examiner and no official committee has yet been appointed.

2. This Court has jurisdiction over this matter pursuant to 28 U.S.C. § 1334. This is a core proceeding pursuant to 28 U.S.C. § 157(b)(2). Venue of the Chapter 11 case and the Motion in this district is proper pursuant to 28 U.S.C. §§ 1408 and 1409.

3. Debtor requests the Court to enter an Interim Order for Use of Cash Collateral in the form attached hereto as Exhibit "A."

4. Debtor has an immediate need to use the cash collateral of Fannie Mae (the "Secured Lender"), the Debtor's secured creditor claiming liens on Debtor's real and personal property including rents. The Debtor can adequately protect the interests of the Secured Lender as set forth in the proposed Interim Order for Use of Cash Collateral by providing the Secured Lender with post-petition liens, a priority claim in the Chapter 11 bankruptcy case, and cash flow payments. The cash collateral will be used to continue the Debtor's ongoing operations. The Debtor owns and operates four (4) apartment complexes:

- a. Lake Bluff located at 1351 E. Interstate 30, Garland, Texas;
- b. Lakeview Village located at 4501 Bobtown Road, Garland, Texas;
- c. The Woods Apartments located at 1313 E. Shady Grove Road, Irving, Texas; and
- d. Oakway Manor located at 731 S. Irving Heights Drive, Irving, Texas.

5. The proposed One-Month Budget for each property is attached hereto as Exhibit "B" and permits the payment of ongoing operating expenses of the Debtor in order to allow the Debtor to maintain its operations in Chapter 11. The Debtor intends to reorganize its affairs, which may include a sale of the properties, and needs to continue to operate in order to pay its ongoing expenses, generate additional income and to propose a plan in this case.

6. This is an emergency matter since the Debtor has no outside sources of funding available to it and must rely on the use of cash collateral to continue its operations.

7. The Debtor has a third party management company that oversees and manages the Debtor's properties and will account to the Court and the secured lender for the use of funds permitted herein.

WHEREFORE, PREMISES CONSIDERED, Baerg Real Property Trust, the Chapter 11 Debtor in the above styled and referenced bankruptcy case (the "Debtor"), requests the use of cash collateral as set forth herein and for such other and further relief to which the Debtor may show itself justly entitled.

Dated: October 5, 2016.

Respectfully submitted,

/s/ Joyce W. Lindauer
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State Bar No. 21555700
Sarah M. Cox
California State Bar No. 245475
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State Bar No. 24076485
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PROPOSED ATTORNEYS FOR DEBTOR

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on October 5, 2016, a true and correct copy of the foregoing document was served via email pursuant to the Court's ECF system to those parties requesting notice in this case, and via United States first class mail, postage prepaid, upon the parties on the attached service list.

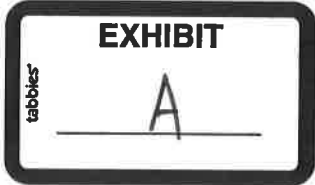
/s/ Joyce W. Lindauer
Joyce W. Lindauer

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF TEXAS
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IN RE: §
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BAERG REAL PROPERTY TRUST, § **CASE NO. 16-33793-bjh-11**
§ **Chapter 11**
Debtor. §

**INTERIM ORDER FOR USE OF CASH COLLATERAL PURSUANT TO
SECTION 363 OF THE BANKRUPTCY CODE AND PROVIDING ADEQUATE
PROTECTION AND GRANTING LIENS AND SECURITY INTERESTS**

Upon the Motion for Use of Cash Collateral (the “Motion”) pursuant to Sections 105, 361, 363 and 364 of Title 11 of the United States Bankruptcy Code (the “Bankruptcy Code”) and Federal Rule of Bankruptcy Procedure 4001, filed by Baerg Real Property Trust (“Debtor”), subject to the terms and conditions set forth herein, including the (i) grant of mortgages, security interests, liens and claims for the benefit Fannie Mae (the “Secured Lender”), Post-petition which are co-extensive with its Pre-petition liens (to the extent of such liens, if any) and (ii) grant of



mortgages, security interests, liens and claims in order to provide adequate protection to the Secured Lender as more fully set forth herein, and upon the proceedings held before this Court and good and sufficient cause appearing therefore,

THE COURT HEREBY FINDS:

A. On September 29, 2016 (the "Petition Date"), the Debtor filed a voluntary petition for relief under Chapter 11 of the Bankruptcy Code. The Debtor is now operating its business and managing its properties as a debtor-in-possession pursuant to Sections 1107(a) and 1108 of the Bankruptcy Code. No request has been made for the appointment of a trustee or examiner and no official committee has yet been appointed.

B. This Court has jurisdiction over this matter pursuant to 28 U.S.C. § 1334. This is a core proceeding pursuant to 28 U.S.C. § 157(b)(2). Venue of the Chapter 11 Case and the Motion in this district is proper pursuant to 28 U.S.C. §§ 1408 and 1409.

C. An immediate and critical need exists for the Debtor to obtain funds in order to continue the operation of its business. Without such funds, the Debtor will not be able to pay its direct operating expenses and obtain goods and services needed to carry on its business during this sensitive period in a manner that will avoid irreparable harm to the Debtor's estate. At this time, the Debtor's ability to use Cash Collateral is vital to the confidence of the Debtor's tenants, vendors and suppliers of the goods and services, and to the preservation and maintenance of the going concern value of the Debtor's estate.

D. Secured Lender may claim that substantially all of the Debtor's assets are subject to the Prepetition Liens of the Secured Lender including liens on rents relevant to this Motion.

E. The Debtor has requested immediate entry of this Order pursuant to Bankruptcy Rule 4001(b)(2) and (c)(2). The permission granted herein to allow the Debtor to obtain the use

of Cash Collateral financing is necessary to avoid immediate and irreparable harm to the Debtor. This Court concludes that entry of this Order is in the Debtor's best interest and its estate and creditors as its implementation will, among other things, allow for the continued operation and rehabilitation of the Debtor's existing business.

THEREFORE, IT IS HEREBY ORDERED AND ADJUDGED that the Debtor be, and hereby is, authorized to enter into all agreements pursuant to the terms of this Order necessary to allow the Debtor to use Cash Collateral subject to the protections and consideration described in this Order in the amounts and for the expenses set forth on the monthly budget attached hereto. The Debtor, without the prior written approval of the Secured Lender, should not incur expenses for any line item for an amount that exceeds the lesser of the amount for such line item in the budget and the actual expenditure for such line item. The Debtor is authorized to collect and receive all cash funds. The Debtor shall account each month to the Secured Lender for all funds received. For purposes of this Order, "proceeds" of any of the Secured Lender's collateral shall mean Proceeds (as defined in the Uniform Commercial Code) of such collateral security for all Cash Collateral permitted to be used hereunder by the Debtor. The Secured Lender is hereby granted valid, binding, enforceable, and perfected liens (the "Post-petition Liens") co-extensive with the Secured Lender's pre-petition liens in all currently owned or hereafter acquired property and assets of the Debtor, of any kind or nature, whether real or personal, tangible or intangible, wherever located, now owned or hereafter acquired or arising and all proceeds and products, including, without limitation, all accounts receivable, general intangibles, inventory, and deposit accounts coextensive with their pre-petition liens. Nothing herein shall grant a lien on, interest in or claim on Chapter 5 causes of action. Nothing herein shall prime the liens of the taxing authorities. The Debtor is permitted to pay U.S. Trustee fees incurred during this case; it is further

ORDERED that as adequate protection for the diminution in value of the interests of the Secured Lender, the Secured Lender is hereby granted replacement liens and security interests, in accordance with Bankruptcy Code Sections 361, 363, 364(c)(2), 364(e), and 552, co-extensive with their pre-petition liens; it is further

ORDERED that the replacement liens granted to the Secured Lender in this Order are automatically perfected without the need for filing of a UCC-1 financing statement with the Secretary of State's Office or any other such act of perfection; it is further

ORDERED that all cash accounts of Debtor and all accounts receivable collections by Debtor post-petition shall be deposited in a separate cash collateral account, being Debtor's debtor-in-possession accounts; it is further

ORDERED that as adequate protection in accordance with Section 363(e) of the Bankruptcy Code, the Debtor shall pay to Fannie Mae on the 1st day of the month the original loan payments due under the Loans in the following amounts by property as follows:

- | | | |
|----|-----------------------|-------------|
| 1. | Lake Bluff: | \$22,425.81 |
| 2. | Lakeview Village: | \$17,907.25 |
| 3. | The Woods Apartments: | \$12,649.94 |
| 4. | Oakway Manor: | \$10,058.23 |

The use of cash collateral shall extend to a final hearing on the Motion. The application of the adequate protection payments is subject to further Order of this Court; it is further

