
Louisiana Housing Finance Agency



Asset Management Committee

August 10, 2011

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Louisiana Housing Finance Agency

To: Commissioner Donald B. Vallee, Chairman
Commissioner Joseph M. Scontrino, III
Commissioner Guy T. Williams
Commissioner Mayson H. Foster
Treasurer John N. Kennedy
Commissioner Adena Boris
Commissioner Frank Thaxton

From: Dr. Roger Tijerino, Architect

Date: August 3, 2011

Re: Asset Management Committee

Please be advised an Asset Management Committee meeting will be held on Wednesday, **August 10, 2011, at 10:30 a.m.**, Louisiana Housing Finance Agency, Committee Room 2, 2415 Quail Drive, Baton Rouge, LA 70808 by order of the Chairman.

If you have any questions or concerns, please contact us.



Louisiana Housing Finance Agency

August 3, 2011

ASSET MANAGEMENT COMMITTEE MEETING

Notice is hereby given of an Asset Management Committee meeting to be held on **Wednesday, August 10, 2011, at 10:30 a.m.**, Louisiana Housing Finance Agency, Committee Room 2, located at 2415 Quail Drive, Baton Rouge LA, by order of the Chairman.

FINAL AGENDA

1. **Call to order, roll call, and introduction of guests.**
2. **Approval of the minutes for July 13, 2011 Asset Management Committee Meeting.**
3. **Follow up on prior Committee requests.**
4. **Discussion of Willowbrook Apartments (East New Orleans, Louisiana).**
Budget Variance Report and Actual Budget
Occupancy Report
5. **Discussion and Status Update on the construction of Capital City South Apartments (East Baton Rouge, Louisiana).**
Architect Field Reports
Critical Path Timeline
Budget Report
6. **Discussion and Status Update on the construction of Village de Jardin Apartments (East New Orleans, Louisiana).**
Architect Field Reports
Critical Path Timeline
Furniture, Fixtures, and Equipment
Budget Report
Property Manager RFP
Completion Date
7. **Other Business.**
8. **Adjournment.**

Barry E. Brooks, Secretary

If you require special services or accommodations, please contact Barry E. Brooks at (225) 763 8773, or via email bbrooks@lhfa.state.la.us

Pursuant to the provisions of LSA-R.S. 42:17, upon two-thirds vote of the members present, the Board of Commissioners of the Louisiana Housing Finance Agency may choose to enter executive session, and by this notice, the Agency reserves its right to go into executive session as provided by law.

**Louisiana Housing Finance Agency
Asset Management Committee Meeting Minutes
Wednesday, July 13, 2011
2415 Quail Drive
Committee Room 2
Baton Rouge, LA 70808
8:30 a.m.**

Committee Members Present

Donald B. Vallee, Chair
Alice Washington on behalf of Treasurer Kennedy
Mayson H. Foster
Adena Boris

Committee Members Absent

Joseph M Scontrino, III
Guy T. Williams
Frank Thaxton

Other Commissioners Present

Neal Miller

Staff Present

Alesia Wilkins-Braxton
Joseph Durnin
Terry Holden
René Landry
Danny Veals
Annie Robinson
Charlette Minor
Ricky Patterson
Loretta Wallace
Ruth Wesley
E. Keith Cunningham
Jessica Guinn
Dr. Roger Tijerino
Collette Mathis
Brenda Evans
Calvin Humble
Jeff DeGraff
Barry Brooks
Agnes Chambers

Asset Management Committee Meeting Minutes

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Others Present

Wayne Neveu, Foley & Judell, LLP

Lisa Nice, Post Architects

Jennifer Blunschi, D. Honore Construction

Carliss Knesel, Hancock Bank

Eugene Green, National Real Estate Corp

Johnny Carpenter

Minutes

Call to order, and roll call. The Asset Management Committee Meeting was called to order by Chairman Vallee on July 13, 2011 at 8:50 a.m. in Committee Room 2 at Louisiana Housing Finance Agency, located at 2415 Quail Drive, Baton Rouge, LA. The roll was called by Ms. Rebekah Ward and the following Committee Members were present – Chair Vallee, Alice Washington on behalf of Treasurer Kennedy, Commissioner Foster, and Commissioner Boris. Commissioner Miller was also in attendance. There was a quorum for the meeting.

Approval of the minutes. Mr. Vallee called for a motion to approve the minutes of the July 13, 2011 Asset Management Committee Meeting. Mr. Foster presented a motion to approve the minutes of the June Asset Management Committee Meeting. The motion was seconded by Mrs. Washington. The minutes were approved by unanimous vote. The voting Committee Members were Commissioners Vallee, Foster, Boris, and Washington.

Discussion of Willowbrook Apartments. Mr. Vallee discussed the occupancy and budget variance report for Willowbrook Apartments and stated that the occupancy rate for the month of June was approximately 81%. Total expenses were \$136,321.37 and actual budget was \$52,410.15. There was lengthy discussion over how the spreadsheets will be used in the paperless committee material process. Mr. Vallee suggested that the Commissioners take the time to review the budget information and spreadsheets individually.

Discussion of Capital City South Apartments. Mr. Vallee briefly reviewed the budget spreadsheet for this project and stated that the total amount of contracts is \$13,873,458.98. It was explained that this spreadsheet will reflect total amounts for current draw requests and work in place percentages. Field Reports and Critical Path Timeline were briefly reviewed.

Discussion of Village de Jardin Apartments. Mr. Vallee deferred to Mrs. Boris to give a verbal update on Furniture, Fixtures and Equipment at this project. Mrs. Boris states that 2 proposals have been prepared. Budgets in the amounts of \$177,000.00 and \$208,000.00 will be combined to meet the intended goals. Mr. Vallee gave a brief overview of the budget for this project.

Other Business. No other business to be discussed.

Asset Management Committee Meeting Minutes

June 8, 2011

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Adjournment. A quorum was lost prior to the end of the meeting. Mr. Vallee dismissed the attendees at 9:30 a.m.

Willowbrook Management, Inc
Operating Statement
Willowbrook Apartments

	July 2010	Aug 2010	Sept 2010	Oct 2010	Nov 2010	Dec 2010	Jan 2011	Feb 2011	March 2011
Revenue									
4000 Rent/Lease Income	\$ 224,511.50	\$ 226,134.00	\$ 230,340.00	\$ 233,115.85	\$ 233,690.00	\$ 228,742.00	\$ 254,550.00	\$ 244,010.00	\$ 234,937.11
4001 Non Refundable Pet Fee	582.00	50.00	-	300.00	-	-	-	-	300.00
4002 Month to Month Rent	150.00	995.00	150.00	150.00	-	50.00	100.00	250.00	100.00
4010 Security Deposit Forfeit	1,200.00	4,800.00	3,120.00	3,700.00	2,400.00	2,700.00	4,300.00	2,012.00	3,366.00
4030 Application Fee	395.00	530.00	500.00	405.00	250.00	249.14	240.00	280.00	208.23
4060 Laundry Income	1,257.67	1,298.52	985.15	1,292.89	961.57	953.00	1,285.93	1,183.63	1,372.09
4100 Late Charge Income	4,500.00	3,058.00	2,905.00	2,677.00	1,692.00	459.00	2,460.00	2,307.00	1,535.00
4110 Prepaid Rent Income	-	-	-	-	-	-	-	-	-
4120 NSF Fee Income	-	-	-	-	-	-	-	-	-
4121 Lock Out Fee	-	25.00	-	-	25.00	-	-	-	-
4122 Gate Card Replacement	50.00	35.00	75.00	50.00	75.00	-	100.00	265.00	100.00
4140 Maint & Repairs Income	-	10.00	-	42.00	25.00	-	10.00	10.00	-
4170 Electricity Utility Income	216.15	130.93	4,264.65	441.53	148.19	150.33	196.60	-	35.50
4180 Water Utility Income	18.43	-	-	-	-	-	-	-	-
4490 Other Income	350.00	1,007.10	350.00	1,138.08	1,312.35	700.00	-	400.00	355.00
Total Revenue	\$ 233,230.75	\$ 238,073.55	\$ 242,689.80	\$ 243,312.35	\$ 240,579.11	\$ 234,003.47	\$ 263,242.53	\$ 250,717.63	\$ 242,308.93
Operating Expenses									
5000 Administrative Salaries	\$ (4,736.00)	\$ (5,920.00)	\$ (5,920.00)	\$ (4,736.00)	\$ (4,736.00)	\$ (5,920.00)	\$ (7,104.00)	\$ (4,736.00)	\$ (5,920.00)
5010 Management Fees	(13,397.40)	(13,460.01)	(13,642.44)	(13,879.08)	(14,012.16)	(13,991.82)	(13,396.44)	(15,260.40)	(28,871.41)
5020 Manager Salaries	(4,923.04)	(6,153.80)	(6,063.85)	(4,923.04)	(4,923.04)	(6,153.80)	(7,384.56)	(4,923.04)	(6,153.80)
5021 Maintenance Manager	(4,651.88)	(5,814.85)	(5,814.85)	(4,651.88)	(4,651.88)	(5,814.85)	(6,977.82)	(4,651.88)	(5,814.85)
5030 Clerical Salaries	(7,523.03)	(9,737.80)	(9,418.05)	(7,596.67)	(7,550.60)	(9,494.92)	(11,395.75)	(7,582.49)	(9,457.94)
5040 Maintenance Salaries	(12,393.42)	(14,234.27)	(15,982.55)	(12,751.75)	(11,945.09)	(13,383.43)	(15,435.60)	(7,842.82)	(11,202.11)
5060 Employee Benefits	(4,760.59)	(4,760.59)	(4,760.59)	(4,760.59)	(9,521.18)	-	(4,366.81)	(8,733.62)	(4,366.81)
5100 Advertising	(4,600.00)	(4,640.00)	(5,140.00)	(4,560.00)	(7,660.00)	(1,985.00)	(575.00)	(1,766.00)	(1,560.00)
5110 Office Supplies	(492.52)	(1,416.43)	(205.99)	73.44	(1,260.00)	(326.41)	(1,081.00)	(732.59)	-
5111 Office Equipment Contract	(364.03)	(214.24)	(574.57)	(430.81)	(169.49)	(108.70)	(656.54)	(111.32)	(212.23)
5119 Monthly Newsletters	(123.00)	(123.00)	(123.00)	(123.00)	(85.95)	(85.95)	(85.95)	(85.95)	(85.95)
5120 Dues & Subscriptions	(1,014.00)	-	(57.25)	-	-	-	-	-	-
5130 Postage & Delivery	-	-	(52.80)	-	-	-	-	-	-
5140 Telephone	(513.69)	(846.18)	(846.18)	(512.79)	(1,115.94)	(781.28)	(835.85)	(777.11)	(810.42)
5141 Cable/Internet	(148.66)	(148.66)	(148.66)	(148.66)	(148.59)	(148.59)	(148.59)	(148.59)	(152.59)
5190 Other Administrative Expenses	(249.13)	(1,468.13)	(805.91)	(624.38)	(626.90)	(999.74)	(352.97)	(346.22)	(506.85)
5191 Auto Expense	-	(1,019.16)	-	(1,019.16)	-	-	(3,772.16)	(494.79)	-
5200 Maintenance & Repair	(834.94)	(487.32)	(2,558.73)	(828.28)	(91.22)	(603.97)	(939.07)	(502.29)	(2,238.08)
5201 A/C Heat Contract	(1,140.00)	(90.00)	(668.03)	(693.00)	(135.00)	(135.00)	(657.17)	(92.07)	(507.17)
5202 Heat A/C Repairs	-	(725.58)	(917.14)	(494.19)	-	-	-	(644.40)	(925.13)
5203 Appliances	-	(1,408.00)	(452.16)	(1,501.22)	15.00	(443.81)	(358.33)	50.00	(1,009.71)
5204 Doors and Hardware	(310.89)	(331.33)	(295.50)	10.00	(326.32)	-	(146.44)	(199.81)	10.00
5210 Painting/Decorating Contract	-	-	(1,324.00)	(150.00)	(150.00)	-	(125.00)	(1,910.00)	(2,475.00)
5211 Paint/Decorating Supplies	(1,509.62)	(831.27)	(2,179.50)	(746.65)	(1,028.67)	(783.25)	(828.34)	(1,334.29)	(1,011.61)

5220	Grounds Maintenance	(310.17)	(419.00)	-	-	-	-	-	-	-
5222	Pump and Pond Contract	-	(234.43)	(5,246.34)	-	(185.00)	-	-	-	-
5230	Janitorial Contract	(235.00)	(235.00)	(955.00)	(530.00)	(195.00)	(435.00)	(395.00)	(743.00)	(949.00)
5231	Janitorial Supplies	(273.62)	(421.15)	(422.33)	(179.16)	(335.41)	(179.02)	(527.67)	-	(154.94)
5232	Cleaning/Trash Out	75.00	115.00	115.00	25.00	170.00	(3,795.00)	-	193.00	294.00
5240	Lawn Care Contract	(3,795.00)	-	(3,945.00)	(3,795.00)	(6,533.10)	-	(3,795.00)	(3,795.00)	(3,795.00)
5250	Plumbing Contract	(1,266.64)	(1,956.21)	(750.00)	(1,861.00)	(1,292.20)	(134.75)	(815.00)	(945.00)	(1,282.50)
5251	Plumbing Supplies	-	(571.24)	(149.94)	(21.96)	(63.42)	(1,483.22)	-	(1,334.84)	-
5260	Security Contract	(23,062.28)	(33,363.69)	(37,768.49)	(24,590.64)	(11,565.78)	(23,680.92)	(21,705.24)	(23,049.14)	(33,836.38)
5269	Replace Pool Pass	-	-	-	-	-	-	-	-	-
5270	Building Supplies	(47.04)	(6,625.93)	(387.88)	(1,563.72)	(2,200.47)	(985.00)	(3,971.45)	(575.40)	(1,529.08)
5289	Carpet Replacement	(673.54)	(927.66)	(2,887.65)	(3,525.92)	(283.20)	(839.87)	(1,665.86)	(2,340.64)	(3,350.01)
5290	Other Operations Expenses	(1,561.11)	(119.02)	(2,600.00)	(506.93)	(459.33)	(846.99)	(1,680.52)	(1,469.18)	(2,271.48)

5291	Tenant Overpayment	-	(688.00)	99.00	-	206.00	-	-	-	1,954.00
5292	HANO Overpayment	-	163.00	(99.00)	-	1,719.00	-	-	-	-
5293	DHAP Overpayment	-	-	-	-	-	-	-	-	-
5294	Electrical Repairs	(237.30)	(477.36)	(1,299.16)	-	(513.80)	(75.00)	(646.82)	(116.95)	(1,075.22)
5295	Electrical Supplies	(822.99)	(220.00)	(1,512.36)	-	-	-	-	-	-
5296	Quadel Consulting Corp	-	-	-	1,047.00	-	-	-	-	-
5300	Electricity	(11,261.10)	(11,423.73)	(10,495.92)	(10,714.90)	(8,536.55)	(8,831.18)	(9,404.48)	(9,686.65)	(8,155.69)
5304	Locks Change	60.00	-	-	-	-	-	-	-	60.00
5310	Water	(6,100.31)	(6,893.41)	(6,059.43)	(6,422.06)	(4,831.78)	(6,078.65)	(5,419.86)	(6,834.00)	(5,796.47)
5311	Sewer	(8,339.47)	(9,057.78)	(7,872.44)	(9,406.41)	(7,198.79)	(8,927.58)	(7,666.00)	(8,900.22)	(7,512.89)
5320	Trash Collection	(2,570.56)	(1,870.56)	(2,220.56)	(2,778.40)	(2,428.40)	(2,428.40)	(2,778.40)	(2,428.40)	(2,428.40)
5401	Mileage Expense	-	-	(247.52)	(230.06)	(148.81)	(91.00)	-	(150.00)	(146.83)
5412	Bank Recon Adjustments	-	-	(5.15)	0.20	-	(3.00)	(0.35)	-	-
5440	Legal & Accounting	(1,820.00)	-	(1,092.00)	(1,212.00)	518.75	(1,092.00)	-	12.00	(815.00)
5510	Fees and Permits	-	-	-	-	-	-	-	-	-
5520	Insurance	-	(3,529.50)	-	-	-	-	-	-	-
5540	Pool Contract	(2,323.42)	(865.20)	(500.00)	(500.00)	-	(1,675.00)	(773.99)	(1,835.94)	(500.00)
5541	Pool Supplies	(327.84)	(159.78)	(229.98)	(756.93)	(229.98)	-	-	-	(477.94)
5550	Pest Control Contract	(650.00)	(650.00)	(650.00)	(650.00)	(1,825.00)	525.00	-	(2,260.00)	(825.00)
5551	Pest Control Supplies	(15.98)	-	-	-	-	-	-	-	-
7990	Uniforms	(381.85)	(305.48)	(417.74)	(1,312.60)	-	(228.34)	-	(92.09)	(184.18)
Total Operating Expenses		<u>\$ (129,626.06)</u>	<u>\$ (154,566.75)</u>	<u>\$ (165,551.64)</u>	<u>\$ (134,533.20)</u>	<u>\$ (116,335.30)</u>	<u>\$ (122,445.44)</u>	<u>\$ (137,869.03)</u>	<u>\$ (129,177.13)</u>	<u>\$ (156,049.67)</u>
Non-Operating Income										
8000	Non-Operating Income	-	-	-	-	350.00	-	-	-	-
Non-Operating Expenses										
9000	Non-Operating Expenses	-	-	-	(1,461.20)	-	-	-	-	-
Net Income (Loss)		<u>\$103,604.69</u>	<u>\$83,506.80</u>	<u>\$77,138.16</u>	<u>\$ 107,317.95</u>	<u>\$124,243.81</u>	<u>\$ 111,558.03</u>	<u>\$125,373.50</u>	<u>\$121,540.50</u>	<u>\$ 86,259.26</u>

Apr 2011	May 2011	Jun 2011	Year to Date
\$ 315,531.50	\$ 162,893.00	\$ 225,917.33	\$ 2,814,372.29
300.00	-	-	\$ 1,532.00
300.00	150.00	30.00	\$ 2,425.00
2,700.00	1,500.00	1,621.00	\$ 33,419.00
180.00	210.00	275.00	\$ 3,722.37
1,110.83	1,583.38	1,034.91	\$ 14,319.57
2,480.00	1,743.50	1,869.00	\$ 27,685.50
-	-	-	\$ -
25.00	-	-	\$ 25.00
-	-	-	\$ 50.00
175.00	5.00	25.00	\$ 955.00
154.00	-	15.00	\$ 266.00
317.36	16.11	98.71	\$ 6,016.06
-	-	-	\$ 18.43
375.00	1,028.25	300.00	\$ 7,315.78
<u>\$ 323,648.69</u>	<u>\$ 169,129.24</u>	<u>\$ 231,185.95</u>	<u>\$ 2,912,122.00</u>