ORDERED that from and after the Petition Date, the proceeds of the Pre-petition Collateral and the Post-petition Collateral shall not, directly or indirectly, be used to pay expenses of the Debtor or otherwise disbursed except for those expenses and/or disbursements that are expressly permitted herein and as shown on the Debtor's Budget attached hereto as **Exhibit "1"**

plus 10% per line item. During the pendency of this order, the Debtor will maintain insurance on the Secured Lender's collateral and pay taxes when due. The automatic stay under Section 362(a) of the Bankruptcy Code shall be, and it hereby is, modified to the extent necessary to permit the Secured Lender to retrieve, collect and apply payments and proceeds in respect of the Pre-petition Collateral and Post-petition Collateral in accordance with the terms and provisions of this Order. The Debtor shall execute and deliver to the Secured Lender all such agreements, financing statements, instruments and other documents as the Secured Lender may reasonably request to evidence, confirm, validate or perfect the liens granted pursuant hereto. The Debtor shall deliver a copy of its Monthly Operating Report to the Secured Lender's counsel by the 20th day of each month for the prior month; it is further

ORDERED that the provisions of this Order shall be binding upon and inure to the benefit of the Secured Lender and the Debtor. However, nothing herein shall prevent the Secured Lender from seeking any form of relief under the Bankruptcy Code. The Debtor shall, on or before _____, 2016, serve by U. S. mail, first class postage prepaid, copies of the Motion, this Order, the proposed Final Order and a notice of the hearing (the "Final Hearing Notice") to be held on _____, 2016, at _____.m. to consider entry of the proposed Final Order on, (a) the Office of the U. S. Trustee; (b) counsel to Fannie Mae; (c) all creditors in this case on the Matrix and (d) all parties requesting notice in this case. Copies of the Motion, this Order and the proposed Final Order and the Final Hearing Notice shall be served upon all persons requesting service of papers pursuant to Bankruptcy Rule 2002 by U. S. mail, first class postage prepaid, within one business day following the receipt of such request. The Final Hearing Notice shall state that any party in interest objecting to the entry of the proposed Final Order shall file written objections no later than 4:00 p.m., _____, 2016, which objections shall be served so

that the same are received on or before such date by: Joyce W. Lindauer, 12720 Hillcrest Road, Suite 625, Dallas, Texas 75230.

SIGNED:

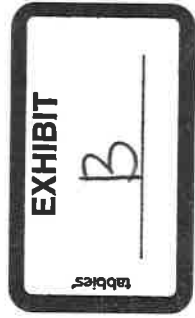
Lake Bluff

Class A Management, LLC
Budget Variance

October 2016 - Accrual

Printed 10/5/2016 9:35:45 AM

Account	October 2016			Year To Date		
	Actual	Budget	Variance	Actual	Budget	Variance
INCOME						
4000 Net Rental Income						
4100 Gross Possible Rent						
4109 Market Rent	60,282.00	65,501.00	-5,219.00	648,701.70	655,010.00	-6,308.30
4120 (Loss) / Gain to Old Lease	0.00	0.00	0.00	-735.00	0.00	-735.00
4220 Vacancy Loss	0.00	-18,275.00	18,275.00	-136,100.00	-182,750.00	46,650.00
4250 Rent Concessions	-1,131.00	-976.00	-155.00	-13,240.10	-9,760.00	-3,480.10
4100 Total Gross Possible Rent	59,151.00	46,250.00	12,901.00	498,626.60	462,500.00	36,126.60
4200 Deductions						
4210 Bad Debt / Write-Off Uncollectable	0.00	-750.00	750.00	-11,332.80	-7,500.00	-3,832.80
4200 Total Deductions	0.00	-750.00	750.00	-11,332.80	-7,500.00	-3,832.80
4000 Total Net Rental Income	59,151.00	45,500.00	13,651.00	487,293.80	455,000.00	32,293.80
4300 Other Income						
4305 Bad Debt Recovery	0.00	0.00	0.00	25.00	0.00	25.00
4315 Electric Reimbursable	0.00	0.00	0.00	31.43	0.00	31.43
4320 Electric Submeter	0.00	0.00	0.00	255.56	0.00	255.56
4330 Trash Service Fee	661.66	555.00	106.66	5,275.10	5,550.00	-274.90
4340 Water & Sewer Revenue	3,940.26	3,150.00	790.26	28,021.66	31,500.00	-3,478.34
4405 Administration Fees	0.00	1,080.00	-1,080.00	9,815.00	10,800.00	-985.00
4415 Application Fees	0.00	350.00	-350.00	2,560.00	3,500.00	-940.00
4418 Eviction Hold-Off / Court Fees	0.00	0.00	0.00	-136.00	0.00	-136.00
4420 Cleaning Charges / Fees	0.00	85.00	-85.00	225.00	850.00	-625.00
4428 Resident Damage Charges	0.00	0.00	0.00	566.45	0.00	566.45
4429 Risk Assessment Fee	0.00	0.00	0.00	600.00	0.00	600.00
4434 Interest Income	0.00	0.00	0.00	0.11	0.00	0.11
4438 Key & Lock Charges	0.00	0.00	0.00	-4.71	0.00	-4.71
4440 Late Charge Fees	0.00	45.00	-45.00	1,037.66	450.00	587.66
4442 Late Charge Fees - Utility	0.00	9.00	-9.00	28.76	90.00	-61.24
4448 Lease Termination Fees	0.00	0.00	0.00	913.75	0.00	913.75
4450 Month to Month Fees	0.00	0.00	0.00	55.00	0.00	55.00
4455 Non-refundable Pet Fees	0.00	110.00	-110.00	589.79	1,100.00	-510.21
4460 NSF Check Fees	0.00	0.00	0.00	5.00	0.00	5.00
4490 Vending Machine Income	0.00	16.00	-16.00	164.91	160.00	4.91
4498 Miscellaneous Income	0.00	0.00	0.00	500.00	0.00	500.00
4300 Total Other Income	4,601.92	5,400.00	-798.08	50,529.47	54,000.00	-3,470.53
TOTAL INCOME	63,752.92	50,900.00	12,852.92	537,823.27	509,000.00	28,823.27
EXPENSE						



6000 Controllable Operating Expenses

6100 Administration Costs

6106 Answering Service	59.54	60.00	0.46	595.40	600.00	4.60
6112 Bank Charges & Fees	0.00	28.00	28.00	53.21	280.00	226.79
6113 ResMan Mgmt Software / Aptex	0.00	112.00	112.00	922.74	1,120.00	197.26
6115 Credit/Background Verification	0.00	96.00	96.00	925.20	960.00	34.80
6118 Membership / Dues / Subscriptions	0.00	0.00	0.00	179.14	0.00	-179.14
6133 License & Inspection Fees - City	0.00	0.00	0.00	400.00	0.00	-400.00
6136 Licenses & Fees	0.00	347.00	347.00	1,400.00	3,470.00	2,070.00
6139 Internet Expenses	0.00	0.00	0.00	440.36	0.00	-440.36
6148 Medical	0.00	140.00	140.00	0.00	1,400.00	1,400.00
6154 Office Equipment Maint.	0.00	0.00	0.00	83.13	0.00	-83.13
6157 Office Supplies & Expenses	0.00	104.00	104.00	649.03	1,040.00	390.97
6166 Postage / Overnight Delivery	10.00	20.00	10.00	190.00	200.00	10.00
6175 TAA - License & Clicks	0.00	0.00	0.00	438.41	0.00	-438.41
6178 Telephone	0.00	298.00	298.00	1,563.74	2,980.00	1,416.26
6181 Emergency / Pool Phone	0.00	48.00	48.00	436.38	480.00	43.62
6187 Travel Expense	0.00	0.00	0.00	1,549.19	0.00	-1,549.19

6200 Legal & Professional

6210 Professional Fees

6213 Accounting / CPA Fees	0.00	0.00	0.00	1,250.00	0.00	-1,250.00
6210 Total Professional Fees	0.00	0.00	0.00	1,250.00	0.00	-1,250.00
6200 Total Legal & Professional	0.00	0.00	0.00	1,250.00	0.00	-1,250.00
6205 Evictions & Court Fees	0.00	45.00	45.00	310.00	450.00	140.00
6855 Alarm Monitoring Expense	154.78	49.00	-105.78	457.22	490.00	32.78
6100 Total Administration Costs	224.32	1,347.00	1,122.68	11,843.15	13,470.00	1,626.85

6300 Marketing

6300 Marketing - Other	0.00	200.00	200.00	1,800.00	2,000.00	200.00
6315 Domain / Website Expenses	0.00	0.00	0.00	170.88	0.00	-170.88
6335 Advertising	0.00	50.00	50.00	400.00	500.00	100.00
6350 Resident Relations	0.00	50.00	50.00	310.00	500.00	190.00
6355 Signage	0.00	63.00	63.00	278.35	630.00	351.65
6300 Total Marketing	0.00	363.00	363.00	2,959.23	3,630.00	670.77

6400 Salaries & Payroll Related

6405 Salary - Property Manager	2,500.00	3,457.00	957.00	30,845.45	34,570.00	3,724.55
6410 Salary - Temp Mgmt Supervisor	0.00	214.00	214.00	2,695.63	2,140.00	-555.63
6430 Maintenance Personnel	1,665.00	3,135.00	1,470.00	33,905.00	31,350.00	-2,555.00
6455 Commissions / Bonus	0.00	140.00	140.00	391.00	1,400.00	1,009.00
6465 Payroll Taxes	679.72	1,197.00	517.28	10,562.79	11,970.00	1,407.21
6470 Employee Health Insurance						
6472 BCBS	-110.50	60.00	170.50	1,119.43	600.00	-519.43
6473 DENTAL	-3.39	9.00	12.39	48.52	90.00	41.48
6470 Total Employee Health Insurance	-113.89	69.00	182.89	1,167.95	690.00	-477.95
6400 Total Salaries & Payroll Related	4,730.83	8,212.00	3,481.17	79,567.82	82,120.00	2,552.18

6500 Contract Services

6510 Utility Allocations	0.00	160.00	160.00	1,281.68	1,600.00	318.32
6512 Resurfacing Countertop/Tubs/Sinks	0.00	240.00	240.00	2,809.00	2,400.00	-409.00
6520 Contract Housekeeping / Cleaning	0.00	427.00	427.00	3,540.00	4,270.00	730.00
6530 Contract Maintenance	0.00	0.00	0.00	2,375.00	0.00	-2,375.00
6540 Contract Electrical	0.00	0.00	0.00	879.00	0.00	-879.00
6545 Fire Inspection	0.00	22.00	22.00	0.00	220.00	220.00
6560 Contract Pest Control	125.87	126.00	0.13	1,702.54	1,260.00	-442.54
6565 Contract Plumbing	0.00	386.00	386.00	1,895.00	3,860.00	1,965.00
6740 Contract Carpet Cleaning	0.00	58.00	58.00	135.65	580.00	444.35
6500 Total Contract Services	125.87	1,419.00	1,293.13	14,617.87	14,190.00	-427.87

6600 Maintenance Related

6600 Maintenance Related - Other	0.00	-172.00	-172.00	0.00	-1,720.00	-1,720.00
6606 Appliance Parts & Supplies	0.00	51.00	51.00	1,133.69	510.00	-623.69
6615 Building Repairs - Minor	0.00	0.00	0.00	23.04	0.00	-23.04
6621 Carpet Repair & Cleaning	0.00	197.00	197.00	4,359.52	1,970.00	-2,389.52
6624 Conc. & Sidewalk Rpr - Minor	0.00	0.00	0.00	21.17	0.00	-21.17
6627 Electrical Parts & Supplies	0.00	174.00	174.00	2,561.87	1,740.00	-821.87
6642 Fire Prevention / Extinguishers	0.00	0.00	0.00	83.19	0.00	-83.19
6643 Flooring	0.00	0.00	0.00	1,224.22	0.00	-1,224.22
6645 Glass - Screens	0.00	0.00	0.00	128.40	0.00	-128.40
6648 Mailbox locks, keys, repairs	0.00	0.00	0.00	57.26	0.00	-57.26
6651 Hardware - Misc	0.00	16.00	16.00	1,282.50	160.00	-1,122.50
6654 HVAC Parts & Supplies	0.00	426.00	426.00	4,373.96	4,260.00	-113.96
6660 Light Bulbs & Fixture Repairs	0.00	2.00	2.00	14.94	20.00	5.06
6663 Locks, Keys & Security	0.00	61.00	61.00	378.17	610.00	231.83
6666 Lumber / Carpentry	0.00	85.00	85.00	0.00	850.00	850.00
6669 Maint. Tools & Supplies	0.00	0.00	0.00	289.74	0.00	-289.74
6672 Pest Control - Supplies	0.00	0.00	0.00	73.43	0.00	-73.43
6675 Plumbing Supplies	0.00	511.00	511.00	3,200.32	5,110.00	1,909.68
6681 Pool Supplies & Upkeep	0.00	0.00	0.00	966.80	0.00	-966.80
6690 Uniforms - Maintenance	0.00	0.00	0.00	60.00	0.00	-60.00
6698 Other Maint. & Repairs	0.00	0.00	0.00	7.97	0.00	-7.97
6720 Carpet Repairs & Dyes	0.00	0.00	0.00	101.65	0.00	-101.65
6730 Cleaning / Janitorial Supplies	0.00	0.00	0.00	108.10	0.00	-108.10
6770 Paint & Supplies	0.00	0.00	0.00	1,168.68	0.00	-1,168.68
6780 Sheetrock Repair	0.00	123.00	123.00	245.24	1,230.00	984.76
6800 Fence & Gates	0.00	0.00	0.00	38.94	0.00	-38.94
6810 Landscape - Maintenance	649.50	978.00	328.50	7,172.58	9,780.00	2,607.42
6820 Parking Lot Repair - Minor	0.00	0.00	0.00	52.44	0.00	-52.44
6825 Parking Lot Striping	0.00	527.00	527.00	0.00	5,270.00	5,270.00
6600 Total Maintenance Related	649.50	2,979.00	2,329.50	29,127.82	29,790.00	662.18

6900 Utilities

6910 Electric - Billable	0.00	166.00	166.00	1,834.60	1,660.00	-174.60
6915 Electric - Common Areas	0.00	1,343.00	1,343.00	10,695.58	13,430.00	2,734.42

6920 Electric - Vacant	0.00	295.00	295.00	4,966.99	2,950.00	-2,016.99
6940 Trash Collection / Removal	476.48	436.00	-40.48	5,106.68	4,360.00	-746.68
6955 Water & Sewer						
6955 Water & Sewer - Other	0.00	4,146.00	4,146.00	30,453.66	41,460.00	11,006.34
6955 Total Water & Sewer	0.00	4,146.00	4,146.00	30,453.66	41,460.00	11,006.34
6900 Total Utilities	476.48	6,386.00	5,909.52	53,057.51	63,860.00	10,802.49
6000 Total Controllable Operating Expenses	6,207.00	20,706.00	14,499.00	191,173.40	207,060.00	15,886.60
7000 Non-Controllable Expenses						
7100 Interest, Insurance & Taxes	17,423.27	16,747.00	-676.27	170,704.10	167,470.00	-3,234.10
7200 Management Company Charges						
7220 Management Fees	0.00	3,152.00	3,152.00	29,148.34	31,520.00	2,371.66
7230 Accounting Fees	0.00	175.00	175.00	1,050.00	1,750.00	700.00
7200 Total Management Company Charges	0.00	3,327.00	3,327.00	30,198.34	33,270.00	3,071.66
7000 Total Non-Controllable Expenses	17,423.27	20,074.00	2,650.73	200,902.44	200,740.00	-162.44
TOTAL EXPENSE	23,630.27	40,780.00	17,149.73	392,075.84	407,800.00	15,724.16
NET OPERATING INCOME	40,122.65	10,120.00	30,002.65	145,747.43	101,200.00	44,547.43
OTHER INCOME						
5100 Insurance Funds Received						
5100 Insurance Funds Received - Other	0.00	0.00	0.00	150,000.00	0.00	150,000.00
5100 Total Insurance Funds Received	0.00	0.00	0.00	150,000.00	0.00	150,000.00
TOTAL OTHER INCOME	0.00	0.00	0.00	150,000.00	0.00	150,000.00
OTHER EXPENSE						
8100 Ask My Accountant	0.00	333.00	333.00	0.00	3,330.00	3,330.00
TOTAL OTHER EXPENSE	0.00	333.00	333.00	0.00	3,330.00	3,330.00
NON-OPERATING EXPENSE						
7500 Capital Expenses						
7501 Appliances Replaced	0.00	0.00	0.00	4,114.91	0.00	-4,114.91
7505 Bathroom - Toilets/Sinks/Bathtubs	0.00	0.00	0.00	789.08	0.00	-789.08
7506 Blinds	0.00	357.00	357.00	1,684.85	3,570.00	1,885.15
7508 Building Repairs	0.00	0.00	0.00	196.08	0.00	-196.08
7518 Dishwashers	0.00	342.00	342.00	282.78	3,420.00	3,137.22
7520 Doors Replacement	0.00	0.00	0.00	27.05	0.00	-27.05
7522 Electrical Light Fixtures & Ceiling Fans	0.00	0.00	0.00	751.54	0.00	-751.54
7523 Electric Repairs & Lighting	0.00	120.00	120.00	324.53	1,200.00	875.47
7524 Electrical Replacement	0.00	0.00	0.00	1,000.00	0.00	-1,000.00
7529 Faucets Replaced	0.00	0.00	0.00	149.72	0.00	-149.72
7534 Floor Covering - Carpet	0.00	1,024.00	1,024.00	13,848.41	10,240.00	-3,608.41
7536 Floor Covering - Vinyl / Tile / Wood	0.00	8.00	8.00	6,104.88	80.00	-6,024.88
7542 Garbage Disposals	0.00	125.00	125.00	401.50	1,250.00	848.50
7544 HVAC Replacement	0.00	231.00	231.00	14,790.98	2,310.00	-12,480.98
7550 Lawn, Trees, Shrubs - Major	0.00	517.00	517.00	0.00	5,170.00	5,170.00
7560 Plumbing Replacement	0.00	40.00	40.00	1,708.97	400.00	-1,308.97
7570 Stove Top / Range / Oven	0.00	1,680.00	1,680.00	1,215.58	16,800.00	15,584.42