\$ (1,184.00)	\$ (4,736.00)	\$ (4,736.00)	\$ (60,384.00)
-	(14,400.87)	(27,686.12)	\$ (181,998.15)
(1,230.76)	(4,923.04)	(4,923.04)	\$ (62,678.81)
(1,162.97)	(4,651.88)	(4,651.88)	\$ (59,311.47)
(1,797.38)	(7,577.74)	(7,581.96)	\$ (96,714.33)
(2,564.64)	(11,556.84)	(11,097.78)	\$ (140,390.30)
-	-	(8,733.62)	\$ (54,764.40)
(1,648.00)	-	(4,290.00)	\$ (38,424.00)
(197.58)	(1,028.96)	(1,441.71)	\$ (8,109.75)
(15.06)	(152.02)	(176.70)	\$ (3,185.71)
(85.95)	-	(279.34)	\$ (1,287.04)
-	-	-	\$ (1,071.25)
-	-	-	\$ (52.80)
(880.49)	(791.42)	(788.50)	\$ (9,499.85)
(152.59)	(152.59)	(152.59)	\$ (1,799.36)
(743.16)	(427.56)	(991.49)	\$ (8,142.44)
-	(939.00)	(2,161.95)	\$ (9,406.22)
(1,109.56)	(1,673.37)	(1,319.03)	\$ (13,185.86)
-	-	(684.60)	\$ (4,802.04)
-	(824.86)	(1,315.22)	\$ (5,846.52)
-	-	(750.40)	\$ (5,858.63)
(489.64)	(284.81)	(148.75)	\$ (2,513.49)
(510.00)	(400.00)	-	\$ (7,044.00)
(317.21)	(1,349.48)	(1,208.15)	\$ (13,128.04)

-	-	66.00	\$	(663.17)
(68.95)	-	-	\$	(5,734.72)
165.00	(110.00)	(867.09)	\$	(5,484.09)
(282.37)	(619.91)	(648.74)	\$	(4,044.32)
145.00	420.00	272.00	\$	(1,971.00)
(3,795.00)	(3,795.00)	(3,945.00)	\$	(40,988.10)
(180.00)	(800.00)	(956.52)	\$	(12,239.82)
(430.17)	-	(148.02)	\$	(4,202.81)
(11,552.30)	(26,020.52)	(34,273.54)	\$	(304,468.92)
-	-	-	\$	-
(272.43)	-	(1,668.50)	\$	(19,826.90)
50.00	(457.63)	-	\$	(16,901.98)
(175.19)	(1,635.57)	(3,300.41)	\$	(16,625.73)

476.00	-	-	\$	2,047.00
-	-	-	\$	1,783.00
-	-	-	\$	-
-	(112.80)	(300.81)	\$	(4,855.22)
(355.42)	-	(225.15)	\$	(3,135.92)
-	-	-	\$	1,047.00
(7,443.62)	(8,598.72)	(9,081.95)	\$	(113,634.49)
(251.27)	-	60.00	\$	(71.27)
(4,656.49)	(11,211.74)	(6,826.07)	\$	(77,130.27)
(6,005.15)	(4,463.89)	(7,483.80)	\$	(92,834.42)
(2,428.40)	(2,428.40)	(2,428.40)	\$	(29,217.28)
(32.39)	(179.00)	(313.21)	\$	(1,538.82)
-	-	-	\$	(8.30)
(728.00)	-	(1,456.00)	\$	(7,684.25)
-	-	-	\$	-
-	-	-	\$	(3,529.50)
(500.00)	(742.99)	(787.52)	\$	(11,004.06)
-	(440.94)	(278.97)	\$	(2,902.36)
-	(3,850.00)	(1,300.00)	\$	(12,135.00)
-	-	-	\$	(15.98)
-	-	-	\$	(2,922.28)
<u>\$ (52,410.14)</u>	<u>\$ (120,917.55)</u>	<u>\$ (161,010.53)</u>	<u>\$</u>	<u>(1,580,492.44)</u>
-	-	-	\$	350.00
-	-	-	\$	(1,461.20)
<u>\$271,238.55</u>	<u>\$48,211.69</u>	<u>\$70,175.42</u>	<u>\$</u>	<u>1,330,518.36</u>

Willowbrook Management, Inc
Operating Statement
Willowbrook Apartments

		July 2010	Aug 2010	Monthly Change
				Dollar
Revenue				
4000	Rent/Lease Income	\$ 224,511.50	\$ 226,134.00	\$ 1,622.50
4001	Non Refundable Pet Fee	582.00	50.00	(532.00)
4002	Month to Month Rent	150.00	995.00	845.00
4010	Security Deposit Forfeit	1,200.00	4,800.00	3,600.00
4030	Application Fee	395.00	530.00	135.00
4060	Laundry Income	1,257.67	1,298.52	40.85
4100	Late Charge Income	4,500.00	3,058.00	(1,442.00)
4110	Prepaid Rent Income	-	-	-
4120	NSF Fee Income	-	-	-
4121	Lock Out Fee	-	25.00	25.00
4122	Gate Card Replacement	50.00	35.00	(15.00)
4140	Maint & Repairs Income	-	10.00	10.00
4170	Electricity Utility Income	216.15	130.93	(85.22)
4180	Water Utility Income	18.43	-	(18.43)
4490	Other Income	350.00	1,007.10	657.10
Total Revenue		\$ 233,230.75	\$ 238,073.55	\$ 4,842.80

Operating Expenses

5000	Administrative Salaries	\$ (4,736.00)	\$ (5,920.00)	\$ 1,184.00
5010	Management Fees	(13,397.40)	(13,460.01)	\$ 62.61
5020	Manager Salaries	(4,923.04)	(6,153.80)	\$ 1,230.76
5021	Maintenance Manager	(4,651.88)	(5,814.85)	\$ 1,162.97
5030	Clerical Salaries	(7,523.03)	(9,737.80)	\$ 2,214.77
5040	Maintenance Salaries	(12,393.42)	(14,234.27)	\$ 1,840.85
5060	Employee Benefits	(4,760.59)	(4,760.59)	\$ -
5100	Advertising	(4,600.00)	(4,640.00)	\$ 40.00
5110	Office Supplies	(492.52)	(1,416.43)	\$ 923.91
5111	Office Equipment Contract	(364.03)	(214.24)	\$ (149.79)
5119	Monthly Newsletters	(123.00)	(123.00)	\$ -
5120	Dues & Subscriptions	(1,014.00)	-	\$ (1,014.00)
5130	Postage & Delivery	-	-	\$ -
5140	Telephone	(513.69)	(846.18)	\$ 332.49
5141	Cable/Internet	(148.66)	(148.66)	\$ -
5190	Other Administrative Expenses	(249.13)	(1,468.13)	\$ 1,219.00
5191	Auto Expense	-	(1,019.16)	\$ 1,019.16
5200	Maintenance & Repair	(834.94)	(487.32)	\$ (347.62)
5201	A/C Heat Contract	(1,140.00)	(90.00)	\$ (1,050.00)
5202	Heat A/C Repairs	-	(725.58)	\$ 725.58
5203	Appliances	-	(1,408.00)	\$ 1,408.00

5204	Doors and Hardware	(310.89)	(331.33)	\$ 20.44
5210	Painting/Decorating Contract	-	-	\$ -
5211	Paint/Decorating Supplies	(1,509.62)	(831.27)	\$ (678.35)
5220	Grounds Maintenance	(310.17)	(419.00)	\$ 108.83
5222	Pump and Pond Contract	-	(234.43)	\$ 234.43
5230	Janitorial Contract	(235.00)	(235.00)	\$ -
5231	Janitorial Supplies	(273.62)	(421.15)	\$ 147.53
5232	Cleaning/Trash Out	75.00	115.00	\$ (40.00)
5240	Lawn Care Contract	(3,795.00)	-	\$ (3,795.00)
5250	Plumbing Contract	(1,266.64)	(1,956.21)	\$ 689.57
5251	Plumbing Supplies	-	(571.24)	\$ 571.24
5260	Security Contract	(23,062.28)	(33,363.69)	\$ 10,301.41
5269	Replace Pool Pass	-	-	\$ -
5270	Building Supplies	(47.04)	(6,625.93)	\$ 6,578.89
5289	Carpet Replacement	(673.54)	(927.66)	\$ 254.12
5290	Other Operations Expenses	(1,561.11)	(119.02)	\$ (1,442.09)
5291	Tenant Overpayment	-	(688.00)	\$ 688.00
5292	HANO Overpayment	-	163.00	\$ (163.00)
5293	DHAP Overpayment	-	-	\$ -
5293	Electrical Repairs	(237.30)	(477.36)	\$ 240.06
5295	Electrical Supplies	(822.99)	(220.00)	\$ (602.99)
5296	Quadel Consulting Corp	-	-	\$ -
5300	Electricity	(11,261.10)	(11,423.73)	\$ 162.63
5304	Locks Change	60.00	-	\$ 60.00
5310	Water	(6,100.31)	(6,893.41)	\$ 793.10
5311	Sewer	(8,339.47)	(9,057.78)	\$ 718.31
5320	Trash Collection	(2,570.56)	(1,870.56)	\$ (700.00)
5401	Mileage Expense	-	-	\$ -
5412	Bank Recon Adjustments	-	-	\$ -
5440	Legal & Accounting	(1,820.00)	-	\$ (1,820.00)
5510	Fees and Permits	-	-	\$ -
5520	Insurance	-	(3,529.50)	\$ 3,529.50
5540	Pool Contract	(2,323.42)	(865.20)	\$ (1,458.22)
5541	Pool Supplies	(327.84)	(159.78)	\$ (168.06)
5550	Pest Control Contract	(650.00)	(650.00)	\$ -
5551	Pest Control Supplies	(15.98)	-	\$ (15.98)
7990	Uniforms	(381.85)	(305.48)	\$ (76.37)
Total Operating Expenses		\$ (129,626.06)	\$ (154,566.75)	\$ 24,940.69

Non-Operating Expenses

9000	Non-Operating Expenses	-	-	\$ -
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Net Income (Loss)		\$103,604.69	\$83,506.80	\$ (20,097.89)
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Change	Sept 2010	Monthly Change		Oct 2010	Monthly Change	
Percentage		Dollar	Percentage		Dollar	Percentage
1%	\$ 230,340.00	\$ 4,206.00	2%	\$ 233,115.85	\$ 2,775.85	1%
-91%	-	(50.00)	-100%	300.00	\$ 300.00	0%
563%	150.00	(845.00)	-85%	150.00	\$ -	0%
300%	3,120.00	(1,680.00)	-35%	3,700.00	\$ 580.00	19%
34%	500.00	(30.00)	-6%	405.00	\$ (95.00)	-19%
3%	985.15	(313.37)	-24%	1,292.89	\$ 307.74	31%
-32%	2,905.00	(153.00)	-5%	2,677.00	\$ (228.00)	-8%
0%	-	-	0%	-	\$ -	0%
0%	-	-	0%	-	\$ -	0%
100%	-	(25.00)	-100%	-	\$ -	0%
-30%	75.00	40.00	114%	50.00	\$ (25.00)	0%
100%	-	(10.00)	-100%	42.00	\$ 42.00	100%
-39%	4,264.65	4,133.72	3157%	441.53	\$ (3,823.12)	0%
-100%	-	-	0%	-	\$ -	
188%	350.00	(657.10)	-65%	1,138.08	\$ 788.08	225%
2%	\$ 242,689.80	\$ 4,616.25	2%	\$ 243,312.35	\$ 622.55	0%

25%	\$ (5,920.00)	\$ -	0%	\$ (4,736.00)	\$ (1,184.00)	-20%
0%	(13,642.44)	\$ 182.43	1%	(13,879.08)	\$ 236.64	2%
25%	(6,063.85)	\$ (89.95)	-1%	(4,923.04)	\$ (1,140.81)	-19%
25%	(5,814.85)	\$ -	0%	(4,651.88)	\$ (1,162.97)	-20%
29%	(9,418.05)	\$ (319.75)	-3%	(7,596.67)	\$ (1,821.38)	-19%
15%	(15,982.55)	\$ 1,748.28	12%	(12,751.75)	\$ (3,230.80)	-20%
0%	(4,760.59)	\$ -	0%	(4,760.59)	\$ -	0%
1%	(5,140.00)	\$ 500.00	11%	(4,560.00)	\$ (580.00)	-11%
188%	(205.99)	\$ (1,210.44)	-85%	73.44	\$ (279.43)	-136%
-41%	(574.57)	\$ 360.33	168%	(430.81)	\$ (143.76)	-25%
0%	(123.00)	\$ -	0%	(123.00)	\$ -	0%
-100%	(57.25)	\$ 57.25	100%	-	\$ (57.25)	0%
0%	(52.80)	\$ 52.80	100%	-		
65%	(846.18)	\$ -	0%	(512.79)	\$ (333.39)	-39%
0%	(148.66)	\$ -	0%	(148.66)	\$ -	0%
489%	(805.91)	\$ (662.22)	-45%	(624.38)	\$ (181.53)	-23%
100%	-	\$ (1,019.16)	-100%	(1,019.16)	\$ 1,019.16	100%
-42%	(2,558.73)	\$ 2,071.41	425%	(828.28)	\$ (1,730.45)	-68%
-92%	(668.03)	\$ 578.03	642%	(693.00)	\$ 24.97	4%
100%	(917.14)	\$ 191.56	26%	(494.19)	\$ (422.95)	-46%
100%	(452.16)	\$ (955.84)	-68%	(1,501.22)	\$ 1,049.06	0%

7%	(295.50)	\$ (35.83)	-11%	10.00	\$ (305.50)	0%
0%	(1,324.00)	\$ 1,324.00	100%	(150.00)	\$ (1,174.00)	-89%
-45%	(2,179.50)	\$ 1,348.23	162%	(746.65)	\$ (1,432.85)	-66%
35%	-	\$ (419.00)	-100%	-		
100%	(5,246.34)	\$ 5,011.91	2138%	-	\$ (5,246.34)	100%
0%	(955.00)	\$ 720.00	306%	(530.00)	\$ (425.00)	-45%
54%	(422.33)	\$ 1.18	0%	(179.16)	\$ (243.17)	-58%
53%	115.00	\$ -	0%	25.00	\$ 90.00	-78%
-100%	(3,945.00)	\$ 3,945.00	100%	(3,795.00)	\$ (150.00)	-4%
54%	(750.00)	\$ (1,206.21)	-62%	(1,861.00)	\$ 1,111.00	148%
100%	(149.94)	\$ (421.30)	-74%	(21.96)	\$ (127.98)	-85%
45%	(37,768.49)	\$ 4,404.80	13%	(24,590.64)	\$ (13,177.85)	-35%
0%	-	\$ -	0%	-	\$ -	0%
13986%	(387.88)	\$ (6,238.05)	-94%	(1,563.72)	\$ 1,175.84	303%
38%	(2,887.65)	\$ 1,959.99	211%	(3,525.92)	\$ 638.27	0%
-92%	(2,600.00)	\$ 2,480.98	2085%	(506.93)	\$ (2,093.07)	-81%
100%	99.00	\$ (787.00)	-114%	-	\$ 99.00	-100%
100%	(99.00)	\$ 262.00	-161%	-	\$ (99.00)	-100%
0%	-	\$ -	0%	-	\$ -	-100%
101%	(1,299.16)	\$ 821.80	172%	-	\$ (1,299.16)	0%
-73%	(1,512.36)	\$ 1,292.36	587%	-		
0%	-	\$ -	0%	1,047.00		
1%	(10,495.92)	\$ (927.81)	-8%	(10,714.90)	\$ 218.98	2%
-100%	-	\$ -	0%	-	\$ -	0%
13%	(6,059.43)	\$ (833.98)	-12%	(6,422.06)	\$ 362.63	6%
9%	(7,872.44)	\$ (1,185.34)	-13%	(9,406.41)	\$ 1,533.97	19%
-27%	(2,220.56)	\$ 350.00	19%	(2,778.40)	\$ 557.84	25%
0%	(247.52)	\$ 247.52	100%	(230.06)	\$ (17.46)	-7%
0%	(5.15)	\$ 5.15	100%	0.20	\$ (5.35)	0%
-100%	(1,092.00)	\$ 1,092.00	100%	(1,212.00)	\$ 120.00	11%
0%	-	\$ -	0%	-	\$ -	0%
100%	-	\$ (3,529.50)	-100%	-		
-63%	(500.00)	\$ (365.20)	-42%	(500.00)	\$ -	0%
-51%	(229.98)	\$ 70.20	44%	(756.93)	\$ 526.95	229%
0%	(650.00)	\$ -	0%	(650.00)	\$ -	0%
-100%	-	\$ -	0%	-		
-20%	(417.74)	\$ 112.26	37%	(1,312.60)	\$ 894.86	214%
19%	\$ (165,551.64)	\$ 10,984.89	7%	\$ (134,533.20)	\$ (31,018.44)	-19%

0%	-	\$ -	0%	(1,461.20)	\$ 1,461.20	100%
-19%	\$77,138.16	\$ (6,368.64)	-8%	\$ 107,317.95	\$30,179.79	39%

Nov 2010	Monthly Change		Dec 2010	Monthly Change		Jan 2011
	Dollar	Percentage		Dollar	Percentage	
\$ 233,690.00	\$ 574.15	0%	\$ 228,742.00	\$ (4,948.00)	-2%	\$ 254,550.00
-	(300.00)	0%	-	-	0%	-
-	(150.00)	-100%	50.00	50.00	100%	100.00
2,400.00	(1,300.00)	-35%	2,700.00	300.00	13%	4,300.00
250.00	(155.00)	-38%	249.14	(0.86)	0%	240.00
961.57	(331.32)	-26%	953.00	(8.57)	-1%	1,285.93
1,692.00	(985.00)	-37%	459.00	(1,233.00)	-73%	2,460.00
-	-	0%	-	-	0%	-
-	-	0%	-	-	0%	-
25.00	25.00	0%	-	(25.00)	-100%	-
75.00	25.00	50%	-	(75.00)	-100%	100.00
25.00	(17.00)	0%	-	(25.00)	-100%	10.00
148.19	(293.34)	0%	150.33	2.14	1%	196.60
-			-		0%	-
1,312.35	174.27	100%	700.00	(612.35)	-47%	-
\$ 240,579.11	\$ (2,733.24)	-1%	\$ 234,003.47	\$ (6,575.64)	-3%	\$ 263,242.53

\$ (4,736.00)	\$ -	0%	\$ (5,920.00)	\$ 1,184.00	25%	\$ (7,104.00)
(14,012.16)	\$ 133.08	1%	(13,991.82)	\$ (20.34)	0%	(13,396.44)
(4,923.04)	\$ -	0%	(6,153.80)	\$ 1,230.76	25%	(7,384.56)
(4,651.88)	\$ -	0%	(5,814.85)	\$ 1,162.97	25%	(6,977.82)
(7,550.60)	\$ (46.07)	-1%	(9,494.92)	\$ 1,944.32	26%	(11,395.75)
(11,945.09)	\$ (806.66)	-6%	(13,383.43)	\$ 1,438.34	12%	(15,435.60)
(9,521.18)	\$ 4,760.59	100%	-	\$ (9,521.18)	-100%	(4,366.81)
(7,660.00)	\$ 3,100.00	68%	(1,985.00)	\$ (5,675.00)	-74%	(575.00)
(1,260.00)	\$ 1,333.44	-1816%	(326.41)	\$ (933.59)	-74%	(1,081.00)
(169.49)	\$ (261.32)	-61%	(108.70)	\$ (60.79)	-36%	(656.54)
(85.95)	\$ (37.05)	100%	(85.95)	\$ -	0%	(85.95)
-	\$ -	100%	-	\$ -	0%	-
-			-		0%	-
(1,115.94)	\$ 603.15	118%	(781.28)	\$ (334.66)	-30%	(835.85)
(148.59)	\$ (0.07)	0%	(148.59)	\$ -	0%	(148.59)
(626.90)	\$ 2.52	0%	(999.74)	\$ 372.84	59%	(352.97)
-	\$ (1,019.16)	-100%	-	\$ -	0%	(3,772.16)
(91.22)	\$ (737.06)	-89%	(603.97)	\$ 512.75	562%	(939.07)
(135.00)	\$ (558.00)	0%	(135.00)	\$ -	0%	(657.17)
-	\$ (494.19)	100%	-	\$ -	0%	-
15.00	\$ (1,516.22)	0%	(443.81)	\$ 458.81	-3059%	(358.33)

(326.32)	\$ 336.32	0%	-	\$ (326.32)	-100%	(146.44)
(150.00)	\$ -	0%	-	\$ (150.00)	-100%	(125.00)
(1,028.67)	\$ 282.02	38%	(783.25)	\$ (245.42)	-24%	(828.34)
-			-		0%	-
(185.00)	\$ 185.00	100%	-	\$ (185.00)	-100%	-
(195.00)	\$ (335.00)	-63%	(435.00)	\$ 240.00	123%	(395.00)
(335.41)	\$ 156.25	87%	(179.02)	\$ (156.39)	-47%	(527.67)
170.00	\$ (145.00)	580%	(3,795.00)	\$ 3,965.00	-2332%	-
(6,533.10)	\$ 2,738.10	72%	-	\$ (6,533.10)	-100%	(3,795.00)
(1,292.20)	\$ (568.80)	-31%	(134.75)	\$ (1,157.45)	-90%	(815.00)
(63.42)	\$ 41.46	189%	(1,483.22)	\$ 1,419.80	2239%	-
(11,565.78)	\$ (13,024.86)	-53%	(23,680.92)	\$ 12,115.14	105%	(21,705.24)
-	\$ -	0%	-	\$ -	0%	-
(2,200.47)	\$ 636.75	100%	(985.00)	\$ (1,215.47)	-55%	(3,971.45)
(283.20)	\$ (3,242.72)	100%	(839.87)	\$ 556.67	197%	(1,665.86)
(459.33)	\$ (47.60)	-9%	(846.99)	\$ 387.66	84%	(1,680.52)
206.00	\$ (206.00)	100%	-	\$ 206.00	-100%	-
1,719.00	\$ (1,719.00)	100%	-	\$ 1,719.00	-100%	-
-	\$ -	0%	-	\$ -	0%	-
(513.80)	\$ 513.80	100%	(75.00)	\$ (438.80)	-85%	(646.82)
-			-		0%	-
-			-		0%	-
(8,536.55)	\$ (2,178.35)	-20%	(8,831.18)	\$ 294.63	3%	(9,404.48)
-	\$ -	0%	-	\$ -	0%	-
(4,831.78)	\$ (1,590.28)	-25%	(6,078.65)	\$ 1,246.87	26%	(5,419.86)
(7,198.79)	\$ (2,207.62)	-23%	(8,927.58)	\$ 1,728.79	24%	(7,666.00)
(2,428.40)	\$ (350.00)	-13%	(2,428.40)	\$ -	0%	(2,778.40)
(148.81)	\$ (81.25)	100%	(91.00)	\$ (57.81)	-39%	-
-	\$ 0.20	0%	(3.00)	\$ 3.00	100%	(0.35)
518.75	\$ (1,730.75)	-143%	(1,092.00)	\$ 1,610.75	-311%	-
-	\$ -	0%	-	\$ -	0%	-
-			-		0%	-
-	\$ (500.00)	-100%	(1,675.00)	\$ 1,675.00	100%	(773.99)
(229.98)	\$ (526.95)	100%	-	\$ (229.98)	-100%	-
(1,825.00)	\$ 1,175.00	181%	525.00	\$ (2,350.00)	-129%	-
-			-		0%	-
-	\$ (1,312.60)	-100%	(228.34)	\$ 228.34	100%	-
\$ (116,335.30)	\$ (18,197.90)	-14%	\$ (122,445.44)	\$ 6,110.14	5%	\$ (137,869.03)
-			-			-
-	\$ (1,461.20)	-100%	-	\$ -	0%	-
-			-			-
\$124,243.81	\$16,925.86	16%	\$ 111,558.03	\$ (12,685.78)	-10%	\$125,373.50

Monthly Change		Feb 2011	Monthly Change		Mar 2011	Monthly C
Dollar	Percentage		Dollar	Percentage		
\$ 25,808.00	11%	\$ 244,010.00	\$ (10,540.00)	-4%	\$ 234,937.11	\$ (9,072.89)
-	0%	-	-	0%	300.00	300.00
50.00	100%	250.00	150.00	150%	100.00	(150.00)
1,600.00	59%	2,012.00	(2,288.00)	-53%	3,366.00	1,354.00
(9.14)	-4%	280.00	40.00	17%	208.23	(71.77)
332.93	35%	1,183.63	(102.30)	-8%	1,372.09	188.46
2,001.00	436%	2,307.00	(153.00)	-6%	1,535.00	(772.00)
-	0%	-	-	0%	-	-
-	0%	-	-	0%	-	-
-	0%	-	-	0%	-	-
100.00	100%	265.00	165.00	165%	100.00	(165.00)
10.00	100%	10.00	-	0%	-	(10.00)
46.27	31%	-	(196.60)	-100%	35.50	35.50
-	0%	-	-	0%	-	-
(700.00)	-100%	400.00	400.00	100%	355.00	(45.00)
\$ 29,239.06	12%	\$ 250,717.63	\$ (12,524.90)	-5%	\$ 242,308.93	\$ (8,408.70)

\$ 1,184.00	20%	\$ (4,736.00)	\$ (2,368.00)	-33%	\$ (5,920.00)	\$ 1,184.00
\$ (595.38)	-4%	(15,260.40)	\$ 1,863.96	14%	(28,871.41)	\$ 13,611.01
\$ 1,230.76	20%	(4,923.04)	\$ (2,461.52)	-33%	(6,153.80)	\$ 1,230.76
\$ 1,162.97	20%	(4,651.88)	\$ (2,325.94)	-33%	(5,814.85)	\$ 1,162.97
\$ 1,900.83	20%	(7,582.49)	\$ (3,813.26)	-33%	(9,457.94)	\$ 1,875.45
\$ 2,052.17	15%	(7,842.82)	\$ (7,592.78)	-49%	(11,202.11)	\$ 3,359.29
\$ 4,366.81	100%	(8,733.62)	\$ 4,366.81	100%	(4,366.81)	\$ (4,366.81)
\$ (1,410.00)	-71%	(1,766.00)	\$ 1,191.00	207%	(1,560.00)	\$ (206.00)
\$ 754.59	231%	(732.59)	\$ (348.41)	-32%	-	\$ (732.59)
\$ 547.84	504%	(111.32)	\$ (545.22)	-83%	(212.23)	\$ 100.91
\$ -	0%	(85.95)	\$ -	0%	(85.95)	\$ -
\$ -	0%	-	\$ -	0%	-	\$ -
-	0%	-	-	0%	-	\$ -
\$ 54.57	7%	(777.11)	\$ (58.74)	-7%	(810.42)	\$ 33.31
\$ -	0%	(148.59)	\$ -	0%	(152.59)	\$ 4.00
\$ (646.77)	-65%	(346.22)	\$ (6.75)	-2%	(506.85)	\$ 160.63
\$ 3,772.16	100%	(494.79)	\$ (3,277.37)	-87%	-	\$ (494.79)
\$ 335.10	55%	(502.29)	\$ (436.78)	-47%	(2,238.08)	\$ 1,735.79
\$ 522.17	387%	(92.07)	\$ (565.10)	-86%	(507.17)	\$ 415.10
\$ -	0%	(644.40)	\$ 644.40	100%	(925.13)	\$ 280.73
\$ (85.48)	-19%	50.00	\$ (408.33)	-114%	(1,009.71)	\$ 1,059.71

\$ 146.44	100%	(199.81)	\$ 53.37	36%	10.00	\$ (209.81)
\$ 125.00	100%	(1,910.00)	\$ 1,785.00	1428%	(2,475.00)	\$ 565.00
\$ 45.09	6%	(1,334.29)	\$ 505.95	61%	(1,011.61)	\$ (322.68)
	0%	-		0%	-	
\$ -	0%	-	\$ -	0%	-	\$ -
\$ (40.00)	-9%	(743.00)	\$ 348.00	88%	(949.00)	\$ 206.00
\$ 348.65	195%	-	\$ (527.67)	-100%	(154.94)	\$ 154.94
\$ (3,795.00)	-100%	193.00	\$ (193.00)	100%	294.00	\$ (101.00)
\$ 3,795.00	100%	(3,795.00)	\$ -	0%	(3,795.00)	\$ -
\$ 680.25	505%	(945.00)	\$ 130.00	16%	(1,282.50)	\$ 337.50
\$ (1,483.22)	-100%	(1,334.84)	\$ 1,334.84	100%	-	\$ (1,334.84)
\$ (1,975.68)	-8%	(23,049.14)	\$ 1,343.90	6%	(33,836.38)	\$ 10,787.24
\$ -	0%	-	\$ -	0%	-	\$ -
\$ 2,986.45	303%	(575.40)	\$ (3,396.05)	-86%	(1,529.08)	\$ 953.68
\$ 825.99	98%	(2,340.64)	\$ 674.78	41%	(3,350.01)	\$ 1,009.37
\$ 833.53	98%	(1,469.18)	\$ (211.34)	-13%	(2,271.48)	\$ 802.30
\$ -	0%	-	\$ -	0%	1,954.00	\$ (1,954.00)
\$ -	0%	-	\$ -	0%	-	\$ -
\$ -	0%	-	\$ -	0%	-	\$ -
\$ 571.82	762%	(116.95)	\$ (529.87)	-82%	(1,075.22)	\$ 958.27
	0%	-		0%	-	
	0%	-		0%	-	
\$ 573.30	6%	(9,686.65)	\$ 282.17	3%	(8,155.69)	\$ (1,530.96)
\$ -	0%	-	\$ -	0%	60.00	\$ (60.00)
\$ (658.79)	-11%	(6,834.00)	\$ 1,414.14	26%	(5,796.47)	\$ (1,037.53)
\$ (1,261.58)	-14%	(8,900.22)	\$ 1,234.22	16%	(7,512.89)	\$ (1,387.33)
\$ 350.00	14%	(2,428.40)	\$ (350.00)	-13%	(2,428.40)	\$ -
\$ (91.00)	-100%	(150.00)	\$ 150.00	100%	(146.83)	\$ (3.17)
\$ (2.65)	-88%	-	\$ (0.35)	-100%	-	\$ -
\$ (1,092.00)	-100%	12.00	\$ (12.00)	100%	(815.00)	\$ 827.00
\$ -	0%	-	\$ -	0%	-	\$ -
	0%	-		0%	-	
\$ (901.01)	-54%	(1,835.94)	\$ 1,061.95	137%	(500.00)	\$ (1,335.94)
\$ -	0%	-	\$ -	0%	(477.94)	\$ 477.94
\$ 525.00	-100%	(2,260.00)	\$ 2,260.00	100%	(825.00)	\$ (1,435.00)
	0%	-		0%	-	
\$ (228.34)	-100%	(92.09)	\$ 92.09	100%	(184.18)	\$ 92.09
\$ 15,423.59	13%	\$ (129,177.13)	\$ (8,691.90)	-6%	\$ (156,049.67)	\$ 26,872.54
\$ -	0%		\$ -	0%		\$ -
\$13,815.47	12%	\$ 121,540.50	\$ (3,833.00)	-3%	\$ 86,259.26	\$ (35,281.24)

Change	Apr 2011	Monthly Change		May 2011	Monthly
Percentage		Dollar	Percentage		Dollar
-4%	\$ 315,531.50	\$ 80,594.39	34%	\$ 162,893.00	\$ (152,638.50)
100%	300.00	-	100%	-	\$ (300.00)
-60%	300.00	200.00	200%	150.00	\$ (150.00)
67%	2,700.00	(666.00)	-20%	1,500.00	\$ (1,200.00)
-26%	180.00	(28.23)	-14%	210.00	\$ 30.00
16%	1,110.83	(261.26)	-19%	1,583.38	\$ 472.55
-33%	2,480.00	945.00	62%	1,743.50	\$ (736.50)
0%	-	-	0%	-	\$ -
0%	25.00	25.00	0%	-	\$ (25.00)
0%	-	-	0%	-	\$ -
-62%	175.00	75.00	75%	5.00	\$ (170.00)
-100%	154.00	154.00	0%	-	\$ (154.00)
100%	317.36	281.86	794%	16.11	\$ (301.25)
0%	-	-	0%	-	\$ -
-11%	375.00	20.00	6%	1,028.25	\$ 653.25
-3%	\$ 323,648.69	\$ 81,339.76	34%	\$ 169,129.24	\$ (154,519.45)

25%	\$ (1,184.00)	\$ (4,736.00)	-80%	\$ (4,736.00)	\$ 3,552.00
89%	\$ -	\$ (28,871.41)	100%	\$ (14,400.87)	\$ 14,400.87
25%	\$ (1,230.76)	\$ (4,923.04)	-80%	\$ (4,923.04)	\$ 3,692.28
25%	\$ (1,162.97)	\$ (4,651.88)	-80%	\$ (4,651.88)	\$ 3,488.91
25%	\$ (1,797.38)	\$ (7,660.56)	-81%	\$ (7,577.74)	\$ 5,780.36
43%	\$ (2,564.64)	\$ (8,637.47)	-77%	\$ (11,556.84)	\$ 8,992.20
-50%	\$ -	\$ (4,366.81)	-100%	\$ -	\$ -
-12%	\$ (1,648.00)	\$ 88.00	6%	\$ -	\$ (1,648.00)
-100%	\$ (197.58)	\$ 197.58	100%	\$ (1,028.96)	\$ 831.38
91%	\$ (15.06)	\$ (197.17)	-93%	\$ (152.02)	\$ 136.96
0%	\$ (85.95)	\$ -	0%	\$ -	\$ (85.95)
0%	\$ -	\$ -	0%	\$ -	\$ -
0%	\$ -	\$ -	0%	\$ -	\$ -
4%	\$ (880.49)	\$ 70.07	9%	\$ (791.42)	\$ (89.07)
3%	\$ (152.59)	\$ -	0%	\$ (152.59)	\$ -
46%	\$ (743.16)	\$ 236.31	47%	\$ (427.56)	\$ (315.60)
-100%	\$ -	\$ -	0%	\$ (939.00)	\$ 939.00
346%	\$ (1,109.56)	\$ (1,128.52)	-50%	\$ (1,673.37)	\$ 563.81
451%	\$ -	\$ (507.17)	-100%	\$ -	\$ -
44%	\$ -	\$ (925.13)	-100%	\$ (824.86)	\$ 824.86
-2119%	\$ -	\$ (1,009.71)	-100%	\$ -	\$ -

-105%	\$	(489.64)	\$	499.64	-4996%	\$	(284.81)	\$	(204.83)
30%	\$	(510.00)	\$	(1,965.00)	-79%	\$	(400.00)	\$	(110.00)
-24%	\$	(317.21)	\$	(694.40)	-69%	\$	(1,349.48)	\$	1,032.27
0%	\$	-	\$	-	0%	\$	-	\$	-
0%	\$	(68.95)	\$	68.95	100%	\$	-	\$	(68.95)
28%	\$	165.00	\$	(1,114.00)	-117%	\$	(110.00)	\$	275.00
100%	\$	(282.37)	\$	127.43	82%	\$	(619.91)	\$	337.54
52%	\$	145.00	\$	149.00	-51%	\$	420.00	\$	(275.00)
0%	\$	(3,795.00)	\$	-	0%	\$	(3,795.00)	\$	-
36%	\$	(180.00)	\$	(1,102.50)	-86%	\$	(800.00)	\$	620.00
-100%	\$	(430.17)	\$	430.17	100%	\$	-	\$	(430.17)
47%	\$	(11,552.30)	\$	(22,284.08)	-66%	\$	(26,020.52)	\$	14,468.22
0%	\$	-	\$	-	0%	\$	-	\$	-
166%	\$	(272.43)	\$	(1,256.65)	-82%	\$	-	\$	(272.43)
43%	\$	50.00	\$	(3,400.01)	-101%	\$	(457.63)	\$	507.63
55%	\$	(175.19)	\$	(2,096.29)	-92%	\$	(1,635.57)	\$	1,460.38
100%	\$	476.00	\$	1,478.00	-76%	\$	-	\$	476.00
0%	\$	-	\$	-	0%	\$	-	\$	-
0%	\$	-	\$	-	0%	\$	-	\$	-
819%	\$	-	\$	(1,075.22)	-100%	\$	(112.80)	\$	112.80
0%	\$	(355.42)	\$	355.42	100%	\$	-	\$	(355.42)
0%	\$	-	\$	-	0%	\$	-	\$	-
-16%	\$	(7,443.62)	\$	(712.07)	-9%	\$	(8,598.72)	\$	1,155.10
100%	\$	(251.27)	\$	311.27	-519%	\$	-	\$	(251.27)
-15%	\$	(4,656.49)	\$	(1,139.98)	-20%	\$	(11,211.74)	\$	6,555.25
-16%	\$	(6,005.15)	\$	(1,507.74)	-20%	\$	(4,463.89)	\$	(1,541.26)
0%	\$	(2,428.40)	\$	-	0%	\$	(2,428.40)	\$	-
-2%	\$	(32.39)	\$	(114.44)	-78%	\$	(179.00)	\$	146.61
0%	\$	-	\$	-	0%	\$	-	\$	-
-6892%	\$	(728.00)	\$	(87.00)	-11%	\$	-	\$	(728.00)
0%	\$	-	\$	-	0%	\$	-	\$	-
0%	\$	-	\$	-	0%	\$	-	\$	-
-73%	\$	(500.00)	\$	-	0%	\$	(742.99)	\$	242.99
100%	\$	-	\$	(477.94)	-100%	\$	(440.94)	\$	440.94
-63%	\$	-	\$	(825.00)	-100%	\$	(3,850.00)	\$	3,850.00
0%	\$	-	\$	-	0%	\$	-	\$	-
100%	\$	-	\$	(184.18)	-100%	\$	-	\$	-
21%	\$	(52,410.14)	\$	(103,639.53)	-66%	\$	(120,917.55)	\$	68,507.41
0%									
-29%	\$	\$271,238.55	\$	\$184,979.29	214%	\$	48,211.69	\$	(223,026.86)