7572 Subfloor Repairs	0.00	0.00	0.00	0.00	3,973.60	0.00	-3,973.60
7576 Water Heaters	0.00	0.00	0.00	0.00	428.42	0.00	-428.42
7578 Window & Screen Replacement	0.00	0.00	0.00	0.00	366.48	0.00	-366.48
7500 Total Capital Expenses	0.00	4,444.00	4,444.00	4,444.00	52,159.36	44,440.00	-7,719.36
TOTAL NON-OPERATING EXPENSE	0.00	4,444.00	4,444.00	4,444.00	52,159.36	44,440.00	-7,719.36
Net Income	40,122.65	5,343.00	34,779.65	243,588.07	53,430.00	190,158.07	

Lakeview Village
 Class A Management, LLC
 Budget Variance

October 2016 - Accrual

Printed 10/5/2016 9:37:00 AM

Account	October 2016			Year To Date		
	Actual	Budget	Variance	Actual	Budget	Variance
INCOME						
4000 Net Rental Income						
4100 Gross Possible Rent						
4109 Market Rent	49,912.00	56,220.00	-6,308.00	555,868.00	562,200.00	-6,332.00
4112 County Housing	0.00	0.00	0.00	-1,347.00	0.00	-1,347.00
4120 (Loss) / Gain to Old Lease	0.00	-2,099.33	2,099.33	-12,383.00	-20,993.30	8,610.30
4220 Vacancy Loss	0.00	-3,509.33	3,509.33	-37,549.00	-35,093.30	-2,455.70
4250 Rent Concessions	-635.00	-654.33	19.33	-6,394.05	-6,543.30	149.25
4100 Total Gross Possible Rent	49,277.00	49,957.01	-680.01	498,194.95	499,570.10	-1,375.15
4200 Deductions						
4210 Bad Debt / Write-Off Uncollectable Rent	-28.00	-1,693.38	1,665.38	-7,442.23	-16,933.80	9,491.57
4255 Rent Concessions - Renewals	0.00	-15.67	15.67	0.00	-156.70	156.70
4258 Rent Concessions - Utility Credit	-45.61	0.00	-45.61	-152.82	0.00	-152.82
4280 Resident Or Leasing Referral	0.00	0.00	0.00	-200.00	0.00	-200.00
4295 Miscellaneous Credit	0.00	8.42	-8.42	-70.17	84.20	-154.37
4200 Total Deductions	-73.61	-1,700.63	1,627.02	-7,865.22	-17,006.30	9,141.08
4000 Total Net Rental Income	49,203.39	48,256.38	947.01	490,329.73	482,563.80	7,765.93
4300 Other Income						
4305 Bad Debt Recovery	0.00	0.00	0.00	453.53	0.00	453.53
4320 Electric Submeter	44.57	0.00	44.57	814.13	0.00	814.13
4325 Pest Control Fees	0.00	0.00	0.00	106.95	0.00	106.95
4330 Trash Service Fee	522.06	598.12	-76.06	5,596.08	5,981.20	-385.12
4340 Water & Sewer Revenue	1,888.20	2,080.68	-192.48	21,292.80	20,806.80	486.00
4405 Administration Fees	300.00	0.00	300.00	8,400.00	0.00	8,400.00
4415 Application Fees	0.00	80.00	-80.00	2,665.00	800.00	1,865.00
4418 Eviction Hold-Off / Court Fees	0.00	-45.33	45.33	408.00	-453.30	861.30
4420 Cleaning Charges / Fees	0.00	53.14	-53.14	150.00	531.40	-381.40
4428 Resident Damage Charges	0.00	40.00	-40.00	215.12	400.00	-184.88
4429 Risk Assessment Fee	0.00	0.00	0.00	200.00	0.00	200.00
4434 Interest Income	0.00	0.14	-0.14	2.06	1.40	0.66
4438 Key & Lock Charges	0.00	20.03	-20.03	61.00	200.30	-139.30
4440 Late Charge Fees	0.00	889.63	-889.63	4,333.67	8,896.30	-4,562.63
4442 Late Charge Fees - Utility	0.00	12.41	-12.41	76.11	124.10	-47.99
4448 Lease Termination Fees	0.00	0.00	0.00	160.79	0.00	160.79
4450 Month to Month Fees	110.00	0.00	110.00	1,208.00	0.00	1,208.00
4451 Utility Setup Fee	50.00	0.00	50.00	50.00	0.00	50.00
4455 Non-refundable Pet Fees	-20.00	100.00	-120.00	750.00	1,000.00	-250.00
4460 NSF Check Fees	0.00	0.00	0.00	190.00	0.00	190.00

4469 Renters Insurance Premium	100.00	0.00	100.00	133.77	0.00	133.77
4485 Transfer Fees	0.00	0.00	0.00	200.00	0.00	200.00
4490 Vending Machine Income	0.00	7.32	-7.32	77.63	73.20	4.43
4498 Miscellaneous Income	0.00	0.00	0.00	1,342.24	0.00	1,342.24
4510 Carport / Reserved Parking Income	0.00	0.00	0.00	10.00	0.00	10.00
4300 Total Other Income	2,994.83	3,836.14	-841.31	48,896.88	38,361.40	10,535.48
TOTAL INCOME	52,198.22	52,092.52	105.70	539,226.61	520,925.20	18,301.41
EXPENSE						
6000 Controllable Operating Expenses						
6100 Administration Costs						
6106 Answering Service	59.54	59.54	0.00	535.86	595.40	59.54
6112 Bank Charges & Fees	0.00	2.00	2.00	120.00	20.00	-100.00
6113 ResMan Mgmt Software / Aptex	72.53	99.05	26.52	884.42	990.50	106.08
6115 Credit/Background Verification	0.00	36.93	36.93	1,178.01	369.30	-808.71
6118 Membership / Dues / Subscriptions	0.00	0.00	0.00	150.03	0.00	-150.03
6133 License & Inspection Fees - City	0.00	0.00	0.00	200.00	0.00	-200.00
6136 Licenses & Fees	0.00	294.67	294.67	0.00	2,946.70	2,946.70
6139 Internet Expenses	0.00	171.25	171.25	2,549.35	1,712.50	-836.85
6145 Meals & Entertainment	0.00	9.58	9.58	0.00	95.80	95.80
6148 Medical	0.00	369.82	369.82	0.00	3,698.20	3,698.20
6157 Office Supplies & Expenses	0.00	10.11	10.11	839.43	101.10	-738.33
6166 Postage / Overnight Delivery	10.00	20.00	10.00	194.38	200.00	5.62
6175 TAA - License & Clicks	0.00	0.00	0.00	406.75	0.00	-406.75
6178 Telephone	0.00	136.12	136.12	787.93	1,361.20	573.27
6181 Emergency / Pool Phone	218.36	71.01	-147.35	911.33	710.10	-201.23
6200 Legal & Professional						
6210 Professional Fees						
6213 Accounting / CPA Fees	0.00	0.00	0.00	1,250.00	0.00	-1,250.00
6210 Total Professional Fees	0.00	0.00	0.00	1,250.00	0.00	-1,250.00
6200 Total Legal & Professional	0.00	0.00	0.00	1,250.00	0.00	-1,250.00
6205 Evictions & Court Fees	0.00	194.33	194.33	838.00	1,943.30	1,105.30
6310 Alarm Services	0.00	48.70	48.70	389.60	487.00	97.40
6855 Alarm Monitoring Expense	48.70	0.00	-48.70	146.10	0.00	-146.10
6100 Total Administration Costs	409.13	1,523.11	1,113.98	11,381.19	15,231.10	3,849.91
6300 Marketing						
6300 Marketing - Other	0.00	200.00	200.00	1,800.00	2,000.00	200.00
6315 Domain / Website Expenses	0.00	0.00	0.00	143.46	0.00	-143.46
6335 Advertising	0.00	198.67	198.67	0.00	1,986.70	1,986.70
6350 Resident Relations	0.00	50.00	50.00	208.76	500.00	291.24
6300 Total Marketing	0.00	448.67	448.67	2,152.22	4,486.70	2,334.48
6400 Salaries & Payroll Related						
6405 Salary - Property Manager	1,354.35	3,628.96	2,274.61	28,053.74	36,289.60	8,235.86
6410 Salary - Temp Mgmt Supervisor	0.00	201.33	201.33	2,263.00	2,013.30	-249.70
6430 Maintenance Personnel	1,504.00	2,829.00	1,325.00	28,016.00	28,290.00	274.00

6455 Commissions / Bonus	0.00	140.00	140.00	0.00	1,400.00	1,400.00
6465 Payroll Taxes	462.88	1,009.09	546.21	8,998.16	10,090.90	1,092.74
6470 Employee Health Insurance						
6470 Employee Health Insurance - Other	0.00	369.82	369.82	0.00	3,698.20	3,698.20
6472 BCBS	-85.29	-184.90	-99.61	2,496.29	-1,849.00	-4,345.29
6473 DENTAL	0.00	8.51	8.51	38.30	85.10	46.80
6470 Total Employee Health Insurance	-85.29	193.43	278.72	2,534.59	1,934.30	-600.29
6400 Total Salaries & Payroll Related	3,235.94	8,001.81	4,765.87	69,865.49	80,018.10	10,152.61
6500 Contract Services						
6500 Contract Services - Other	0.00	0.00	0.00	1,052.40	0.00	-1,052.40
6510 Utility Allocations	0.00	136.18	136.18	1,089.44	1,361.80	272.36
6512 Resurfacing Countertop/Tubs/Sinks	0.00	0.00	0.00	5,856.00	0.00	-5,856.00
6520 Contract Housekeeping / Cleaning	0.00	245.00	245.00	2,835.00	2,450.00	-385.00
6530 Contract Maintenance	0.00	1,066.67	1,066.67	0.00	10,666.70	10,666.70
6540 Contract Electrical	0.00	0.00	0.00	1,510.00	0.00	-1,510.00
6560 Contract Pest Control	125.87	232.32	106.45	2,027.29	2,323.20	295.91
6565 Contract Plumbing	159.50	341.33	181.83	2,807.50	3,413.30	605.80
6740 Contract Carpet Cleaning	0.00	68.50	68.50	5,734.95	685.00	-5,049.95
6760 Contract Painting	0.00	111.67	111.67	0.00	1,116.70	1,116.70
6500 Total Contract Services	285.37	2,201.67	1,916.30	22,912.58	22,016.70	-895.88
6600 Maintenance Related						
6606 Appliance Parts & Supplies	0.00	23.74	23.74	1,195.78	237.40	-958.38
6621 Carpet Repair & Cleaning	0.00	64.98	64.98	0.00	649.80	649.80
6627 Electrical Parts & Supplies	0.00	37.16	37.16	67.12	371.60	304.48
6642 Fire Prevention / Extinguishers	0.00	0.00	0.00	120.98	0.00	-120.98
6643 Flooring	0.00	0.00	0.00	1,772.04	0.00	-1,772.04
6645 Glass - Screens	0.00	25.97	25.97	960.75	259.70	-701.05
6648 Mailbox locks, keys, repairs	0.00	0.00	0.00	200.07	0.00	-200.07
6651 Hardware - Misc	0.00	27.54	27.54	1,819.95	275.40	-1,544.55
6654 HVAC Parts & Supplies	0.00	0.00	0.00	3,144.02	0.00	-3,144.02
6660 Light Bulbs & Fixture Repairs	0.00	21.83	21.83	273.15	218.30	-54.85
6663 Locks, Keys & Security	0.00	3.25	3.25	832.82	32.50	-800.32
6666 Lumber / Carpentry	0.00	0.00	0.00	28.57	0.00	-28.57
6669 Maint. Tools & Supplies	0.00	3.98	3.98	39.33	39.80	0.47
6672 Pest Control - Supplies	0.00	7.02	7.02	37.80	70.20	32.40
6675 Plumbing Supplies	0.00	435.75	435.75	1,308.01	4,357.50	3,049.49
6681 Pool Supplies & Upkeep	0.00	107.20	107.20	815.57	1,072.00	256.43
6687 Roof Supplies & Repairs - Minor	0.00	0.00	0.00	22.17	0.00	-22.17
6690 Uniforms - Maintenance	0.00	0.00	0.00	90.00	0.00	-90.00
6730 Cleaning / Janitorial Supplies	0.00	26.50	26.50	300.64	265.00	-35.64
6770 Paint & Supplies	0.00	0.00	0.00	929.47	0.00	-929.47
6780 Sheetrock Repair	0.00	0.00	0.00	189.61	0.00	-189.61
6800 Fence & Gates	0.00	0.00	0.00	160.35	0.00	-160.35
6810 Landscape - Maintenance	646.56	646.56	0.00	7,716.93	6,465.60	-1,251.33
6825 Parking Lot Striping	0.00	403.41	403.41	0.00	4,034.10	4,034.10

6600 Total Maintenance Related	646.56	1,834.89	1,188.33	22,025.13	18,348.90	-3,676.23
6900 Utilities						
6910 Electric - Billable	0.00	73.64	73.64	845.31	736.40	-108.91
6915 Electric - Common Areas	0.00	356.35	356.35	3,626.43	3,563.50	-62.93
6920 Electric - Vacant	0.00	64.01	64.01	2,652.08	640.10	-2,011.98
6940 Trash Collection / Removal	601.21	563.81	-37.40	5,536.50	5,638.10	101.60
6955 Water & Sewer						
6955 Water & Sewer - Other	0.00	2,959.18	2,959.18	27,555.15	29,591.80	2,036.65
6955 Total Water & Sewer	0.00	2,959.18	2,959.18	27,555.15	29,591.80	2,036.65
6900 Total Utilities	601.21	4,016.99	3,415.78	40,215.47	40,169.90	-45.57
6000 Total Controllable Operating Expenses	5,178.21	18,027.14	12,848.93	168,552.08	180,271.40	11,719.32
7000 Non-Controllable Expenses						
7100 Interest, Insurance & Taxes	13,880.90	13,426.68	-454.22	135,758.30	134,266.80	-1,491.50
7200 Management Company Charges						
7220 Management Fees	0.00	3,064.95	3,064.95	29,998.09	30,649.50	651.41
7230 Accounting Fees	0.00	175.00	175.00	1,050.00	1,750.00	700.00
7200 Total Management Company Charges	0.00	3,239.95	3,239.95	31,048.09	32,399.50	1,351.41
7000 Total Non-Controllable Expenses	13,880.90	16,666.63	2,785.73	166,806.39	166,666.30	-140.09
TOTAL EXPENSE	19,059.11	34,693.77	15,634.66	335,358.47	346,937.70	11,579.23
NET OPERATING INCOME	33,139.11	17,398.75	15,740.36	203,868.14	173,987.50	29,880.64
OTHER INCOME						
5100 Insurance Funds Received						
5100 Insurance Funds Received - Other	0.00	0.00	0.00	30,000.00	0.00	30,000.00
5100 Total Insurance Funds Received	0.00	0.00	0.00	30,000.00	0.00	30,000.00
TOTAL OTHER INCOME	0.00	0.00	0.00	30,000.00	0.00	30,000.00
NON-OPERATING EXPENSE						
7500 Capital Expenses						
7501 Appliances Replaced	0.00	0.00	0.00	2,355.21	0.00	-2,355.21
7506 Blinds	0.00	59.55	59.55	760.09	595.50	-164.59
7510 Cabinets & Contertop Replacement	0.00	0.00	0.00	221.96	0.00	-221.96
7520 Doors Replacement	0.00	0.00	0.00	67.09	0.00	-67.09
7522 Electrical Light Fixtures & Ceiling Fans	0.00	36.08	36.08	2,496.51	360.80	-2,135.71
7523 Electric Repairs & Lighting	0.00	7.20	7.20	0.00	72.00	72.00
7534 Floor Covering - Carpet	0.00	219.09	219.09	4,206.31	2,190.90	-2,015.41
7536 Floor Covering - Vinyl / Tile / Wood	0.00	256.74	256.74	5,149.17	2,567.40	-2,581.77
7542 Garbage Disposals	0.00	0.00	0.00	347.48	0.00	-347.48
7544 HVAC Replacement	0.00	0.00	0.00	3,887.22	0.00	-3,887.22
7550 Lawn, Trees, Shrubs - Major	0.00	0.00	0.00	40.00	0.00	-40.00
7560 Plumbing Replacement	0.00	0.00	0.00	599.05	0.00	-599.05
7564 Refrigerators	0.00	0.00	0.00	389.70	0.00	-389.70
7576 Water Heaters	0.00	99.96	99.96	328.01	999.60	671.59
7578 Window & Screen Replacement	0.00	0.00	0.00	156.96	0.00	-156.96
7500 Total Capital Expenses	0.00	678.62	678.62	21,004.76	6,786.20	-14,218.56

TOTAL NON-OPERATING EXPENSE						
	0.00	678.62	678.62	21,004.76	6,786.20	-14,218.56
Net Income	33,139.11	16,720.13	16,418.98	212,863.38	167,201.30	45,662.08