Change	Jun 2011	Monthly Change	
Percentage		Dollar	Percentage
-48%	\$ 225,917.33	\$ 63,024.33	39%
-100%	\$ -	\$ -	100%
-50%	\$ 30.00	\$ (120.00)	-80%
-44%	\$ 1,621.00	\$ 121.00	8%
17%	\$ 275.00	\$ 65.00	31%
43%	\$ 1,034.91	\$ (548.47)	-35%
-30%	\$ 1,869.00	\$ 125.50	7%
100%	\$ -	\$ -	0%
0%	\$ -	\$ -	0%
0%	\$ -	\$ -	0%
-97%	\$ 25.00	\$ 20.00	400%
100%	\$ 15.00	\$ 15.00	100%
-95%	\$ 98.71	\$ 82.60	513%
0%			
174%	\$ 300.00	\$ (728.25)	-71%
-48%	\$ 231,185.95	\$ 62,056.71	37%

300%	\$ (4,736.00)	\$ -	0%
100%	\$ (27,686.12)	\$ 13,285.25	92%
300%	\$ (4,923.04)	\$ -	0%
300%	\$ (4,651.88)	\$ -	0%
322%	\$ (7,581.96)	\$ 4.22	0%
351%	\$ (11,097.78)	\$ (459.06)	-4%
0%	\$ (8,733.62)	\$ 8,733.62	100%
-100%	\$ (4,290.00)	\$ 4,290.00	100%
421%	\$ (1,441.71)	\$ 412.75	40%
909%	\$ (176.70)	\$ 24.68	16%
-100%	\$ (279.34)	\$ 279.34	100%
0%	\$ -	\$ -	0%
0%	\$ -	\$ -	0%
-10%	\$ (788.50)	\$ (2.92)	0%
0%	\$ (152.59)	\$ -	0%
-42%	\$ (991.49)	\$ 563.93	132%
100%	\$ (2,161.95)	\$ 1,222.95	130%
51%	\$ (1,319.03)	\$ (354.34)	-21%
0%	\$ (684.60)	\$ 684.60	100%
100%	\$ (1,315.22)	\$ 490.36	59%
0%	\$ (750.40)	\$ 750.40	100%

-42%	\$ (148.75)	\$ (136.06)	-48%
-22%	\$ -	\$ (400.00)	-100%
325%	\$ (1,208.15)	\$ (141.33)	-10%
0%	\$ 66.00	\$ (66.00)	-100%
-100%	\$ -	\$ -	0%
-167%	\$ (867.09)	\$ 757.09	688%
120%	\$ (648.74)	\$ 28.83	5%
190%	\$ 272.00	\$ 148.00	-35%
0%	\$ (3,945.00)	\$ 150.00	4%
344%	\$ (956.52)	\$ 156.52	20%
-100%	\$ (148.02)	\$ 148.02	100%
125%	\$ (34,273.54)	\$ 8,253.02	32%
0%	\$ -	\$ -	0%
-100%	\$ (1,668.50)	\$ 1,668.50	100%
-1015%	\$ -	\$ (457.63)	-100%
834%	\$ (3,300.41)	\$ 1,664.84	102%
-100%	\$ -	\$ -	0%
0%	\$ -	\$ -	0%
0%	\$ -	\$ -	0%
100%	\$ (300.81)	\$ 188.01	167%
-100%	\$ (225.15)	\$ 225.15	100%
0%	\$ -	\$ -	0%
16%	\$ (9,081.95)	\$ 483.23	6%
-100%	\$ 60.00	\$ (60.00)	-100%
141%	\$ (6,826.07)	\$ (4,385.67)	-39%
-26%	\$ (7,483.80)	\$ 3,019.91	68%
0%	\$ (2,428.40)	\$ -	0%
453%	\$ (313.21)	\$ 134.21	75%
0%	\$ -	\$ -	0%
-100%	\$ (1,456.00)	\$ 1,456.00	100%
0%	\$ -	\$ -	0%
0%	\$ -	\$ -	0%
49%	\$ (787.52)	\$ 44.53	6%
100%	\$ (278.97)	\$ (161.97)	-37%
100%	\$ (1,300.00)	\$ (2,550.00)	-66%
0%	\$ -	\$ -	0%
0%	\$ -	\$ -	0%
131%	\$ (161,010.53)	\$ 40,092.98	33%
-82%	\$70,175.42	\$21,963.73	46%

Willowbrook Management, Inc
Operating Statement
Willowbrook Apartments

Enter # of Current m

		Actuals to	Projected
		<u>Date</u>	<u>Actuals</u>
Revenue			
4000	Rent/Lease Income	\$ 2,814,372.29	\$ 2,814,372.29
4001	Non Refundable Pet Fee	1,532.00	1,532.00
4002	Month to Month Rent	2,425.00	2,425.00
4010	Security Deposit Forfeit	33,419.00	33,419.00
4030	Application Fee	3,722.37	3,722.37
4060	Laundry Income	14,319.57	14,319.57
4100	Late Charge Income	27,685.50	27,685.50
4110	Prepaid Rent Income	-	-
4120	NSF Fee Income	25.00	25.00
4121	Lock Out Fee	50.00	50.00
4122	Gate Card Replacement	955.00	955.00
4140	Maint & Repairs Income	266.00	266.00
4170	Electricity Utility Income	6,016.06	6,016.06
4180	Water Utility Income	18.43	18.43
4490	Other Income	7,315.78	7,315.78
Total Revenue		\$ 2,912,122.00	\$ 2,912,122.00
Operating Expenses			
5010	Management Fees	\$ (181,998.15)	\$ (181,998.15)
5000	Administrative Salaries	(60,384.00)	(60,384.00)
5020	Manager Salaries	(62,678.81)	(62,678.81)
5021	Maintenance Manager	(59,311.47)	(59,311.47)
5030	Clerical Salaries	(96,714.33)	(96,714.33)
5040	Maintenance Salaries	(140,390.30)	(140,390.30)
5060	Employee Benefits	(54,764.40)	(54,764.40)
5100	Advertising	(38,424.00)	(38,424.00)
5110	Office Supplies	(8,109.75)	(8,109.75)
5111	Office Equipment Contract	(3,185.71)	(3,185.71)
5119	Monthly Newsletters	(1,287.04)	(1,287.04)
5120	Dues & Subscriptions	(1,071.25)	(1,071.25)
5130	Postage & Delivery	(52.80)	(52.80)
5140	Telephone	(9,499.85)	(9,499.85)
5141	Cable/Internet	(1,799.36)	(1,799.36)
5190	Other Administrative Expenses	(8,142.44)	(8,142.44)
5191	Auto Expense	(9,406.22)	(9,406.22)
5200	Maintenance & Repair	(13,185.86)	(13,185.86)
5201	A/C Heat Contract	(4,802.04)	(4,802.04)
5202	Heat A/C Repairs	(5,846.52)	(5,846.52)

5203	Appliances	(5,858.63)	(5,858.63)
5204	Doors and Hardware	(2,513.49)	(2,513.49)
5210	Painting/Decorating Contract	(7,044.00)	(7,044.00)
5211	Paint/Decorating Supplies	(13,128.04)	(13,128.04)
5220	Grounds Maintenance	(663.17)	(663.17)
5222	Pump and Pond Contract	(5,734.72)	(5,734.72)
5230	Janitorial Contract	(5,484.09)	(5,484.09)
5231	Janitorial Supplies	(4,044.32)	(4,044.32)
5232	Cleaning/Trash Out	(1,971.00)	(1,971.00)
5240	Lawn Care Contract	(40,988.10)	(40,988.10)
5250	Plumbing Contract	(12,239.82)	(12,239.82)
5251	Plumbing Supplies	(4,202.81)	(4,202.81)
5260	Security Contract	(304,468.92)	(304,468.92)
5269	Replace Pool Passes	-	-
5270	Building Supplies	(19,826.90)	(19,826.90)
5289	Carpet Replacement	(16,901.98)	(16,901.98)
5290	Other Operations Expenses	(16,625.73)	(16,625.73)
5291	Tenant Overpayment	2,047.00	2,047.00
5292	HANO Overpayment	1,783.00	1,783.00
5293	DHAP Overpayment	-	-
5294	Electrical Repairs	(4,855.22)	(4,855.22)
5295	Electrical Supplies	(3,135.92)	(3,135.92)
5296	Quadel Consulting Corp	1,047.00	1,047.00
5300	Electricity	(113,634.49)	(113,634.49)
5304	Lock Changes	(71.27)	(71.27)
5310	Water	(77,130.27)	(77,130.27)
5311	Sewer	(92,834.42)	(92,834.42)
5320	Trash Collection	(29,217.28)	(29,217.28)
5401	Mileage Expense	(1,538.82)	(1,538.82)
5412	Bank Recon Adjustments	(8.30)	(8.30)
5440	Legal & Accounting	(7,684.25)	(7,684.25)
5510	Fees and Permits	-	-
5520	Insurance	(3,529.50)	(3,529.50)
5540	Pool Contract	(11,004.06)	(11,004.06)
5541	Pool Supplies	(2,902.36)	(2,902.36)
5550	Pest Control Contract	(12,135.00)	(12,135.00)
5551	Pest Control Supplies	(15.98)	(15.98)
7990	Uniforms	(2,922.28)	(2,922.28)

Total Operating Expenses	\$ (1,580,492.44)	\$ (1,580,492.44)
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Net Income (Loss)	\$ 1,330,518.36	\$ 1,331,629.56
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Insurance Expense (Paid by the Agency)	\$ (181,524.00)	\$ (181,524.00)
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Net Income AFTER Insurance	\$ 1,148,994.36	\$ 1,150,105.56
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Month:

12

<u>Budget</u>	Variance from <u>Budget</u>	Variance Percentage (%)
\$ 2,612,400.00	\$ 201,972.29	7.73%
-	1,532.00	100.00%
-	2,425.00	100.00%
13,200.00	20,219.00	153.17%
5,400.00	(1,677.63)	-31.07%
8,400.00	5,919.57	70.47%
13,200.00	14,485.50	109.74%
-	-	100.00%
-	25.00	100.00%
-	50.00	100.00%
-	955.00	100.00%
-	266.00	100.00%
-	6,016.06	100.00%
-	18.43	100.00%
900.00	6,415.78	712.86%
<u>\$ 2,653,500.00</u>	<u>\$ 258,622.00</u>	<u>9.75%</u>

\$ (141,855.12)	40,143.03	-28.30%
(71,040.00)	(10,656.00)	15.00%
(68,448.60)	(5,769.79)	8.43%
(66,454.80)	(7,143.33)	10.75%
(93,100.08)	3,614.25	-3.88%
(195,799.92)	(55,409.62)	28.30%
(72,249.72)	(17,485.32)	24.20%
(56,400.00)	(17,976.00)	31.87%
(6,000.00)	2,109.75	-35.16%
(1,200.00)	1,985.71	-165.48%
(1,476.00)	(188.96)	12.80%
(750.00)	321.25	-42.83%
-	52.80	100.00%
(5,808.00)	3,691.85	-63.56%
(1,747.92)	51.44	-2.94%
(9,000.00)	(857.56)	9.53%
(6,000.00)	3,406.22	-56.77%
(25,008.00)	(11,822.14)	47.27%
(6,000.00)	(1,197.96)	19.97%
(4,100.00)	1,746.52	-42.60%

-	5,858.63	100.00%
(4,200.00)	(1,686.51)	40.16%
(12,000.00)	(4,956.00)	41.30%
(6,000.00)	7,128.04	-118.80%
-	663.17	100.00%
(6,000.00)	(265.28)	4.42%
(4,800.00)	684.09	-14.25%
(1,800.00)	2,244.32	-124.68%
(1,500.00)	471.00	-31.40%
(54,000.00)	(13,011.90)	24.10%
(4,200.00)	8,039.82	-191.42%
(1,200.00)	3,002.81	-250.23%
(276,000.00)	28,468.92	-10.31%
-	-	100.00%
(3,000.00)	16,826.90	-560.90%
(6,000.00)	10,901.98	-181.70%
(14,400.00)	2,225.73	-15.46%
-	(2,047.00)	100.00%
-	(1,783.00)	100.00%
-	-	100.00%
(3,300.00)	1,555.22	-47.13%
-	3,135.92	100.00%
-	(1,047.00)	100.00%
(117,077.40)	(3,442.91)	2.94%
-	71.27	100.00%
(88,811.14)	(11,680.87)	13.15%
(134,964.75)	(42,130.33)	31.22%
(19,640.88)	9,576.40	-48.76%
(600.00)	938.82	-156.47%
-	8.30	100.00%
(3,600.00)	4,084.25	-113.45%
-	-	100.00%
-	3,529.50	100.00%
(9,000.00)	2,004.06	-22.27%
(1,800.00)	1,102.36	-61.24%
(7,800.00)	4,335.00	-55.58%
-	15.98	100.00%
(5,397.78)	(2,475.50)	45.86%

<u>\$ (1,619,530.11)</u>	<u>\$ (39,037.67)</u>	<u>2.41%</u>
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\$ 1,033,969.89	\$ 297,659.67
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\$ (224,179.00)	\$ (42,655.00)
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\$ 809,790.89	\$ 340,314.67
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	July	August	September	October	November	December	January	February	March	April	May
Net Income											
6980-000-180-203	\$ 103,604.69	\$ 82,487.64	\$ 77,138.16	\$ 107,759.99	\$ 124,243.81	\$ 111,558.03	\$ 121,601.34	\$ 121,045.71	\$ 86,259.26	\$ 271,238.55	\$ 47,272.69
Admin Expenses											
6980-060-180-203	\$ 59,890.39	\$ 69,957.12	\$ 69,556.69	\$ 60,644.37	\$ 68,406.82	\$ 59,194.49	\$ 73,569.04	\$ 58,192.82	\$ 75,114.96	\$ 11,662.58	\$ 51,337.92
Utilities											
6980-061-180-203	28,211.44	29,245.48	26,648.35	29,321.77	22,995.52	26,265.81	25,268.74	27,849.27	23,833.45	20,784.93	26,702.75
Operating & Maintenance											
6980-062-180-203											
Taxes & Insurance											
6980-063-180-203	41,524.23	56,383.31	69,346.60	45,586.22	24,932.96	36,985.14	42,803.41	43,629.83	57,101.26	19,962.63	43,815.88
Rental Revenue											
4200-000-180-203	\$ (233,230.75)	\$ (238,073.55)	\$ (242,689.80)	\$ (243,312.35)	\$ (240,579.11)	\$ (234,003.47)	\$ (263,242.53)	\$ (250,717.63)	\$ (242,308.93)	\$ (323,648.69)	\$ (169,129.24)

		Willowbrook Management, Inc								
		Operating Statement								
		Willowbrook Apartments								
				July 2010 Budget	July 2010 Actuals	July 2010 Variance	July Comments on Variance	August 2010 Budget	August 2010 Actuals	August 2010 Variance
Revenue										
4000		Rent/Lease Income	\$ 217,200.00	\$ 224,511.50	\$ (7,311.50)			\$ 217,200.00	\$ 226,134.00	\$ (8,934.00)
4001		Non Refundable Pet Fee		\$ 582.00	\$ (582.00)				\$ 50.00	\$ (50.00)
4002		Month to Month Rent	\$ 500.00	\$ 150.00	\$ 350.00			\$ 500.00	\$ 995.00	\$ (495.00)
4010		Security Deposit Forfeit	\$ 1,100.00	\$ 1,200.00	\$ (100.00)			\$ 1,100.00	\$ 4,800.00	\$ (3,700.00)
4030		Application Fee	\$ 450.00	\$ 395.00	\$ 55.00			\$ 450.00	\$ 530.00	\$ (80.00)
4060		Laundry Income	\$ 700.00	\$ 1,257.67	\$ (557.67)			\$ 700.00	\$ 1,298.52	\$ (598.52)
4100		Late Charge Income	\$ 1,100.00	\$ 4,500.00	\$ (3,400.00)			\$ 1,100.00	\$ 3,058.00	\$ (1,958.00)
4110		Prepaid Rent Income		\$ -	\$ -				\$ -	\$ -
4120		NSF Fee Income		\$ -	\$ -				\$ -	\$ -
4121		Lock Out Fee		\$ -	\$ -				\$ 25.00	\$ (25.00)

4122		Gate Card Replacement		\$ 50.00	\$ (50.00)			\$ 35.00	\$ (35.00)
4140		Maint & Repairs Income		\$ -	\$ -			\$ 10.00	\$ (10.00)
4170		Electricity Utility Income		\$ 216.15	\$ (216.15)			\$ 130.93	\$ (130.93)
4180		Water Utility Income		\$ 18.43	\$ (18.43)			\$ -	\$ -
4490		Other Income	\$ 75.00	\$ 350.00	\$ (275.00)	income from washer/dryer and Lily Pad rent	\$ 75.00	\$ 1,007.10	\$ (932.10)
Total Revenue			\$ 221,125.00	\$ 233,230.75	\$ (12,105.75)		\$ 221,125.00	\$ 238,073.55	\$ (16,948.55)
Operating Expenses									
5000		Administrative Salaries	\$ 5,920.00	\$ (4,736.00)	\$ 1,184.00	4 weeks of pay	\$ 5,920.00	\$ (5,920.00)	\$ -
5010		Management Fees	\$ 11,821.26	\$ (13,397.40)	\$ (1,576.14)	6% of June Rents	\$ 11,821.26	\$ (13,460.01)	\$ (1,638.75)
5020		Manager Salaries	\$ 5,704.05	\$ (4,923.04)	\$ 781.01		\$ 5,704.05	\$ (6,153.80)	\$ (449.75)