The Woods

Class A Management, LLC
Budget Variance

October 2016 - Accrual

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Account	October 2016			Year To Date		
	Actual	Budget	Variance	Actual	Budget	Variance
INCOME						
4000 Net Rental Income						
4100 Gross Possible Rent						
4109 Market Rent	43,845.00	32,462.35	11,382.65	466,336.00	315,187.62	151,148.38
4120 (Loss) / Gain to Old Lease	0.00	-2,958.65	2,958.65	-26,946.00	-28,726.50	1,780.50
4220 Vacancy Loss	0.00	-1,951.21	1,951.21	-6,817.00	-18,944.93	12,127.93
4250 Rent Concessions	0.00	-44.22	44.22	-1,002.56	-429.33	-573.23
4100 Total Gross Possible Rent	43,845.00	27,508.27	16,336.73	431,570.44	267,086.86	164,483.58
4200 Deductions						
4210 Bad Debt / Write-Off Uncollectable	0.00	-479.67	479.67	-2,765.78	-4,657.32	1,891.54
4258 Rent Concessions - Utility Credit	0.00	-62.12	62.12	-1,212.30	-603.10	-609.20
4280 Resident Or Leasing Referral	0.00	0.00	0.00	-800.00	0.00	-800.00
4283 Employee / Admin Credit	-1,320.00	-769.38	-550.62	-8,488.07	-7,470.13	-1,017.94
4295 Miscellaneous Credit	0.00	-44.22	44.22	-516.06	-429.33	-86.73
4200 Total Deductions	-1,320.00	-1,355.39	35.39	-13,782.21	-13,159.88	-622.33
4000 Total Net Rental Income	42,525.00	26,152.88	16,372.12	417,788.23	253,926.98	163,861.25
4300 Other Income						
4305 Bad Debt Recovery	0.00	50.14	-50.14	0.00	486.86	-486.86
4320 Electric Submeter	0.00	0.00	0.00	462.49	0.00	462.49
4330 Trash Service Fee	628.96	316.43	312.53	6,417.81	3,072.33	3,345.48
4340 Water & Sewer Revenue	3,835.12	1,376.21	2,458.91	32,021.82	13,362.08	18,659.74
4415 Application Fees	0.00	70.75	-70.75	220.00	686.92	-466.92
4418 Eviction Hold-Off / Court Fees	0.00	48.11	-48.11	0.00	467.08	-467.08
4420 Cleaning Charges / Fees	0.00	46.95	-46.95	506.28	455.86	50.42
4428 Resident Damage Charges	0.00	0.00	0.00	-89.77	0.00	-89.77
4434 Interest Income	0.00	0.15	-0.15	2.41	1.48	0.93
4440 Late Charge Fees	50.00	372.42	-322.42	1,175.00	3,615.93	-2,440.93
4442 Late Charge Fees - Utility	0.00	11.13	-11.13	207.58	108.07	99.51
4445 Laundry Room Income	0.00	183.56	-183.56	1,586.78	1,782.28	-195.50
4448 Lease Termination Fees	0.00	0.00	0.00	775.35	0.00	775.35
4450 Month to Month Fees	0.00	0.00	0.00	75.00	0.00	75.00
4455 Non-refundable Pet Fees	25.00	0.00	25.00	250.00	0.00	250.00
4488 Electric Revenue / Commissions	0.00	3.86	-3.86	4.37	37.50	-33.13
4490 Vending Machine Income	0.00	7.72	-7.72	197.69	74.95	122.74
4498 Miscellaneous Income	0.00	129.11	-129.11	343.88	1,253.60	-909.72
4300 Total Other Income	4,539.08	2,616.54	1,922.54	44,156.69	25,404.94	18,751.75
TOTAL INCOME	47,064.08	28,769.42	18,294.66	461,944.92	279,331.92	182,613.00

EXPENSE

6000 Controllable Operating Expenses

6100 Administration Costs

6106 Answering Service	74.69	0.00	-74.69	746.90	0.00	-746.90
6112 Bank Charges & Fees	0.00	49.88	49.88	21.00	484.28	463.28
6113 ResMan Mgmt Software / Aptex	74.69	71.98	-2.71	910.70	698.90	-211.80
6115 Credit/Background Verification	0.00	0.00	0.00	700.39	0.00	-700.39
6118 Membership / Dues / Subscriptions	0.00	0.00	0.00	154.51	0.00	-154.51
6133 License & Inspection Fees - City	0.00	200.17	200.17	200.00	1,943.55	1,743.55
6136 Licenses & Fees	0.00	0.00	0.00	1,450.00	0.00	-1,450.00
6139 Internet Expenses	0.00	0.00	0.00	432.63	0.00	-432.63
6157 Office Supplies & Expenses	0.00	54.53	54.53	376.21	529.43	153.22
6166 Postage / Overnight Delivery	10.00	0.00	-10.00	270.36	0.00	-270.36
6175 TAA - License & Clicks	0.00	80.45	80.45	411.62	781.09	369.47
6178 Telephone	0.00	0.00	0.00	2,527.47	0.00	-2,527.47
6181 Emergency / Pool Phone	0.00	0.00	0.00	322.11	0.00	-322.11
6184 Training, Seminars & Education	0.00	0.00	0.00	47.00	0.00	-47.00

6200 Legal & Professional

6210 Professional Fees

6213 Accounting / CPA Fees	0.00	0.00	0.00	1,250.00	0.00	-1,250.00
6215 Property Tax Consultant	0.00	0.00	0.00	958.83	0.00	-958.83

6210 Total Professional Fees

	0.00	0.00	0.00	2,208.83	0.00	-2,208.83
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6200 Total Legal & Professional

	0.00	0.00	0.00	2,208.83	0.00	-2,208.83
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6205 Evictions & Court Fees

	0.00	48.11	48.11	0.00	467.08	467.08
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6855 Alarm Monitoring Expense

	0.00	0.00	0.00	793.22	0.00	-793.22
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6100 Total Administration Costs

	159.38	505.12	345.74	11,572.95	4,904.33	-6,668.62
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6300 Marketing

6300 Marketing - Other

	0.00	159.18	159.18	1,800.00	1,545.54	-254.46
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6315 Domain / Website Expenses

	0.00	0.00	0.00	147.68	0.00	-147.68
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6350 Resident Relations

	0.00	53.06	53.06	0.00	515.18	515.18
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6300 Total Marketing

	0.00	212.24	212.24	1,947.68	2,060.72	113.04
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6400 Salaries & Payroll Related

6405 Salary - Property Manager

	1,479.00	0.00	-1,479.00	28,569.80	0.00	-28,569.80
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6410 Salary - Temp Mgmt Supervisor

	0.00	187.13	187.13	1,498.40	1,816.88	318.48
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6430 Maintenance Personnel

	965.63	2,796.28	1,830.65	30,432.27	27,150.01	-3,282.26
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6455 Commissions / Bonus

	0.00	74.28	74.28	720.00	721.25	1.25
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6465 Payroll Taxes

	368.59	497.74	129.15	9,506.07	4,832.71	-4,673.36
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6470 Employee Health Insurance

6471 AFLAC

	-19.96	0.00	19.96	-191.27	0.00	191.27
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6472 BCBS

	-153.43	117.19	270.62	6,098.33	1,137.83	-4,960.50
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6473 DENTAL

	-3.39	0.00	3.39	188.06	0.00	-188.06
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6470 Total Employee Health Insurance

	-176.78	117.19	293.97	6,095.12	1,137.83	-4,957.29
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6400 Total Salaries & Payroll Related

	2,636.44	3,672.62	1,036.18	76,821.66	35,658.68	-41,162.98
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6500 Contract Services

6510 Utility Allocations	0.00	89.26	89.26	1,243.62	866.64	-376.98
6512 Resurfacing Countertop/Tubs/Sinks	0.00	0.00	0.00	2,255.43	0.00	-2,255.43
6520 Contract Housekeeping / Cleaning	0.00	134.42	134.42	1,655.00	1,305.12	-349.88
6530 Contract Maintenance	0.00	0.00	0.00	200.00	0.00	-200.00
6540 Contract Electrical	0.00	0.00	0.00	907.00	0.00	-907.00
6560 Contract Pest Control	100.13	197.20	97.07	1,564.22	1,914.73	350.51
6565 Contract Plumbing	0.00	0.00	0.00	5,200.00	0.00	-5,200.00
6740 Contract Carpet Cleaning	0.00	58.97	58.97	587.91	572.58	-15.33
6500 Total Contract Services	100.13	479.85	379.72	13,613.18	4,659.07	-8,954.11
6600 Maintenance Related						
6606 Appliance Parts & Supplies	0.00	3.08	3.08	792.78	29.90	-762.88
6621 Carpet Repair & Cleaning	0.00	337.53	337.53	0.00	3,277.17	3,277.17
6627 Electrical Parts & Supplies	0.00	20.32	20.32	1,122.09	197.29	-924.80
6642 Fire Prevention / Extinguishers	0.00	0.00	0.00	221.10	0.00	-221.10
6643 Flooring	0.00	0.00	0.00	223.05	0.00	-223.05
6645 Glass - Screens	0.00	0.00	0.00	356.10	0.00	-356.10
6648 Mailbox locks, keys, repairs	0.00	7.25	7.25	112.27	70.40	-41.87
6651 Hardware - Misc	0.00	0.00	0.00	65.52	0.00	-65.52
6654 HVAC Parts & Supplies	0.00	115.08	115.08	4,333.08	1,117.41	-3,215.67
6660 Light Bulbs & Fixture Repairs	0.00	66.86	66.86	356.21	649.15	292.94
6663 Locks, Keys & Security	0.00	12.52	12.52	183.94	121.54	-62.40
6669 Maint. Tools & Supplies	0.00	0.00	0.00	146.95	0.00	-146.95
6675 Plumbing Supplies	0.00	35.82	35.82	850.53	347.76	-502.77
6681 Pool Supplies & Upkeep	0.00	0.00	0.00	1,464.89	0.00	-1,464.89
6690 Uniforms - Maintenance	0.00	0.00	0.00	120.00	0.00	-120.00
6770 Paint & Supplies	0.00	76.59	76.59	1,419.56	743.67	-675.89
6780 Sheetrock Repair	0.00	0.00	0.00	12.06	0.00	-12.06
6800 Fence & Gates	0.00	0.00	0.00	12.81	0.00	-12.81
6810 Landscape - Maintenance	984.55	516.95	-467.60	6,245.50	5,019.20	-1,226.30
6600 Total Maintenance Related	984.55	1,192.00	207.45	18,038.44	11,573.49	-6,464.95
6900 Utilities						
6910 Electric - Billable	0.00	47.00	47.00	508.33	456.33	-52.00
6915 Electric - Common Areas	0.00	803.38	803.38	32,648.67	7,800.24	-24,848.43
6920 Electric - Vacant	0.00	291.72	291.72	458.12	2,832.41	2,374.29
6932 Electric - All Bills Paid	0.00	69.71	69.71	0.00	676.82	676.82
6940 Trash Collection / Removal	1,064.45	268.98	-795.47	11,493.42	2,611.65	-8,881.77
6955 Water & Sewer						
6955 Water & Sewer - Other	0.00	1,616.58	1,616.58	41,072.42	15,695.94	-25,376.48
6955 Total Water & Sewer	0.00	1,616.58	1,616.58	41,072.42	15,695.94	-25,376.48
6900 Total Utilities	1,064.45	3,097.37	2,032.92	86,180.96	30,073.39	-56,107.57
6000 Total Controllable Operating Expenses	4,944.95	9,159.20	4,214.25	208,174.87	88,929.68	-119,245.19
7000 Non-Controllable Expenses						
7100 Interest, Insurance & Taxes	9,458.28	7,830.37	-1,627.91	94,229.20	76,027.59	-18,201.61
7200 Management Company Charges						

7220 Management Fees	0.00	1,734.22	1,734.22	24,859.16	16,838.09	-8,021.07
7230 Accounting Fees	0.00	185.71	185.71	1,050.00	1,803.13	753.13
7200 Total Management Company Charges	0.00	1,919.93	1,919.93	25,909.16	18,641.22	-7,267.94
7000 Total Non-Controllable Expenses	9,458.28	9,750.30	292.02	120,138.36	94,668.81	-25,469.55
TOTAL EXPENSE	14,403.23	18,909.50	4,506.27	328,313.23	183,598.49	-144,714.74
NET OPERATING INCOME	32,660.85	9,859.92	22,800.93	133,631.69	95,733.43	37,898.26
OTHER EXPENSE						
8100 Ask My Accountant	0.00	0.00	0.00	1,078.31	0.00	-1,078.31
TOTAL OTHER EXPENSE	0.00	0.00	0.00	1,078.31	0.00	-1,078.31
NON-OPERATING EXPENSE						
7500 Capital Expenses						
7504 Asphalt Parking / Paving Major	0.00	0.00	0.00	30,945.00	0.00	-30,945.00
7505 Bathroom - Toilets/Sinks/Bathtubs	0.00	0.00	0.00	30.29	0.00	-30.29
7506 Blinds	0.00	51.42	51.42	633.50	499.23	-134.27
7508 Building Repairs	0.00	0.00	0.00	41.05	0.00	-41.05
7518 Dishwashers	0.00	0.00	0.00	220.00	0.00	-220.00
7520 Doors Replacement	0.00	49.29	49.29	0.00	478.61	478.61
7522 Electrical Light Fixtures & Ceiling Fans	0.00	7.30	7.30	175.91	70.90	-105.01
7529 Faucets Replaced	0.00	0.00	0.00	233.94	0.00	-233.94
7530 Fences & Gates	0.00	0.00	0.00	135.39	0.00	-135.39
7534 Floor Covering - Carpet	0.00	222.75	222.75	8,742.82	2,162.74	-6,580.08
7536 Floor Covering - Vinyl / Tile / Wood	0.00	0.00	0.00	663.56	0.00	-663.56
7542 Garbage Disposals	0.00	54.15	54.15	183.99	525.70	341.71
7544 HVAC Replacement	0.00	0.00	0.00	3,078.32	0.00	-3,078.32
7564 Refrigerators	0.00	0.00	0.00	1,430.85	0.00	-1,430.85
7570 Stove Top / Range / Oven	0.00	90.41	90.41	554.07	877.84	323.77
7576 Water Heaters	0.00	277.04	277.04	413.71	2,689.84	2,276.13
7500 Total Capital Expenses	0.00	752.36	752.36	47,482.40	7,304.86	-40,177.54
TOTAL NON-OPERATING EXPENSE	0.00	752.36	752.36	47,482.40	7,304.86	-40,177.54
Net Income	32,660.85	9,107.56	23,553.29	85,070.98	88,428.57	-3,357.59

Oakway Manor

Class A Management, LLC

Budget Variance

October 2016 - Accrual

Printed 10/5/2016 9:37:34 AM

Account	October 2016			Year To Date		
	Actual	Budget	Variance	Actual	Budget	Variance
INCOME						
4000 Net Rental Income						
4100 Gross Possible Rent						
4109 Market Rent	28,280.00	32,462.35	-4,182.35	303,590.00	315,187.62	-11,597.62
4120 (Loss) / Gain to Old Lease	0.00	-2,958.65	2,958.65	-22,519.00	-28,726.50	6,207.50
4220 Vacancy Loss	0.00	-1,951.21	1,951.21	-3,285.00	-18,944.93	15,659.93
4250 Rent Concessions	0.00	-44.22	44.22	-939.07	-429.33	-509.74
4100 Total Gross Possible Rent	28,280.00	27,508.27	771.73	276,846.93	267,086.86	9,760.07
4200 Deductions						
4210 Bad Debt / Write-Off Uncollectable	0.00	-479.67	479.67	-596.82	-4,657.32	4,060.50
4258 Rent Concessions - Utility Credit	0.00	-62.12	62.12	-536.90	-603.10	66.20
4280 Resident Or Leasing Referral	0.00	0.00	0.00	-300.00	0.00	-300.00
4283 Employee / Admin Credit	0.00	-769.38	769.38	-5,908.49	-7,470.13	1,561.64
4295 Miscellaneous Credit	0.00	-44.22	44.22	-866.13	-429.33	-436.80
4200 Total Deductions	0.00	-1,355.39	1,355.39	-8,208.34	-13,159.88	4,951.54
4000 Total Net Rental Income	28,280.00	26,152.88	2,127.12	268,638.59	253,926.98	14,711.61
4300 Other Income						
4305 Bad Debt Recovery	0.00	50.14	-50.14	0.00	486.86	-486.86
4330 Trash Service Fee	370.00	316.43	53.57	3,353.39	3,072.33	281.06
4340 Water & Sewer Revenue	1,554.91	1,376.21	178.70	13,389.70	13,362.08	27.62
4415 Application Fees	0.00	70.75	-70.75	290.00	686.92	-396.92
4418 Eviction Hold-Off / Court Fees	0.00	48.11	-48.11	0.00	467.08	-467.08
4420 Cleaning Charges / Fees	0.00	46.95	-46.95	0.00	455.86	-455.86
4428 Resident Damage Charges	0.00	0.00	0.00	-27.08	0.00	-27.08
4434 Interest Income	0.00	0.15	-0.15	1.68	1.48	0.20
4440 Late Charge Fees	0.00	372.42	-372.42	2,014.83	3,615.93	-1,601.10
4442 Late Charge Fees - Utility	0.00	11.13	-11.13	100.88	108.07	-7.19
4445 Laundry Room Income	0.00	183.56	-183.56	1,764.24	1,782.28	-18.04
4460 NSF Check Fees	0.00	0.00	0.00	70.00	0.00	70.00
4485 Transfer Fees	0.00	0.00	0.00	147.73	0.00	147.73
4488 Eletric Revenue / Commissions	0.00	3.86	-3.86	1.70	37.50	-35.80
4490 Vending Machine Income	0.00	7.72	-7.72	45.71	74.95	-29.24
4498 Miscellaneous Income	0.00	129.11	-129.11	0.00	1,253.60	-1,253.60
4300 Total Other Income	1,924.91	2,616.54	-691.63	21,152.78	25,404.94	-4,252.16
TOTAL INCOME	30,204.91	28,769.42	1,435.49	289,791.37	279,331.92	10,459.45
EXPENSE						
6000 Controllable Operating Expenses						