5021		Maintenance Manager	\$ 5,537.90	\$ (4,651.88)			\$ 5,537.90	\$ (5,814.85)	\$ (276.95)
5030		Clerical Salaries	\$ 7,758.34	\$ (7,523.03)	\$ 235.31		\$ 7,758.34	\$ (9,737.80)	\$ (1,979.46)
5040		Maintenance Salaries	\$ 16,316.66	\$ (12,393.42)	\$ 3,923.24		\$ 16,316.66	\$ (14,234.27)	\$ 2,082.39
5060		Employee Benefits	\$ 6,020.81	\$ (4,760.59)	\$ 1,260.22		\$ 6,020.81	\$ (4,760.59)	\$ 1,260.22

5100		Advertising	\$ 4,700.00	\$ (4,600.00)	\$ 100.00		\$ 4,700.00	\$ (4,640.00)	\$ 60.00
5110		Office Supplies	\$ 500.00	\$ (492.52)	\$ 7.48		\$ 500.00	\$ (1,416.43)	\$ (916.43)
5111		Office Equipment Contract	\$ 100.00	\$ (364.03)	\$ (264.03)	service on PC's, etc	\$ 100.00	\$ (214.24)	\$ (114.24)
5119		Monthly Newsletters	\$ 123.00	\$ (123.00)	\$ -		\$ 123.00	\$ (123.00)	\$ -
5120		Dues & Subscriptions	\$ 62.50	\$ (1,014.00)	\$ (951.50)	The Apartment Assoc. dues	\$ 62.50	\$ -	\$ 62.50
5130		Postage & Delivery	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -
5140		Telephone	\$ 484.00	\$ (513.69)	\$ (29.69)		\$ 484.00	\$ (846.18)	\$ (362.18)
5141		Cable/Internet	\$ 145.66	\$ (148.66)	\$ (3.00)		\$ 145.66	\$ (148.66)	\$ (3.00)
5190		Other Administrative Expenses	\$ 750.00	\$ (249.13)	\$ 500.87		\$ 750.00	\$ (1,468.13)	\$ (718.13)
5191		Auto Expense	\$ 500.00	\$ -	\$ 500.00		\$ 500.00	\$ (1,019.16)	\$ (519.16)
5200		Maintenance & Repair	\$ 2,084.00	\$ (834.94)	\$ 1,249.06		\$ 2,084.00	\$ (487.32)	\$ 1,596.68
5201		A/C Heat Contract	\$ 500.00	\$ (1,140.00)	\$ (640.00)		\$ 500.00	\$ (90.00)	\$ 410.00
5202		Heat A/C Repairs	\$ 750.00	\$ -	\$ 750.00		\$ 750.00	\$ (725.58)	\$ 24.42

5203 Appliances			\$ -	\$ -	\$ -		\$ -	\$ (1,408.00)	\$ (1,408.00)
5204		Doors and Hardware	\$ 350.00	\$ (310.89)	\$ 39.11		\$ 350.00	\$ (331.33)	\$ 18.67
5210		Painting/Decorating Contract	\$ 1,000.00	\$ -	\$ 1,000.00		\$ 1,000.00	\$ -	\$ 1,000.00
5211		Paint/Decorating Supplies	\$ 500.00	\$ (1,509.62)	\$ (1,009.62)		\$ 500.00	\$ (831.27)	\$ (331.27)
5220 Grounds Maintenance			\$ -	\$ (310.17)	\$ (310.17)		\$ -	\$ (419.00)	\$ (419.00)
5222		Pump and Pond Contract	\$ 500.00	\$ -	\$ 500.00		\$ 500.00	\$ (234.43)	\$ 265.57
5230		Janitorial Contract	\$ 400.00	\$ (235.00)	\$ 165.00		\$ 400.00	\$ (235.00)	\$ 165.00
5231		Janitorial Supplies	\$ 150.00	\$ (273.62)	\$ (123.62)		\$ 150.00	\$ (421.15)	\$ (271.15)
5232		Cleaning/Trash Out	\$ 125.00	\$ 75.00	\$ 200.00		\$ 125.00	\$ 115.00	\$ 240.00
5240		Lawn Care Contract	\$ 4,500.00	\$ (3,795.00)	\$ 705.00		\$ 4,500.00	\$ -	\$ 4,500.00

5250		Plumbing Contract	\$ 350.00	\$ (1,266.64)	\$ (916.64)		\$ 350.00	\$ (1,956.21)	\$ (1,606.21)
5251		Plumbing Supplies	\$ 100.00	\$ -	\$ 100.00		\$ 100.00	\$ (571.24)	\$ (471.24)
5260		Security Contract	\$ 23,000.00	\$ (23,062.28)	\$ (62.28)		\$ 23,000.00	\$ (33,363.69)	\$ (10,363.69)
5269		Replace Pool Pass	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -
5270		Building Supplies	\$ 250.00	\$ (47.04)	\$ 202.96		\$ 250.00	\$ (6,625.93)	\$ (6,375.93)
5289		Carpet Replacement	\$ 500.00	\$ (673.54)	\$ (173.54)		\$ 500.00	\$ (927.66)	\$ (427.66)
5290		Other Operations Expenses	\$ 1,200.00	\$ (1,561.11)	\$ (361.11)	filters, flag, installation of hole repairs etc.in 4 units	\$ 1,200.00	\$ (119.02)	\$ 1,080.98

5291		Tenant Overpayment	\$ -	\$ -	\$ -		\$ -	\$ (688.00)	\$ (688.00)
5292		HANO Overpayment	\$ -	\$ -	\$ -		\$ -	\$ 163.00	\$ 163.00
5293		DHAP Overpayment	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -
5294		Electrical Repairs	\$ 275.00	\$ (237.30)	\$ 37.70		\$ 275.00	\$ (477.36)	\$ (202.36)
5295		Electrical Supplies	\$ -	\$ (822.99)	\$ (822.99)	Ceiling Fan, stove burner, bulbs, etc.	\$ -	\$ (220.00)	\$ (220.00)
5296		Quadel Consulting Corp	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -
5300		Electricity	\$ 9,756.45	\$ (11,261.10)	\$ (1,504.65)		\$ 9,756.45	\$ (11,423.73)	\$ (1,667.28)
5304		Locks Change	\$ -	\$ 60.00	\$ 60.00		\$ -	\$ -	\$ -
5310		Water	\$ 6,611.14	\$ (6,100.31)	\$ 510.83		\$ 6,900.00	\$ (6,893.41)	\$ 6.59
5311		Sewer	\$ 8,888.25	\$ (8,339.47)	\$ 548.78		\$ 8,888.25	\$ (9,057.78)	\$ (169.53)
5320		Trash Collection	\$ 1,636.74	\$ (2,570.56)	\$ (933.82)	monthly fee + rental of 2 rolloff conrtainers	\$ 1,636.74	\$ (1,870.56)	\$ (233.82)
5401		Mileage Expense	\$ 50.00	\$ -	\$ 50.00		\$ 50.00	\$ -	\$ 50.00
5412		Bank Recon Adjustments	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -
5440		Legal & Accounting	\$ 300.00	\$ (1,820.00)	\$ (1,520.00)	Eviction fees for July	\$ 300.00	\$ -	\$ 300.00
5510		Fees and Permits	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -

5520 Insurance				\$ -	\$ -	\$ -		\$ -	\$ (3,529.50)	\$ (3,529.50)
5540		Pool Contract		\$ 750.00	\$ (2,323.42)	\$ (1,573.42)	Monthly fee + hole repair in front pool	\$ 750.00	\$ (865.20)	\$ (115.20)
5541		Pool Supplies		\$ 150.00	\$ (327.84)	\$ (177.84)		\$ 150.00	\$ (159.78)	\$ (9.78)
5550		Pest Control Contract		\$ 650.00	\$ (650.00)	\$ -		\$ 650.00	\$ (650.00)	\$ -
5551 Pest Control Supplies				\$ -	\$ (15.98)	\$ (15.98)		\$ -	\$ -	\$ -
7990		Uniforms		\$ 447.78	\$ (381.85)	\$ 65.93		\$ 450.00	\$ (305.48)	\$ 144.52
Total Operating Expenses				\$ 132,218.54	\$ (129,626.06)	\$ 2,592.48		\$ 132,509.62	\$ (154,566.75)	\$ (22,057.13)

August Comments on Variance	Sept. 2010 Budget	Sept 2010 Actuals	Sept. 2010 Variance	September Comments on Variance	Oct. 2010 Budget	Oct. 2010 Actuals	Oct. 2010 Variance	October Comments on Variance	Nov. 2010 Budget	Nov. 2010 Actuals
	\$ 217,200.00	\$ 230,340.00	\$ (13,140.00)		\$ 217,200.00	\$ 233,115.85	\$ (15,915.85)		\$ 217,200.00	\$ 233,690.00
	\$ -	\$ -	\$ -		\$ -	\$ 300.00	\$ (300.00)		\$ -	\$ -
	\$ 500.00	\$ 150.00	\$ 350.00		\$ 500.00	\$ 150.00	\$ 350.00		\$ 500.00	\$ -
	\$ 1,100.00	\$ 3,120.00	\$ (2,020.00)		\$ 1,100.00	\$ 3,700.00	\$ (2,600.00)		\$ 1,100.00	\$ 2,400.00
	\$ 450.00	\$ 500.00	\$ (50.00)		\$ 450.00	\$ 405.00	\$ 45.00		\$ 450.00	\$ 250.00
	\$ 700.00	\$ 985.15	\$ (285.15)		\$ 700.00	\$ 1,292.89	\$ (592.89)		\$ 700.00	\$ 961.57
	\$ 1,100.00	\$ 2,905.00	\$ (1,805.00)		\$ 1,100.00	\$ 2,677.00	\$ (1,577.00)		\$ 1,100.00	\$ 1,692.00
	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ -
	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ -
	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ 25.00

	\$ -	\$ 75.00	\$ (75.00)		\$ -	\$ 50.00	\$ (50.00)		\$ -	\$ 75.00
	\$ -	\$ -	\$ -		\$ -	\$ 42.00	\$ (42.00)		\$ -	\$ 25.00
	\$ -	\$ 4,264.65	\$ (4,264.65)	Refunds from Entergy	\$ -	\$ 441.53	\$ (441.53)		\$ -	\$ 148.19
	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ -
	\$ 75.00	\$ 350.00	\$ (275.00)	income from washer/dryer and Lily Pad rent	\$ 75.00	\$ 1,138.08	\$ (1,063.08)		\$ 75.00	\$ 1,312.35
	\$ 221,125.00	\$ 242,689.80	\$ (21,564.80)		\$ 221,125.00	\$ 243,312.35	\$ (22,187.35)		\$ 221,125.00	\$ 240,579.11
5 weeks	\$ 5,920.00	\$ (5,920.00)	\$ -	5 weeks	\$ 5,920.00	\$ (4,736.00)	\$ 1,184.00	4 weeks	\$ 5,920.00	\$ (4,736.00)
6% of July Rents	\$ 11,821.26	\$ (13,642.44)	\$ (1,821.18)	6% of August rents	\$ 11,821.26	\$ (13,879.08)	\$ (2,057.82)	6% of Sept. rents	\$ 11,821.26	\$ (14,012.16)
	\$ 5,704.05	\$ (6,063.85)	\$ (359.80)		\$ 5,704.05	\$ (4,923.04)	\$ 781.01		\$ 5,704.05	\$ (4,923.04)

	\$ 5,537.90	\$ (5,814.85)	\$ (276.95)		\$ 5,537.90	\$ (4,651.88)	\$ 886.02		\$ 5,537.90	\$ (4,651.88)
	\$ 7,758.34	\$ (9,418.05)	\$ (1,659.71)		\$ 7,758.34	\$ (7,596.67)	\$ 161.67		\$ 7,758.34	\$ (7,550.60)
	\$ 16,316.66	\$ (15,982.55)	\$ 334.11		\$ 16,316.66	\$ (12,751.75)	\$ 3,564.91		\$ 16,316.66	\$ (11,945.09)
	\$ 6,020.81	\$ (4,760.59)	\$ 1,260.22		\$ 6,020.81	\$ (4,760.59)	\$ 1,260.22		\$ 6,020.81	\$ (9,521.18)

	\$ 4,700.00	\$ (5,140.00)	\$ (440.00)		\$ 4,700.00	\$ (4,560.00)	\$ 140.00		\$ 4,700.00	\$ (7,660.00)
	\$ 500.00	\$ (205.99)	\$ 294.01		\$ 500.00	\$ 73.44	\$ 573.44		\$ 500.00	\$ (1,260.00)
	\$ 100.00	\$ (574.57)	\$ (474.57)		\$ 100.00	\$ (430.81)	\$ (330.81)		\$ 100.00	\$ (169.49)
	\$ 123.00	\$ (123.00)	\$ -		\$ 123.00	\$ (123.00)	\$ -		\$ 123.00	\$ (85.95)
	\$ 62.50	\$ (57.25)	\$ 5.25		\$ 62.50	\$ -	\$ 62.50		\$ 62.50	\$ -
	\$ -	\$ (52.80)	\$ (52.80)		\$ -	\$ -	\$ -		\$ -	\$ -
	\$ 484.00	\$ (846.18)	\$ (362.18)		\$ 484.00	\$ (512.79)	\$ (28.79)		\$ 484.00	\$ (1,115.94)
	\$ 145.66	\$ (148.66)	\$ (3.00)		\$ 145.66	\$ (148.66)	\$ (3.00)		\$ 145.66	\$ (148.59)
firemarshall inspections/b ackground checks,etc.	\$ 750.00	\$ (805.91)	\$ (55.91)	firemarshall inspections/bac kground checks,etc.	\$ 750.00	\$ (624.38)	\$ 125.62		\$ 750.00	\$ (626.90)
	\$ 500.00	\$ -	\$ 500.00		\$ 500.00	\$ (1,019.16)	\$ (519.16)	Vehicle Note for Sept/Oct	\$ 500.00	\$ -
	\$ 2,084.00	\$ (2,558.73)	\$ (474.73)	misc. supplies, faucets,etc.	\$ 2,084.00	\$ (828.28)	\$ 1,255.72		\$ 2,084.00	\$ (91.22)
	\$ 500.00	\$ (668.03)	\$ (168.03)		\$ 500.00	\$ (693.00)	\$ (193.00)		\$ 500.00	\$ (135.00)
	\$ 100.00	\$ (917.14)	\$ (817.14)		\$ 100.00	\$ (494.19)	\$ (394.19)		\$ 100.00	\$ -

Range & Refr. For unit	\$ -	\$ (452.16)	\$ (452.16)		\$ -	\$ (1,501.22)	\$ (1,501.22)		\$ -	\$ 15.00
	\$ 350.00	\$ (295.50)	\$ 54.50		\$ 350.00	\$ 10.00	\$ 360.00		\$ 350.00	\$ (326.32)
	\$ 1,000.00	\$ (1,324.00)	\$ (324.00)		\$ 1,000.00	\$ (150.00)	\$ 850.00		\$ 1,000.00	\$ (150.00)
	\$ 500.00	\$ (2,179.50)	\$ (1,679.50)	paint, blinds, misc.	\$ 500.00	\$ (746.65)	\$ (246.65)		\$ 500.00	\$ (1,028.67)
	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ -
	\$ 500.00	\$ (5,246.34)	\$ (4,746.34)	work performed on pump bldg. J	\$ 500.00	\$ -	\$ 500.00		\$ 500.00	\$ (185.00)
	\$ 400.00	\$ (955.00)	\$ (555.00)		\$ 400.00	\$ (530.00)	\$ (130.00)		\$ 400.00	\$ (195.00)
	\$ 150.00	\$ (422.33)	\$ (272.33)		\$ 150.00	\$ (179.16)	\$ (29.16)		\$ 150.00	\$ (335.41)
	\$ 125.00	\$ 115.00	\$ 240.00		\$ 125.00	\$ 25.00	\$ 150.00		\$ 125.00	\$ 170.00
Billed not submitted for July	\$ 4,500.00	\$ (3,945.00)	\$ 555.00		\$ 4,500.00	\$ (3,795.00)	\$ 705.00		\$ 4,500.00	\$ (6,533.10)

repair leaks in multiple units, HW/CW lines crossed, etc.	\$ 350.00	\$ (750.00)	\$ (400.00)		\$ 350.00	\$ (1,861.00)	\$ (1,511.00)	Montgomery plumbing contract & plumbing issues	\$ 350.00	\$ (1,292.20)
	\$ 100.00	\$ (149.94)	\$ (49.94)		\$ 100.00	\$ (21.96)	\$ 78.04		\$ 100.00	\$ (63.42)
Duplicate payment for service for 5/2-5/15- \$11,126.38 refunded to agency on 11/09/2010. 4 weeks	\$ 23,000.00	\$ (37,768.49)	\$ (14,768.49)	Extra Security due to shooting incident & period from 8/8 thru 9/18=6 weeks	\$ 23,000.00	\$ (24,590.64)	\$ (1,590.64)		\$ 23,000.00	\$ (11,565.78)
	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ -
Expense for speed bumps and fence repair	\$ 250.00	\$ (387.88)	\$ (137.88)		\$ 250.00	\$ (1,563.72)	\$ (1,313.72)	replaced glass in window(A-10) blinds, supplies	\$ 250.00	\$ (2,200.47)
	\$ 500.00	\$ (2,887.65)	\$ (2,387.65)	Carpet replacement	\$ 500.00	\$ (3,525.92)	\$ (3,025.92)		\$ 500.00	\$ (283.20)
	\$ 1,200.00	\$ (2,600.00)	\$ (1,400.00)	repairs to gate	\$ 1,200.00	\$ (506.93)	\$ 693.07		\$ 1,200.00	\$ (459.33)

	\$ -	\$ 99.00	\$ 99.00		\$ -	\$ -	\$ -		\$ -	\$ 206.00
	\$ -	\$ (99.00)	\$ (99.00)		\$ -	\$ -	\$ -		\$ -	\$ 1,719.00
	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ -
	\$ 275.00	\$ (1,299.16)	\$ (1,024.16)		\$ 275.00	\$ -	\$ 275.00		\$ 275.00	\$ (513.80)
	\$ -	\$ (1,512.36)	\$ (1,512.36)	Electrical supplies for various units	\$ -	\$ -	\$ -		\$ -	\$ -
	\$ -	\$ -	\$ -		\$ -	\$ 1,047.00	\$ 1,047.00		\$ -	\$ -
	\$ 9,756.45	\$ (10,495.92)	\$ (739.47)		\$ 9,756.45	\$ (10,714.90)	\$ (958.45)		\$ 9,756.45	\$ (8,536.55)
	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ -
	\$ 7,200.00	\$ (6,059.43)	\$ 1,140.57		\$ 7,200.00	\$ (6,422.06)	\$ 777.94		\$ 7,200.00	\$ (4,831.78)
	\$ 11,800.00	\$ (7,872.44)	\$ 3,927.56		\$ 11,800.00	\$ (9,406.41)	\$ 2,393.59		\$ 11,800.00	\$ (7,198.79)
	\$ 1,636.74	\$ (2,220.56)	\$ (583.82)		\$ 1,636.74	\$ (2,778.40)	\$ (1,141.66)		\$ 1,636.74	\$ (2,428.40)
	\$ 50.00	\$ (247.52)	\$ (197.52)		\$ 50.00	\$ (230.06)	\$ (180.06)		\$ 50.00	\$ (148.81)
	\$ -	\$ (5.15)	\$ (5.15)		\$ -	\$ 0.20	\$ 0.20		\$ -	\$ -
	\$ 300.00	\$ (1,092.00)	\$ (792.00)	charges for evictions	\$ 300.00	\$ (1,212.00)	\$ (912.00)	chgs for evictions	\$ 300.00	\$ 518.75
	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ -

Liability Insurance	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ -
	\$ 750.00	\$ (500.00)	\$ 250.00		\$ 750.00	\$ (500.00)	\$ 250.00		\$ 750.00	\$ -
	\$ 150.00	\$ (229.98)	\$ (79.98)		\$ 150.00	\$ (756.93)	\$ (606.93)		\$ 150.00	\$ (229.98)
	\$ 650.00	\$ (650.00)	\$ -		\$ 650.00	\$ (650.00)	\$ -		\$ 650.00	\$ (1,825.00)
	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ -
	\$ 450.00	\$ (417.74)	\$ 32.26		\$ 450.00	\$ (1,312.60)	\$ (862.60)		\$ 450.00	\$ -
	\$ 135,071.37	\$ (165,551.64)	\$ (30,480.27)		\$ 135,071.37	\$ (134,533.20)	\$ 538.17		\$ 135,071.37	\$ (116,335.30)

Nov. 2010 Variance	Nov. 2010 Comments on Variance	Dec. 2010 Budget	Dec. 2010 Actuals	Dec. 2010 Variance	Dec. 2010 comments on Variance	Jan 2011 Budget	Jan 2011 Actuals	Jan 2011 Variance	Jan 2011 Comments on variance	Feb 2011 Budget
\$ (16,490.00)		\$ 217,200.00	\$ 228,742.00	\$ (11,542.00)		217,200.00	\$ 254,550.00	\$ (37,350.00)		\$ 217,200.00
\$ -			\$ -	\$ -			\$ -	\$ -		\$ -
\$ 500.00		\$ 500.00	\$ 50.00	\$ 450.00		500.00	\$ 100.00	\$ 400.00		\$ 500.00
\$ (1,300.00)		\$ 1,100.00	\$ 2,700.00	\$ (1,600.00)		1,100.00	\$ 4,300.00	\$ (3,200.00)		\$ 1,100.00
\$ 200.00		\$ 450.00	\$ 249.14	\$ 200.86		450.00	\$ 240.00	\$ 210.00		\$ 450.00
\$ (261.57)		\$ 700.00	\$ 953.00	\$ (253.00)		700.00	\$ 1,285.93	\$ (585.93)		\$ 700.00
\$ (592.00)		\$ 1,100.00	\$ 459.00	\$ 641.00		1,100.00	\$ 2,460.00	\$ (1,360.00)		\$ 1,100.00
\$ -		\$ -	\$ -	\$ -		-	\$ -	\$ -		\$ -
\$ -		\$ -	\$ -	\$ -		-	\$ -	\$ -		\$ -
\$ (25.00)		\$ -	\$ -	\$ -		-	\$ -	\$ -		\$ -

\$ (75.00)		\$ -	\$ -	\$ -		-	\$ 100.00	\$ (100.00)		\$ -
\$ (25.00)		\$ -	\$ -	\$ -		-	\$ 10.00	\$ (10.00)		\$ -
\$ (148.19)		\$ -	\$ 150.33	\$ (150.33)		-	\$ 196.60	\$ (196.60)		\$ -
\$ -		\$ -	\$ -	\$ -		-	\$ -	\$ -		\$ -
\$ (1,237.35)		\$ 75.00	\$ 700.00	\$ (625.00)		75.00	\$ -	\$ 75.00		\$ 75.00
\$ (19,454.11)		\$ 221,125.00	\$ 234,003.47	\$ (12,878.47)		221,125.00	\$ 263,242.53	\$ (42,117.53)		221,125.00
\$ 1,184.00	4 weeks	\$ 5,920.00	\$ (5,920.00)	\$ -	5 weeks	\$ 5,920.00	\$ (7,104.00)	\$ (1,184.00)	duplicate check #4076 written on 1/26 for 2368.00	\$ 5,920.00
\$ (2,190.90)	6% of October rents	\$ 11,821.26	\$ (13,991.82)	\$ (2,170.56)	6% of Nov rents	\$ 11,821.26	\$ (13,396.44)	\$ (1,575.18)	6% of Dec rents	\$ 11,821.26
\$ 781.01		\$ 5,704.05	\$ (6,153.80)	\$ (449.75)	5-wks pp ending 10-31-Nov 28	\$ 5,704.05	\$ (7,384.56)	\$ (1,680.51)	duplicate check #4076 for 2,461.52	\$ 5,704.05

\$ 886.02		\$ 5,537.90	\$ (5,814.85)	\$ (276.95)	5-wks pp ending 10-31- Nov 28	\$ 5,537.90	\$ (6,977.82)	\$ (1,439.92)	duplicate check #4076 for 2,325.94	\$ 5,537.90
\$ 207.74		\$ 7,758.34	\$ (9,494.92)	\$ (1,736.58)	5-wks pp ending 10-31- Nov 28	\$ 7,758.34	\$ (11,395.75)	\$ (3,637.41)	duplicate check # 4076 3789.50	\$ 7,758.34
\$ 4,371.57		\$ 16,316.65	\$ (13,383.43)	\$ 2,933.22	5-wks pp ending 10-31- Nov 28	\$ 16,316.66	\$ (15,435.60)	\$ 881.06	duplicate check cut- #4076 voided+house keeper no longer employed	\$ 16,316.66
\$ (3,500.37)	overbilled for October. 2nd check voided. Should adjust in December	6020.81	\$ -	\$ 6,020.81	Billed in November for December amt of 4760.59= over chged	\$ 6,020.81	\$ (4,366.81)	\$ 1,654.00	Reduction in costs	\$ 6,020.81

	Advertising Services for 9-27/11-14. previous invoices were running about a month behind.				Asked staff to reduce adv. Expense				LHFA staff requested cut back in this area	
\$ (2,960.00)		\$ 4,700.00	\$ (1,985.00)	\$ 2,715.00		\$ 4,700.00	\$ (575.00)	\$ 4,125.00		\$ 4,700.00
\$ (760.00)		\$ 500.00	\$ (326.41)	\$ 173.59		\$ 500.00	\$ (1,081.00)	\$ (581.00)		\$ 500.00
\$ (69.49)		\$ 100.00	\$ (108.70)	\$ (8.70)		\$ 100.00	\$ (656.54)	\$ (556.54)	Copier leasing	\$ 100.00
\$ 37.05		\$ 123.00	\$ (85.95)	\$ 37.05		\$ 123.00	\$ (85.95)	\$ 37.05		\$ 123.00
\$ 62.50		\$ 62.50	\$ -	\$ 62.50		\$ 62.50	\$ -	\$ 62.50		\$ 62.50
\$ -		\$ -	\$ -	\$ -			\$ -	\$ -		\$ -
\$ (631.94)		\$ 484.00	\$ (781.28)	\$ (297.28)		\$ 484.00	\$ (835.85)	\$ (351.85)		\$ 484.00
\$ (2.93)		\$ 145.65	\$ (148.59)	\$ (2.94)		\$ 145.66	\$ (148.59)	\$ (2.93)		\$ 145.66
\$ 123.10		\$ 750.00	\$ (999.74)	\$ (249.74)		\$ 750.00	\$ (352.97)	\$ 397.03	Background, criminal check	\$ 750.00
\$ 500.00		\$ 500.00	\$ -	\$ 500.00	Monthly note on vehicle not paid	\$ 500.00	\$ (3,772.16)	\$ (3,272.16)	maintenance of vehicle & notes (late chgs to be re-imbursed)	\$ 500.00
\$ 1,992.78		\$ 2,084.05	\$ (603.97)	\$ 1,480.08		\$ 2,084.00	\$ (939.07)	\$ 1,144.93		\$ 2,084.00
\$ 365.00		\$ 500.00	\$ (135.00)	\$ 365.00		\$ 500.00	\$ (657.17)	\$ (157.17)		\$ 500.00
\$ 100.00		\$ 100.00	\$ -	\$ 100.00		\$ 100.00	\$ -	\$ 100.00		\$ 100.00

\$ 15.00		\$ -	\$ (443.81)	\$ (443.81)			\$ (358.33)	\$ (358.33)	stove repair	\$ -
\$ 23.68		\$ 350.00	\$ -	\$ 350.00		\$ 350.00	\$ (146.44)	\$ 203.56		\$ 350.00
\$ 850.00		\$ 1,000.00	\$ -	\$ 1,000.00		\$ 1,000.00	\$ (125.00)	\$ 875.00		\$ 1,000.00
\$ (528.67)		\$ 500.00	\$ (783.25)	\$ (283.25)		\$ 500.00	\$ (828.34)	\$ (328.34)		\$ 500.00
\$ -		\$ -	\$ -	\$ -			\$ -	\$ -		\$ -
\$ 315.00		\$ 500.00	\$ -	\$ 500.00		\$ 500.00	\$ -	\$ 500.00		\$ 500.00
\$ 205.00		\$ 400.00	\$ (435.00)	\$ (35.00)		\$ 400.00	\$ (395.00)	\$ 5.00		\$ 400.00
\$ (185.41)		\$ 150.00	\$ (179.02)	\$ (29.02)		\$ 150.00	\$ (527.67)	\$ (377.67)		\$ 150.00
\$ 295.00		\$ 125.00	\$ (3,795.00)	\$ (3,670.00)	\$3,795 chged in error sh/be lawn care	\$ 125.00	\$ -	\$ 125.00		\$ 125.00
\$ (2,033.10)	Payment for July received in November- amount less because of a credit balance from November 09 for \$1,056,90	\$ 4,500.00	\$ -	\$ 4,500.00	3,795 chged to #5232 in error	\$ 4,500.00	\$ (3,795.00)	\$ 705.00		\$ 4,500.00

\$ (942.20)		\$ 350.00	\$ (134.75)	\$ 215.25		\$ 350.00	\$ (815.00)	\$ (465.00)	reset toilet in F-15	\$ 350.00
\$ 36.58		\$ 100.00	\$ (1,483.22)	\$ (1,383.22)	Misc plumbing inventory replenished	\$ 100.00	\$ -	\$ 100.00		\$ 100.00
\$ 11,434.22	\$11,126.38 refunded from overpayment in August for May invoice	\$ 23,000.00	\$ (23,680.92)	\$ (680.92)		\$ 23,000.00	\$ (21,705.24)	\$ 1,294.76		\$ 23,000.00
\$ -		\$ -	\$ -	\$ -			\$ -	\$ -		\$ -
\$ (1,950.47)	General supplies, blinds,etc	\$ 250.00	\$ (985.00)	\$ (735.00)		\$ 250.00	\$ (3,971.45)	\$ (3,721.45)	door replacement, windows, blinds and general supplies-	\$ 250.00
\$ 216.80		\$ 500.00	\$ (839.87)	\$ (339.87)		\$ 500.00	\$ (1,665.86)	\$ (1,165.86)	carpet replacement-deposits are forfeited and tenant is billed for balance	\$ 500.00
\$ 740.67		\$ 1,200.00	\$ (846.99)	\$ 353.01	replace bedroom window	\$ 1,200.00	\$ (1,680.52)	\$ (480.52)	Flag replacement, golf cart repairs, etc.	\$ 1,200.00

\$ 206.00		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -
\$ 1,719.00	refunds for move outs	\$ -	\$ -	\$ -			\$ -	\$ -		\$ -
\$ -		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -
\$ (238.80)		\$ 275.00	\$ (75.00)	\$ 200.00		\$ 275.00	\$ (646.82)	\$ (371.82)		\$ 275.00
\$ -		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -
\$ -		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -
\$ 1,219.90		\$ 9,756.45	\$ (8,831.18)	\$ 925.27		\$ 9,756.45	\$ (9,404.48)	\$ 351.97		\$ 9,756.45
\$ -		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -
\$ 2,368.22		\$ 7,500.00	\$ (6,078.65)	\$ 1,421.35		\$ 7,500.00	\$ (5,419.86)	\$ 2,080.14		\$ 7,500.00
\$ 4,601.21		\$ 12,000.00	\$ (8,927.58)	\$ 3,072.42		\$ 12,000.00	\$ (7,666.00)	\$ 4,334.00		\$ 12,000.00
\$ (791.66)	Monthly fee + addt'l rollover containers	\$ 1,636.74	\$ (2,428.40)	\$ (791.66)	monthly bill + add'l container	\$ 1,636.74	\$ (2,778.40)	\$ (1,141.66)	Monthly charges + addt'l containers	\$ 1,636.74
\$ (98.81)		\$ 50.00	\$ (91.00)	\$ (41.00)		\$ 50.00	\$ -	\$ 50.00		\$ 50.00
\$ -		\$ -	\$ (3.00)	\$ (3.00)		\$ -	\$ (0.35)	\$ (0.35)		\$ -
\$ 818.75		\$ 300.00	\$ (1,092.00)	\$ (792.00)	Charges associated with evictions	\$ 300.00	\$ -	\$ 300.00	Evictions	\$ 300.00
\$ -		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -

\$ -		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -
\$ 750.00	\$1,175 should have been charged to #5540 Pool Contracts	\$ 750.00	\$ (1,675.00)	\$ (925.00)	Correction for 1,175 made from Acct #5550=chg of \$500=1675	\$ 750.00	\$ (773.99)	\$ (23.99)	Monthly service for Pool	\$ 750.00
\$ (79.98)		\$ 150.00	\$ -	\$ 150.00		\$ 150.00	\$ -	\$ 150.00		\$ 150.00
\$ (1,175.00)	\$1,175 should have been charged to #5540 Pool Contracts	\$ 650.00	\$ 525.00	\$ 1,175.00	Adjustment from Nov for 1,175 moved to 5540-actual chg is 650 which nets 525	\$ 650.00	\$ -	\$ 650.00		\$ 650.00
\$ -		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -
\$ 450.00		\$ 450.00	\$ (228.34)	\$ 221.66		\$ 450.00	\$ -	\$ 450.00		\$ 450.00
\$ 18,736.06		\$ 135,571.40	\$ (122,445.44)	\$ 13,125.96		\$ 135,571.37	\$ (137,869.03)	\$ (2,297.66)		\$ 135,571.37

Feb 2011 Actuals	Feb 2011 Variance	Feb 2011 Comments on Variance	March 2011 Budget	March 2011 Actuals	March 2011 Variance	March 2011 Comments on variance	April 2011 Budget	April 2011 Actuals	April 2011 Variance
\$ 244,010.00	\$ (26,810.00)		\$ 217,200.00	\$ 234,937.11	\$ (17,737.11)		\$ 217,200.00	\$ 315,531.50	\$ (98,331.50)
\$ -	\$ -		\$ -	\$ 300.00	\$ (300.00)		\$ -	\$ 300.00	\$ (300.00)
\$ 250.00	\$ 250.00		\$ 500.00	\$ 100.00	\$ 400.00		\$ 500.00	\$ 300.00	\$ 200.00
\$ 2,012.00	\$ (912.00)		\$ 1,100.00	\$ 3,366.00	\$ (2,266.00)		\$ 1,100.00	\$ 2,700.00	\$ (1,600.00)
\$ 280.00	\$ 170.00		\$ 450.00	\$ 208.23	\$ 241.77		\$ 450.00	\$ 180.00	\$ 270.00
\$ 1,183.63	\$ (483.63)		\$ 700.00	\$ 1,372.09	\$ (672.09)		\$ 700.00	\$ 1,110.83	\$ (410.83)
\$ 2,307.00	\$ (1,207.00)		\$ 1,100.00	\$ 1,535.00	\$ (435.00)		\$ 1,100.00	\$ 2,480.00	\$ (1,380.00)
\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -
\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ 25.00	\$ (25.00)
\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -

\$ 265.00	\$ (265.00)		\$ -	\$ 100.00	\$ (100.00)		\$ -	\$ 175.00	\$ (175.00)
\$ 10.00	\$ (10.00)		\$ -	\$ -	\$ -		\$ -	\$ 154.00	\$ (154.00)
\$ -	\$ -		\$ -	\$ 35.50	\$ (35.50)		\$ -	\$ 317.36	\$ (317.36)
\$ -	\$ -		\$ -		\$ -		\$ -	\$ -	\$ -
\$ 400.00	\$ (325.00)		\$ 75.00	\$ 355.00	\$ (280.00)		\$ 75.00	\$ 375.00	\$ (300.00)
\$ 250,717.63	\$ (29,592.63)		\$ 221,125.00	\$ 242,308.93	\$ (21,183.93)		\$ 221,125.00	\$ 323,648.69	\$ (102,523.69)
\$ (4,736.00)	\$ 1,184.00	4 week pay period	\$ 5,920.00	\$ (5,920.00)	\$ -	5 week pay period	\$ 5,920.00	\$ (1,184.00)	\$ 4,736.00
\$ (15,260.40)	\$ (3,439.14)	6% of Jan rents	\$ 11,821.26	\$ (28,871.41)	\$ (17,050.15)	For February 2011 and March 2011 Fee-The March fee should have been taken out in April	\$ 11,821.26	\$ -	\$ 11,821.26
\$ (4,923.04)	\$ 781.01	(1/30-2/20) 4 weeks	\$ 5,704.05	\$ (6,153.80)	\$ (449.75)	5 wk pay periods-3/03-3/30/11	\$ 5,704.05	\$ (1,230.76)	\$ 4,473.29

\$ (4,651.88)	\$ 886.02	(1/30-2/20) 4 weeks	\$ 5,537.90	\$ (5,814.85)	\$ (276.95)	5 wk pay periods-3/03-3/30/11	\$ 5,537.90	\$ (1,162.97)	\$ 4,374.93
\$ (7,582.49)	\$ 175.85	(1/30-2/20) 4 weeks	\$ 7,758.34	\$ (9,457.94)	\$ (1,699.60)	5 wk pay periods-3/03-3/30/11	\$ 7,758.34	\$ (1,797.38)	\$ 5,960.96
\$ (7,842.82)	\$ 8,473.84	Short 1 maintenance person,the housekeeper & porter	\$ 16,316.66	\$ (11,202.11)	\$ 5,114.55	Short 1 maintenance person,the housekeeper & porter	\$ 16,316.66	\$ (2,564.64)	\$ 13,752.02
\$ (8,733.62)	\$ (2,712.81)	2 checks cut on 2-01-2011, but 1 check (#4090) has been voided. Only 1 check cleared in the amount of \$4,366.81	\$ 6,020.81	\$ (4,366.81)	\$ 1,654.00	Cheaper benefits package	\$ 6,020.81	\$ -	\$ 6,020.81

		LHFA staff requested reduction in this expense category				LHFA staff requested reduction in this expense category			
\$ (1,766.00)	\$ 2,934.00		\$ 4,700.00	\$ (1,560.00)	\$ 3,140.00		\$ 4,700.00	\$ (1,648.00)	\$ 3,052.00
\$ (732.59)	\$ (232.59)		\$ 500.00	\$ -	\$ 500.00		\$ 500.00	\$ (197.58)	\$ 302.42
\$ (111.32)	\$ (11.32)		\$ 100.00	\$ (212.23)	\$ (112.23)		\$ 100.00	\$ (15.06)	\$ 84.94
\$ (85.95)	\$ 37.05		\$ 123.00	\$ (85.95)	\$ 37.05		\$ 123.00	\$ (85.95)	\$ 37.05
\$ -	\$ 62.50		\$ 62.50	\$ -	\$ 62.50		\$ 62.50	\$ -	\$ 62.50
\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -
\$ (777.11)	\$ (293.11)		\$ 484.00	\$ (810.42)	\$ (326.42)		\$ 484.00	\$ (880.49)	\$ (396.49)
\$ (148.59)	\$ (2.93)		\$ 145.66	\$ (152.59)	\$ (6.93)		\$ 145.66	\$ (152.59)	\$ (6.93)
\$ (346.22)	\$ 403.78		\$ 750.00	\$ (506.85)	\$ 243.15		\$ 750.00	\$ (743.16)	\$ 6.84
\$ (494.79)	\$ 5.21		\$ 500.00	\$ -	\$ 500.00		\$ 500.00	\$ -	\$ 500.00
\$ (502.29)	\$ 1,581.71	Supplies for repairs to units	\$ 2,084.00	\$ (2,238.08)	\$ (154.08)		\$ 2,084.00	\$ (1,109.56)	\$ 974.44
\$ (92.07)	\$ 407.93		\$ 500.00	\$ (507.17)	\$ (7.17)		\$ 500.00	\$ -	\$ 500.00
\$ (644.40)	\$ (544.40)	purchase of 24 vent covers	\$ 250.00	\$ (925.13)	\$ (675.13)	Regrigerator supplies	\$ 250.00	\$ -	\$ 250.00

\$ 50.00	\$ 50.00		\$ -	\$ (1,009.71)	\$ (1,009.71)	purchase of 2 refrigerators	\$ -	\$ -	\$ -
\$ (199.81)	\$ 150.19		\$ 350.00	\$ 10.00	\$ 360.00		\$ 350.00	\$ (489.64)	\$ (139.64)
\$ (1,910.00)	\$ (910.00)	Painting of the Lily Pad	\$ 1,000.00	\$ (2,475.00)	\$ (1,475.00)	sheetrock repairs from electrical work in	\$ 1,000.00	\$ (510.00)	\$ 490.00
\$ (1,334.29)	\$ (834.29)	cleaning & painting of vacant units	\$ 500.00	\$ (1,011.61)	\$ (511.61)		\$ 500.00	\$ (317.21)	\$ 182.79
\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -
\$ -	\$ 500.00		\$ 500.00	\$ -	\$ 500.00		\$ 500.00	\$ (68.95)	\$ 431.05
\$ (743.00)	\$ (343.00)		\$ 400.00	\$ (949.00)	\$ (549.00)		\$ 400.00	\$ 165.00	\$ 565.00
\$ -	\$ 150.00		\$ 150.00	\$ (154.94)	\$ (4.94)		\$ 150.00	\$ (282.37)	\$ (132.37)
\$ 193.00	\$ 318.00		\$ 125.00	\$ 294.00	\$ 419.00		\$ 125.00	\$ 145.00	\$ 270.00
\$ (3,795.00)	\$ 705.00		\$ 4,500.00	\$ (3,795.00)	\$ 705.00		\$ 4,500.00	\$ (3,795.00)	\$ 705.00

						repair leaks in various apts in bathroom			
\$ (945.00)	\$ (595.00)	Sewer issues	\$ 350.00	\$ (1,282.50)	\$ (932.50)		\$ 350.00	\$ (180.00)	\$ 170.00
\$ (1,334.84)	\$ (1,234.84)	Supplies and repairs to units	\$ 100.00	\$ -	\$ 100.00		\$ 100.00	\$ (430.17)	\$ (330.17)
\$ (23,049.14)	\$ (49.14)		\$ 23,000.00	\$ (33,836.38)	\$ (10,836.38)	6 weeks of service: period 2/6/11- 3/19/11	\$ 23,000.00	\$ (11,552.30)	\$ 11,447.70
\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -
\$ (575.40)	\$ (325.40)		\$ 250.00	\$ (1,529.08)	\$ (1,279.08)	Replace blinds in various units	\$ 250.00	\$ (272.43)	\$ (22.43)
\$ (2,340.64)	\$ (1,840.64)	Replacing carpet as needed on move-out units and charging to tenant	\$ 500.00	\$ (3,350.01)	\$ (2,850.01)	Replacing carpet as needed on move-out units and charging to	\$ 500.00	\$ 50.00	\$ 550.00
\$ (1,469.18)	\$ (269.18)		\$ 1,200.00	\$ (2,271.48)	\$ (1,071.48)	Resurface tub, counter tops/sinks in various apts.	\$ 1,200.00	\$ (175.19)	\$ 1,024.81

\$ -	\$ -		\$ -	\$ 1,954.00	\$ 1,954.00		\$ -	\$ 476.00	\$ 476.00
\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -
\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -
\$ (116.95)	\$ 158.05		\$ 275.00	\$ (1,075.22)	\$ (800.22)	various electrical issues	\$ 275.00	\$ -	\$ 275.00
\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ (355.42)	\$ (355.42)
\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -
\$ (9,686.65)	\$ 69.80		\$ 9,756.45	\$ (8,155.69)	\$ 1,600.76		\$ 9,756.45	\$ (7,443.62)	\$ 2,312.83
\$ -	\$ -		\$ -	\$ 60.00	\$ 60.00		\$ -	\$ (251.27)	\$ (251.27)
\$ (6,834.00)	\$ 666.00		\$ 7,800.00	\$ (5,796.47)	\$ 2,003.53		\$ 7,800.00	\$ (4,656.49)	\$ 3,143.51
\$ (8,900.22)	\$ 3,099.78		\$ 12,300.00	\$ (7,512.89)	\$ 4,787.11		\$ 12,300.00	\$ (6,005.16)	\$ 6,294.84
\$ (2,428.40)	\$ (791.66)	Monthly charges + addt'l containers	\$ 1,636.74	\$ (2,428.40)	\$ (791.66)	Monthly charges + addt'l containers	\$ 1,636.74	\$ (2,428.40)	\$ (791.66)
\$ (150.00)	\$ (100.00)		\$ 50.00	\$ (146.83)	\$ (96.83)		\$ 50.00	\$ (32.39)	\$ 17.61
\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -
\$ 12.00	\$ 312.00		\$ 300.00	\$ (815.00)	\$ (515.00)	Fees for evictions	\$ 300.00	\$ (728.00)	\$ (428.00)
\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -

\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -
\$ (1,835.94)	\$ (1,085.94)	Monthly contract + repairs to pool	\$ 750.00	\$ (500.00)	\$ 250.00	Monthly contract	\$ 750.00	\$ (500.00)	\$ 250.00
\$ -	\$ 150.00		\$ 150.00	\$ (477.94)	\$ (327.94)	Pool supplies to get pool ready for the summer	\$ 150.00	\$ -	\$ 150.00
\$ (2,260.00)	\$ (1,610.00)	Roach infestation in several units due to hole in concrete around hot water heater closet.	\$ 650.00	\$ (825.00)	\$ (175.00)		\$ 650.00	\$ -	\$ 650.00
\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -
\$ (92.09)	\$ 357.91		\$ 450.00	\$ (184.18)	\$ 265.82		\$ 450.00	\$ -	\$ 450.00
\$ (129,177.13)	\$ 6,394.24		\$ 136,321.37	\$ (156,049.67)	\$ (19,728.30)		\$ 136,321.37	\$ (52,410.15)	\$ 83,911.22

April 2011 Comments on Variance	May 2011 Budget	May 2011 Actuals	May 2011 Variance	May 2011 Comments	June 2011 Budget	June 2011 Actuals	June 2011 Variance	June 2011 Comments	Total Variance Year-to-Date
The Housing Authority of New Orleans (HANO) made a direct deposit at the end of the month for the next months rent. When entered into the accounting system is created a credit accordingly, this credit was applied appropriately on the 1st to the tenants next months rent which zero'd out the credit	\$ 217,200.00	\$ 162,893.00	\$ 54,307.00	\$75,349 in HANO pymts received at the end of April for May and posted in April.	\$ 217,200.00	\$ 225,917.33	\$ (8,717.33)		\$ (207,972.29)
	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ (1,532.00)
	\$ 500.00	\$ 150.00	\$ 350.00		\$ 500.00	\$ 30.00	\$ 470.00		\$ 3,575.00
	\$ 1,100.00	\$ 1,500.00	\$ (400.00)		\$ 1,100.00	\$ 1,621.00	\$ (521.00)		\$ (20,219.00)
	\$ 450.00	\$ 210.00	\$ 240.00		\$ 450.00	\$ 275.00	\$ 175.00		\$ 1,677.63
	\$ 700.00	\$ 1,583.38	\$ (883.38)		\$ 700.00	\$ 1,034.91	\$ (334.91)		\$ (5,919.57)
	\$ 1,100.00	\$ 1,743.50	\$ (643.50)		\$ 1,100.00	\$ 1,869.00	\$ (769.00)		\$ (14,485.50)
	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -
	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ (25.00)
	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ (50.00)

	\$ -	\$ 5.00	\$ (5.00)		\$ -	\$ 25.00	\$ (25.00)		\$ (955.00)
	\$ -	\$ -	\$ -		\$ -	\$ 15.00	\$ (15.00)		\$ (266.00)
	\$ -	\$ 16.11	\$ (16.11)		\$ -	\$ 98.71	\$ (98.71)		\$ (6,016.06)
	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ (18.43)
	\$ 75.00	\$ 1,028.25	\$ (953.25)		\$ 75.00	\$ 300.00	\$ (225.00)		\$ (6,415.78)
	\$ 221,125.00	\$ 169,129.24	\$ 51,995.76		\$ 221,125.00	\$ 231,185.95	\$ (10,060.95)		\$ (258,622.00)
Check #4076 from January in the amount of \$2,368 voided and removed from GL (2368.00+1184)=3552	\$ 5,920.00	\$ (4,736.00)	\$ 1,184.00		\$ 5,920.00	\$ (4,736.00)	\$ 1,184.00	work for pp 5/22 & 5/29; 6/19 & 6/26/2011	\$ 9,472.00
Mgment Fee usually taken out in the following month, but March fee was taken out at the end of March instead of April.	\$ 11,821.26	\$ (14,400.87)	\$ (2,579.61)	April 2011 Mgmt fee	\$ 11,821.16	\$ (27,686.12)	\$ (15,864.96)	Mgmt Fee for May and June 2011-Normally the previous months fee is taken out the following month	\$ (24,278.17)
Check # 4076 for \$2,461.52 from January voided and removed from GL. (2461.52+1230.76=3692.28)	\$ 5,704.05	\$ (4,923.04)	\$ 781.01	PP ending 5/1/2011 thru week ending 5/15/2011	\$ 5,704.05	\$ (4,923.04)	\$ 781.01		\$ 4,988.78

Check # 4076 for \$2,325.94 from January voided and removed from GL.(2325.94+1162.97=34 88.91)	\$ 5,537.90	\$ (4,651.88)	\$ 886.02	PP ending 5/1/2011 thru week ending 5/15/2011	\$ 5,537.90	\$ (4,651.88)	\$ 886.02		\$ 5,371.29
Check # 4076 for \$3,789.50 from January voided and removed from GL.(3789.50+1797.38=55 86.88)	\$ 7,758.34	\$ (7,577.74)	\$ 180.60	PP ending 5/1/2011 thru week ending 5/15/2011	\$ 7,758.34	\$ (7,581.96)	\$ 176.38		\$ (3,790.63)
Check # 4076 for \$5,087.04 from January voided and removed from GL.(5087.04+2564.64=76 51.68	\$ 16,316.66	\$ (11,556.84)	\$ 4,759.82	PP ending 5/1/2011 thru week ending 5/15/2011-Also, 3rd maint. person works part time	\$ 16,316.66	\$ (11,097.78)	\$ 5,218.88	The current budget does not reflect the reduction in staff (porter) or the part time maintenance person	\$ 50,190.73
Not paid for the month of April-	\$ 6,020.81	\$ -	\$ 6,020.81		\$ 6,020.81	\$ (8,733.62)	\$ (2,712.81)	Charges for April and May 2011 for \$4,366.81 each	\$ 20,198.13

Per LHFA staff this expense area was reduced/reevaluating to see if need to increase back previous adv. Since occupancy is down.	\$ 4,700.00	\$ -	\$ 4,700.00	No invoices paid during this period	\$ 4,700.00	\$ (4,290.00)	\$ 410.00	Services for May and June	\$ 17,566.00
	\$ 500.00	\$ (1,028.96)	\$ (528.96)		\$ 500.00	\$ (1,441.71)	\$ (941.71)		\$ (1,168.04)
	\$ 100.00	\$ (152.02)	\$ (52.02)		\$ 100.00	\$ (176.70)	\$ (76.70)		\$ (1,909.01)
	\$ 123.00	\$ -	\$ 123.00		\$ 123.00	\$ (279.34)	\$ (156.34)	Payment for Invoice due in May and June	\$ 345.30
	\$ 62.50	\$ -	\$ 62.50		\$ 62.50	\$ -	\$ 62.50		\$ (383.75)
	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ (52.80)
	\$ 484.00	\$ (791.42)	\$ (307.42)		\$ 484.00	\$ (788.50)	\$ (304.50)		\$ (3,387.35)
	\$ 145.66	\$ (152.59)	\$ (6.93)		\$ 145.66	\$ (152.59)	\$ (6.93)		\$ (44.52)
	\$ 750.00	\$ (427.56)	\$ 322.44		\$ 750.00	\$ (991.49)	\$ (241.49)		\$ 1,099.05
	\$ 500.00	\$ (939.00)	\$ (439.00)	payment for April & May	\$ 500.00	\$ (2,161.95)	\$ (1,661.95)	Insurance for \$2,161.95 +\$500 veh. Note	\$ (1,744.27)
	\$ 2,084.00	\$ (1,673.37)	\$ 410.63		\$ 2,084.00	\$ (1,319.03)	\$ 764.97		\$ 11,057.22
	\$ 500.00	\$ -	\$ 500.00		\$ 500.00	\$ (684.60)	\$ (184.60)		\$ 1,382.56
	\$ 750.00	\$ (824.86)	\$ (74.86)		\$ 750.00	\$ (1,315.22)	\$ (565.22)		\$ (1,181.30)

								Charges for 2 refrig replacements charged to occupant	
	\$ -	\$ -	\$ -		\$ -	\$ (750.40)	\$ (750.40)		\$ (5,108.23)
	\$ 350.00	\$ (284.81)	\$ 65.19		\$ 350.00	\$ (148.75)	\$ 201.25		\$ 1,485.26
	\$ 1,000.00	\$ (400.00)	\$ 600.00		\$ 1,000.00	\$ -	\$ 1,000.00		\$ 3,956.00
	\$ 500.00	\$ (1,349.48)	\$ (849.48)		\$ 500.00	\$ (1,208.15)	\$ (708.15)		\$ (6,419.89)
	\$ -	\$ -	\$ -		\$ -	\$ 66.00	\$ 66.00		\$ (729.17)
	\$ 500.00	\$ -	\$ 500.00		\$ 500.00	\$ -	\$ 500.00		\$ (234.72)
	\$ 400.00	\$ (110.00)	\$ 290.00		\$ 400.00	\$ (867.09)	\$ (467.09)		\$ (217.00)
	\$ 150.00	\$ (619.91)	\$ (469.91)		\$ 150.00	\$ (648.74)	\$ (498.74)		\$ (1,745.58)
	\$ 125.00	\$ 420.00	\$ 545.00		\$ 125.00	\$ 272.00	\$ 397.00		\$ (868.00)
New contractor at reduce rate.	\$ 4,500.00	\$ (3,795.00)	\$ 705.00		\$ 4,500.00	\$ (3,945.00)	\$ 555.00		\$ 12,456.90

	\$ 350.00	\$ (800.00)	\$ (450.00)		\$ 350.00	\$ (956.52)	\$ (606.52)		\$ (7,433.30)
	\$ 100.00	\$ -	\$ 100.00		\$ 100.00	\$ (148.02)	\$ (48.02)		\$ (2,954.79)
Only covers period from 3/20-4/2	\$ 23,000.00	\$ (26,020.52)	\$ (3,020.52)	Security service from 4/3/2011-5/1/11-4 wks	\$ 23,000.00	\$ (34,273.54)	\$ (11,273.54)	Security service for 5/1/11-6/11/11-6 wks	\$ (17,195.38)
	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -
	\$ 250.00	\$ -	\$ 250.00		\$ 250.00	\$ (1,668.50)	\$ (1,418.50)		\$ (15,408.40)
	\$ 500.00	\$ (457.63)	\$ 42.37		\$ 500.00	\$ -	\$ 500.00		\$ (11,401.98)
	\$ 1,200.00	\$ (1,635.57)	\$ (435.57)		\$ 1,200.00	\$ (3,300.41)	\$ (2,100.41)	Dryer and Duct vent cleaning	\$ (125.32)