6100 Administration Costs										
6112	Bank Charges & Fees	0.00	49.88	49.88	249.00	484.28	235.28			
6113	ResMan Mgmt Software / Aptex	45.47	71.98	26.51	509.85	698.90	189.05			
6118	Membership / Dues / Subscriptions	0.00	0.00	0.00	94.05	0.00	-94.05			
6133	License & Inspection Fees - City	0.00	200.17	200.17	0.00	1,943.55	1,943.55			
6157	Office Supplies & Expenses	0.00	54.53	54.53	51.65	529.43	477.78			
6166	Postage / Overnight Delivery	0.00	0.00	0.00	140.72	0.00	-140.72			
6175	TAA - License & Clicks	0.00	80.45	80.45	0.00	781.09	781.09			
6200 Legal & Professional										
6210 Professional Fees										
6213 Accounting / CPA Fees										
6215	Property Tax Consultant	0.00	0.00	0.00	1,250.00	0.00	-1,250.00			
6210	Total Professional Fees	0.00	0.00	0.00	424.89	0.00	-424.89			
6200	Total Legal & Professional	0.00	0.00	0.00	1,674.89	0.00	-1,674.89			
6205 Evictions & Court Fees										
6200	Total Legal & Professional	0.00	0.00	0.00	1,674.89	0.00	-1,674.89			
6100 Total Administration Costs										
6100	Total Administration Costs	45.47	505.12	459.65	2,681.16	4,904.33	2,223.17			
6300 Marketing										
6300 Marketing - Other										
6315	Domain / Website Expenses	0.00	159.18	159.18	1,350.00	1,545.54	195.54			
6350	Resident Relations	0.00	0.00	0.00	90.72	0.00	-90.72			
6300	Total Marketing	0.00	53.06	53.06	0.00	515.18	515.18			
6400 Salaries & Payroll Related										
6410 Salary - Temp Mgmt Supervisor										
6430	Maintenance Personnel	0.00	187.13	187.13	1,431.01	1,816.88	385.87			
6455	Commissions / Bonus	1,353.75	2,796.28	1,442.53	25,458.75	27,150.01	1,691.26			
6465	Payroll Taxes	0.00	74.28	74.28	368.23	721.25	353.02			
6470	Employee Health Insurance	240.97	497.74	256.77	4,531.69	4,832.71	301.02			
6472	BCBS	-83.67	117.19	200.86	1,076.65	1,137.83	61.18			
6470	Total Employee Health Insurance	-83.67	117.19	200.86	1,076.65	1,137.83	61.18			
6400	Total Salaries & Payroll Related	1,511.05	3,672.62	2,161.57	32,866.33	35,658.68	2,792.35			
6500 Contract Services										
6510 Utility Allocations										
6512	Resurfacing Countertop/Tubs/Sinks	0.00	89.26	89.26	756.99	866.64	109.65			
6520	Contract Housekeeping / Cleaning	0.00	0.00	0.00	516.00	0.00	-516.00			
6530	Contract Maintenance	0.00	134.42	134.42	210.00	1,305.12	1,095.12			
6560	Contract Pest Control	0.00	0.00	0.00	200.00	0.00	-200.00			
6740	Contract Carpet Cleaning	92.01	197.20	105.19	1,109.55	1,914.73	805.18			
6750	Contract Cleaning	0.00	58.97	58.97	360.48	572.58	212.10			
6500	Total Contract Services	0.00	0.00	0.00	735.00	0.00	-735.00			
6600	Maintenance Related	92.01	479.85	387.84	3,888.02	4,659.07	771.05			
6606 Appliance Parts & Supplies										
6621	Carpet Repair & Cleaning	0.00	3.08	3.08	323.02	29.90	-293.12			
6627	Electrical Parts & Supplies	0.00	337.53	337.53	0.00	3,277.17	3,277.17			
6642	Fire Prevention / Extinguishers	0.00	20.32	20.32	169.16	197.29	28.13			

6645 Glass - Screens	0.00	0.00	0.00	46.18	0.00	-46.18
6648 Mailbox locks, keys, repairs	0.00	7.25	7.25	0.00	70.40	70.40
6651 Hardware - Misc	0.00	0.00	0.00	42.81	0.00	-42.81
6654 HVAC Parts & Supplies	0.00	115.08	115.08	667.97	1,117.41	449.44
6660 Light Bulbs & Fixture Repairs	0.00	66.86	66.86	124.94	649.15	524.21
6663 Locks, Keys & Security	0.00	12.52	12.52	17.81	121.54	103.73
6666 Lumber / Carpentry	0.00	0.00	0.00	34.48	0.00	-34.48
6669 Maint. Tools & Supplies	0.00	0.00	0.00	58.88	0.00	-58.88
6675 Plumbing Supplies	0.00	35.82	35.82	405.65	347.76	-57.89
6681 Pool Supplies & Upkeep	0.00	0.00	0.00	51.91	0.00	-51.91
6770 Paint & Supplies	0.00	76.59	76.59	733.15	743.67	10.52
6800 Fence & Gates	0.00	0.00	0.00	58.13	0.00	-58.13
6810 Landscape - Maintenance	487.13	516.95	29.82	4,909.24	5,019.20	109.96
6600 Total Maintenance Related	487.13	1,192.00	704.87	7,649.80	11,573.49	3,923.69
6900 Utilities						
6910 Electric - Billable	0.00	47.00	47.00	0.00	456.33	456.33
6915 Electric - Common Areas	0.00	803.38	803.38	3,413.71	7,800.24	4,386.53
6920 Electric - Vacant	0.00	291.72	291.72	154.85	2,832.41	2,677.56
6932 Electric - All Bills Paid	0.00	69.71	69.71	8,364.96	676.82	-7,688.14
6940 Trash Collection / Removal	501.78	268.98	-232.80	5,993.54	2,611.65	-3,381.89
6955 Water & Sewer						
6955 Water & Sewer - Other	0.00	1,616.58	1,616.58	21,913.02	15,695.94	-6,217.08
6955 Total Water & Sewer	0.00	1,616.58	1,616.58	21,913.02	15,695.94	-6,217.08
6900 Total Utilities	501.78	3,097.37	2,595.59	39,840.08	30,073.39	-9,766.69
6000 Total Controllable Operating Expenses	2,637.44	9,159.20	6,521.76	88,366.11	88,929.68	563.57
7000 Non-Controllable Expenses						
7100 Interest, Insurance & Taxes	7,459.41	7,830.37	370.96	74,317.82	76,027.59	1,709.77
7200 Management Company Charges						
7220 Management Fees	0.00	1,734.22	1,734.22	15,663.18	16,838.09	1,174.91
7230 Accounting Fees	0.00	185.71	185.71	1,050.00	1,803.13	753.13
7200 Total Management Company Charges	0.00	1,919.93	1,919.93	16,713.18	18,641.22	1,928.04
7000 Total Non-Controllable Expenses	7,459.41	9,750.30	2,290.89	91,031.00	94,668.81	3,637.81
TOTAL EXPENSE	10,096.85	18,909.50	8,812.65	179,397.11	183,598.49	4,201.38
NET OPERATING INCOME	20,108.06	9,859.92	10,248.14	110,394.26	95,733.43	14,660.83
OTHER INCOME						
5000 Insurance Claims Received	0.00	0.00	0.00	2,052.77	0.00	2,052.77
TOTAL OTHER INCOME	0.00	0.00	0.00	2,052.77	0.00	2,052.77
NON-OPERATING EXPENSE						
7500 Capital Expenses						
7506 Blinds	0.00	51.42	51.42	418.61	499.23	80.62
7516 Concrete, Brick, Stucco, Masonry	0.00	0.00	0.00	1,200.00	0.00	-1,200.00
7520 Doors Replacement	0.00	49.29	49.29	94.24	478.61	384.37
7522 Electrical Light Fixtures & Ceiling Fans	0.00	7.30	7.30	292.37	70.90	-221.47

7529 Faucets Replaced	0.00	0.00	0.00	40.26	0.00	-40.26
7534 Floor Covering - Carpet	0.00	222.75	222.75	4,433.58	2,162.74	-2,270.84
7542 Garbage Disposals	0.00	54.15	54.15	231.41	525.70	294.29
7564 Refrigerators	0.00	0.00	0.00	1,134.42	0.00	-1,134.42
7568 Signage	0.00	0.00	0.00	270.63	0.00	-270.63
7570 Stove Top / Range / Oven	0.00	90.41	90.41	213.29	877.84	664.55
7576 Water Heaters	0.00	277.04	277.04	953.41	2,689.84	1,736.43
7500 Total Capital Expenses	0.00	752.36	752.36	9,282.22	7,304.86	-1,977.36
TOTAL NON-OPERATING EXPENSE	0.00	752.36	752.36	9,282.22	7,304.86	-1,977.36
Net Income	20,108.06	9,107.56	11,000.50	103,164.81	88,428.57	14,736.24

Label Matrix for local noticing
0539-3
Case 16-33793-bjh11
Northern District of Texas
Dallas
Wed Oct 5 15:20:46 CDT 2016

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Hurst, TX 76053-3804

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& Perdue Brandon Fielder Et Al
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Portland, OR 97208-4300

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Duncanville, TX 75116-2202

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c/o Ellen Cook Sacco
Kaiser Sacco, P.L.L.C.
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HD Supply Facilities Maintenance
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San Diego, CA 92150-9058

Hawk Security
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Centralized Insolvency Operations
PO Box 7346
Philadelphia, PA 19101-7346

Internal Revenue Service
Mail Code DAL-5020
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Dallas, Texas 75242-1100

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751 Canyon Drive, Suite 100
Coppell, TX 75019-3857

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REVENUE ACCOUNTING DIV - BANKRUPTCY SECTION
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AUSTIN TX 78711-3528

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Austin, TX 78778-0001

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The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

TXU Energy
PO Box 650638
Dallas, TX 75265

Texas Comptroller of Public Accounts
Revenue Accting Div - Bankr Section
PO Box 13528
Austin, TX 78711-3528

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Garland Solution LLC

End of Label Matrix
Mailable recipients 45
Bypassed recipients 1
Total 46