	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ 2,047.00
	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ 1,783.00
	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -
	\$ 275.00	\$ (112.80)	\$ 162.20		\$ 275.00	\$ (300.81)	\$ (25.81)		\$ (1,555.22)
	\$ -	\$ -	\$ -		\$ -	\$ (225.15)	\$ (225.15)		\$ (3,135.92)
	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ 1,047.00
	\$ 9,756.45	\$ (8,598.72)	\$ 1,157.73		\$ 9,756.45	\$ (9,081.95)	\$ 674.50		\$ 3,442.91
	\$ -	\$ -	\$ -		\$ -	\$ 60.00	\$ 60.00		\$ (71.27)
	\$ 7,800.00	\$ (11,211.74)	\$ (3,411.74)	Water leaks under buliding A and pool pump leaks repairs completed in May	\$ 7,800.00	\$ (6,826.07)	\$ 973.93		\$ 11,680.87
	\$ 12,300.00	\$ (4,463.89)	\$ 7,836.11		\$ 8,888.25	\$ (7,483.80)	\$ 1,404.45		\$ 42,130.32
Monthly charges + addt'l containers	\$ 1,636.74	\$ (2,428.40)	\$ (791.66)	Monthly charges + addt'l containers	\$ 1,636.74	\$ (2,428.40)	\$ (791.66)	Monthly charges + addt'l containers	\$ (9,576.40)
	\$ 50.00	\$ (179.00)	\$ (129.00)		\$ 50.00	\$ (313.21)	\$ (263.21)	Gas reimbursement for truck	\$ (938.82)
	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ (8.30)
Fess for eviction	\$ 300.00	\$ -	\$ 300.00		\$ 300.00	\$ (1,456.00)	\$ (1,156.00)	fees associated with the increase in turn-over	\$ (4,084.25)
	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -

	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -		\$ (3,529.50)
	\$ 750.00	\$ (742.99)	\$ 7.01			\$ 750.00	\$ (787.52)	\$ (37.52)		\$ (2,004.06)
	\$ 150.00	\$ (440.94)	\$ (290.94)			\$ 150.00	\$ (278.97)	\$ (128.97)		\$ (1,102.36)
	\$ 650.00	\$ (3,850.00)	\$ (3,200.00)	Annual Termite fee+ April Services		\$ 650.00	\$ (1,300.00)	\$ (650.00)	May and June services	\$ (4,335.00)
	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -		\$ (15.98)
	\$ 450.00	\$ -	\$ 450.00			\$ 450.00	\$ -	\$ 450.00		\$ 2,475.50
	\$ 136,821.37	\$ (120,917.55)	\$ 15,903.82			\$ 133,409.52	\$ (161,010.53)	\$ (27,601.01)		\$ 39,037.58

Willowbrook Apartments Weekly Occupancy Report

DATE	6/5/2011	6/12/2011	6/19/2011	6/26/2011	7/3/2011	7/10/2011	7/18/2011
1 BDRMS	216	216	216	216	216	216	216
2 BDRMS	192	192	192	192	192	192	192
TOTAL	408	408	408	408	408	408	408
MODELS	2	2	2	2	2	2	2
ADMIN OCCUPIED	0	0	0	0	0	0	0
OCCUPIED 1 BDRMS	164	162	159	157	158	157	159
OCCUPIED 2 BDRMS	175	175	172	171	171	170	171
OCCUPIED TOTAL	339	337	331	328	329	327	330
VACANT 1 BDRMS	51	53	56	58	57	58	56
VACANT 2 BDRMS	16	16	19	20	20	21	20
VACANT TOTAL	67	69	75	78	77	79	76
MOVE-IN 1 BDRMS	1	0	0	1	1	2	0
MOVE-IN 2 BDRMS	4	0	0	0	1	1	0
MOVE- IN TOTAL	5	0	0	1	2	3	0
MOVE-OUT 1 BDRMS	3	3	2	0	2	0	2
MOVE-OUT 2 BDRMS	4	3	1	0	2	0	4
MOVE-OUT TOTAL	7	6	3	0	4	0	6
CURRENT OCCUPIED	337	331	328	329	327	330	324
CURRENT % OCCUPIED	83%	81.13%	81%	81%	80.55=81%	81.28=81%	79.81=80%
PRELEASED 1 BDRMS	0	1	1	1	2	1	2
PRELEASED 2 BDRMS	0	0	0	4	3	4	4
M/O 1 BDRM NOTICES	4	2	2	3	3	7	8
M/O 2 BDRM NOTICES	6	6	7	8	11	8	8
M/O NOTICE TOTAL	10	8	9	11	14	15	16
TOTAL WALK-INS	5	7	5	12	4	6	7
TOTAL APPS TAKEN	2	4	3	7	0	0	1
APPS IN PROGRESS	3	4	6	5	4	4	4
APPS DENIED	0	0	0	0	0	0	0

Willowbrook Apartr

DATE	7/24/2011	7/31/2011
1 BDRMS	216	216
2 BDRMS	192	192
TOTAL	408	408
MODELS	2	2
ADMIN OCCUPIED	0	0
1BR OCCUPIED UNITS-FMR	78	78
OCCUPIED PSH	26	26
OCCUPIED HANO	52	52
OCCUPIED STAR	1	1
TOTAL 1BR-OCCUPIED	157	157
% OF SUBSIDIZED 1BR UNITS-OCCUPIED	50.32%	50.32%
2BR OCCUPIED UNITS-FMR	100	99
OCCUPIED PSH	4	4
OCCUPIED HANO	61	63
OCCUPIED STAR	2	2
TOTAL 2BR-OCCUPIED	167	168
% OF SUBSIDIZED 2BR UNITS OCCUPIED	40.12%	41.07%
TOTAL 1BR & 2BR UNITS OCCUPIED	324	325
TOTAL 1BR & 2BR UNITS SUBSIDIZED- OCCUPIED	146	148
% OF TOTAL SUBSIDIZED UNITS-OCCUPIED	45.06%	45.54%
% OF 1 & 2 BR HANO-OCCUPIED (HANO /total occupied)	34.88%	35.38%
% OF 1 & 2 BR PSH-OCCUPIED (PSH/total occupied)	9.26%	9.23%
% OF 1 & 2 BR STAR-OCCUPIED (STAR/total occupied)	0.93%	0.92%
VACANT 1 BDRMS	58	58
VACANT 2 BDRMS	24	23
VACANT TOTAL	82	81
MOVE-IN 1 BDRMS	0	0
MOVE-IN 2 BDRMS	(HANO) 2	0
MOVE-IN TOTAL	2	0
MOVE-OUT 1 BDRMS	0	2 (1 PSH)
MOVE-OUT 2 BDRMS	1	4
MOVE-OUT TOTALS	1	6
CURRENT OCCUPIED	325	319
CURRENT % OCCUPIED	80.05%	78.58%

RELEASED 1 BDRMS
RELEASED 2 BDRMS

2
3

3
4

POST

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Fax 615 256.9805
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FIELD REPORT

DATE: July 28, 2011

PROJECT: Mid City Gardens

CONTRACTOR: D. Honoré Construction

WEATHER: Clear Partly-Cloudy **Cloudy** Lt. Rain Hd. Rain

TEMPERATURE: 92 Degrees

Activities:

1. Site visit; brief meeting with Carrol Lazard (DHC - Superintendent).
2. Discussed urgent issues:
 - a. Residential Windows - detail for specified factory mulled window was not acceptable and must be resubmitted.
 - b. Residential Stairs - will add one tread to bottom run to accommodate field verified elevations (in lieu of adding to top run as previously directed); revised drawings/instructions to go out today/tomorrow.
 - c. Soils issue - need direction.
3. Construction progress review:
 - a. Site conditions - muddy; standing water in some locations.
 - b. Site work - framing for generator walls in progress.
 - c. Building 1 – steel framing continues; block walls of elevator and stairs in progress.
 - d. Buildings 2 and 3 - roof decking complete (roofing starting next week); sidewalks at east and west sides complete; electrical rough-in in progress.
 - e. Buildings 4 and 5 – framing complete; roof decking in progress.
 - f. Building 6 - first level framing started.

Site Photos:

See Attached Photos (1-24).

Reported by:

Lisa H. Nice, AIA, LEED AP

Mid City Construction Progress

1001 Cap City South_072811-001



1001 Cap City South_072811-002



1001 Cap City South_072811-003



1001 Cap City South_072811-004



1001 Cap City South_072811-005



1001 Cap City South_072811-006



Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_072811-007



1001 Cap City South_072811-008



1001 Cap City South_072811-009



1001 Cap City South_072811-010



1001 Cap City South_072811-011



1001 Cap City South_072811-012



Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_072811-013



1001 Cap City South_072811-014



1001 Cap City South_072811-015



1001 Cap City South_072811-016



1001 Cap City South_072811-017



1001 Cap City South_072811-018



Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_072811-019



1001 Cap City South_072811-020



1001 Cap City South_072811-021



1001 Cap City South_072811-022



1001 Cap City South_072811-023



1001 Cap City South_072811-024



Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_072811-025



1001 Cap City South_072811-026



1001 Cap City South_072811-027



1001 Cap City South_072811-028



1001 Cap City South_072811-029



1001 Cap City South_072811-030



Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_072811-031



1001 Cap City South_072811-032



1001 Cap City South_072811-033



1001 Cap City South_072811-034



POST

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FIELD REPORT

DATE: **July 19, 2011**

PROJECT: **Mid City Gardens**

CONTRACTOR: **D. Honoré Construction**

WEATHER: Clear **Partly-Cloudy** Cloudy Lt. Rain Hd. Rain

TEMPERATURE: **91 Degrees**

Activities:

1. Monthly Owner/Architect/Contractor + LEED meeting held. Attendees: Dr. Roger Tijerino and Joe Durnin (LHFA); Sheila Dial-Barton (EOA - JV Architect); Carrol Lazard (DHC); Bruce Dyson (GOTECH – Civil); Mike Robichaux (RAA - Structural); Kirk Simoneaux and Kent Gasperecz (AST - Mechanical, Electrical); Alyson Laura and Jason Keifer (Sustainable Investment Group - LEED Consultant to GC).
2. Discussed (no agenda, reviewed previous week's):
 - a. Right-of-Way work - need traffic plan from DHC to submit to DPW.
 - b. Issued drawing to revise ADA shower layout - shortened one block wall and added a chase wall.
 - c. Still working on "Informational Set" to issue to DHC. Will require a release form.
 - d. No resolution on potential Activity Center grease trap.
 - e. Soil test samples today - will address as needed once received.
3. Reviewed RFIs, RFCs, RFPs and Submittals.
 - a. RFIs - none outstanding.
 - b. RFCs - no changes from last week.
 - c. Submittals - working through all in priority need identified by DHC.
 - d. RFP - #10 was received and approved by Post; LHFA rec'd last week.
4. LEED:
 - a. Reviewed updated LEED Point spreadsheet item by item for Contractor responsibilities only.
 - b. SIG had questions on the LEED boundary - EOA to address.
 - c. SIG needs Working Buildings checklist for Commissioning - Post to address.
 - d. Post needs to get updated submittals to Working Buildings.
 - e. SIG provided \$1,200 cost estimate to LHFA for purchase of Green Power credits.
 - f. Waste management - need to separate Activity Center from Residential.
 - g. Design team needs materials only costs from Subs.
5. Construction progress review:
 - a. Site conditions - muddy; standing water in some locations; adjacent trees need to be protected during construction - Post will request direction from McKnight LS.
 - b. Building 1 – steel framing continues; block walls of elevator and stairs in progress.
 - c. Buildings 2 and 3 - framing complete; roof decking in progress; sidewalks in progress.
 - d. Buildings 4 and 5 – framing through third level complete on Building 4; third level floor trusses complete on Building 5.
 - e. Building 6 - no framing started yet; all concrete and steel work complete; site work in progress (concrete curbs).
 - f. See also attached reports from consultants.

Site Photos: See Attached Photos (1-24).

Reported by: Lisa H. Nice, AIA, LEED AP

Mid City Construction Progress

1001 Cap City South_071911-001



1001 Cap City South_071911-002



1001 Cap City South_071911-003



1001 Cap City South_071911-004



1001 Cap City South_071911-005



1001 Cap City South_071911-006



Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_071911-007



1001 Cap City South_071911-008



1001 Cap City South_071911-009



1001 Cap City South_071911-010



1001 Cap City South_071911-011



1001 Cap City South_071911-012



Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_071911-013



1001 Cap City South_071911-014



1001 Cap City South_071911-015



1001 Cap City South_071911-016



1001 Cap City South_071911-017



1001 Cap City South_071911-018



Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_071911-019



1001 Cap City South_071911-020



1001 Cap City South_071911-021



1001 Cap City South_071911-022



1001 Cap City South_071911-023



1001 Cap City South_071911-024



Photos by Post Architects

Field Report: Foundation Pre-Pour Inspection

Project: Capital City South (Apartments)

Project No.: 2010003

Report No: 006 (Apartments)

Site Visit Date: 4/28/2011

Location: Bldg 4 (Slabs), Bldg 5 (Grade Beams), & Bldg 6 (Spread Footings)

Attendees: Carrol Lazard (D. Honore' Construction, LLC)
Mike Robichaux (Ragland-Aderman & Associates, Inc.)

Weather: Sunny, Warm & Dry

Equipment on Site: N/A

Work in Progress:

1. Carrol Lazard requested a site inspection of prepared holes for foundation pours at the apartment buildings, Building 4, 5 & 6.
2. Based on observations, either no exceptions were taken, or the following items were commented upon as needing adjustment prior to the pour.

Observations:

Observations and photographs for each building are segregated on the following sheets by building. See below:

Building 4 - Slabs

1. Placement of reinforcing steel (wire-mesh) is appropriate. Check and maintain clearances.
2. All plumbing pipe penetrations need sleeves and/or foam wraps to prevent concrete binding to pipes.
3. Vapor barrier is draped in the excavations to lap with slabs.

Photographs below document pre-pour conditions.



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Building 5 – Grade Beams

1. Placement of reinforcing steel is appropriate. Check and maintain clearances.
2. All plumbing pipe penetrations need sleeves and/or foam wraps to prevent concrete binding to pipes.
3. Vapor barrier for laps with interior slabs needs to be draped in the excavations.

Photographs below document pre-pour conditions.



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Building 6 – Spread Footings

1. Placement of reinforcing steel is appropriate. Check and maintain clearances.
2. Correct column placement is misaligned with base footing steel in three footings. Excavations are not centered on column lines, but are acceptable and within tolerance - variance is approximately (+/-) 8".

Photographs below document pre-pour conditions.



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Field Report: Inspection

Project: Capital City South (Apartments)

Project No.: 2010003

Report No: 006 (Apartments)

Site Visit Date: 7/7/2011, 7/13/2011 & 7/19/2011

Location: Buildings 2 & 3 (structural support at balconies)

Attendees: Carrol Lazard (D. Honore' Construction, LLC)
Mike Robichaux (Ragland-Aderman & Associates, Inc.)

Weather: Sunny, Warm & Dry

Equipment on Site: N/A

Work in Progress:

Framing of buildings continues.

Observations:

1. Observed during visit that required square post beneath balcony support beams had not been installed. During visits, Carrol was consulted and delay in adding post was due to delivery of Simpson post bases specified.
2. Carrol was advised that blocking at three locations is required to insure post is captured in wall between adjacent prefab panels of walls; three locations being:
 - a. Top
 - b. Mid-span
 - c. Near base
3. Pictures denote post prior to installation, and after installation. Blocking is still required.



Items above show framing before post installation.



Items above show framing after post installation.

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Field Report: Inspection

Project: Capital City South (Apartments)

Project No.: 2010003

Report No: 007 (Apartments)

Site Visit Date: 7/7/2011, 7/13/2011 & 7/19/2011

Location: Buildings 2, 3, 4 5 & 6

Attendees: Carrol Lazard (D. Honore' Construction, LLC)
Mike Robichaux (Ragland-Aderman & Associates, Inc.)

Weather: Sunny, Warm & Dry

Equipment on Site: N/A

Work in Progress:

Framing of buildings continues.

Observations:

1. Observed during visit framing of buildings continues.
2. Noted the required 1/2" diameter bolts from nailer to steel beams are not installed. Consulted with Carrol and it was reported that Hilti shot-in anchors were used in place of bolts. Carrol will submit material data sheets for substituted anchorage; anticipate these will be an acceptable substitution.
3. Photos below are a sampling of individual building's progress.





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POST

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FIELD REPORT

DATE: July 12, 2011

PROJECT: Mid City Gardens

CONTRACTOR: D. Honoré Construction

WEATHER: Clear **Partly-Cloudy** Cloudy Lt. Rain Hd. Rain

TEMPERATURE: 92 Degrees

Activities:

1. Weekly progress meeting held on site with Jennifer Blunschi (Project Manager) and Carrol Lazard (Superintendent) of DHC.
2. Discussed:
 - a. Right-of-Way work - need traffic plan from DHC to submit to DPW.
 - b. Notes on SFM drawings regarding outside air intake at residential; wall ratings; exit lights; and ADA shower size. Will address all as needed in written form.
 - c. Post finalizing "Informational Set" to issue to DHC. Will require a release form.
 - d. LEED meeting set for July 19, 2011 on site.
 - e. Does Activity Center need a grease trap? Will investigate and advise.
3. Reviewed RFIs, RFCs, RFPs and Submittals.
 - a. RFIs - none outstanding.
 - b. RFCs:
 - i. Working on Change Order No. 2, trying to resolve VE extension request
 - ii. Has LHFA reviewed insurance credit offer? Will check with Roger.
 - iii. Additional Entergy charges to be submitted to Owner.
 - c. Submittals - all outstanding submittals are critical; requested priority list update from DHC.
 - d. RFP - #10 will be delivered today for processing.
4. Schedule - no update.
5. Construction progress review:
 - a. Site conditions - dry, no visible concerns.
 - b. Building 1 – steel framing continues; block walls of elevator and stairs in progress.
 - c. Buildings 2 and 3 - framing through third level complete on both buildings; roof trusses complete on Building 3.
 - d. Buildings 4 and 5 – framing through second level complete on both buildings; third level floor trusses complete on Building 4.
 - e. Building 6 - no framing started yet; all concrete and steel work complete.

Site Photos:

See Attached Photos (1-39).

Reported by:

Lisa H. Nice, AIA, LEED AP

Mid City Construction Progress

1001 Cap City South_071211-001



1001 Cap City South_071211-002



1001 Cap City South_071211-003



1001 Cap City South_071211-004



1001 Cap City South_071211-005



1001 Cap City South_071211-006



1001 Cap City South_071211-007



1001 Cap City South_071211-008



Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_071211-009



1001 Cap City South_071211-010



1001 Cap City South_071211-011



1001 Cap City South_071211-012



1001 Cap City South_071211-013



1001 Cap City South_071211-014



1001 Cap City South_071211-015



1001 Cap City South_071211-016



Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_071211-017



1001 Cap City South_071211-018



1001 Cap City South_071211-019



1001 Cap City South_071211-020



1001 Cap City South_071211-021



1001 Cap City South_071211-022



1001 Cap City South_071211-023



1001 Cap City South_071211-024



Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_071211-025



1001 Cap City South_071211-026



1001 Cap City South_071211-027



1001 Cap City South_071211-028



1001 Cap City South_071211-029



1001 Cap City South_071211-030



1001 Cap City South_071211-031



1001 Cap City South_071211-032



Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_071211-033



1001 Cap City South_071211-034



1001 Cap City South_071211-035



1001 Cap City South_071211-036



1001 Cap City South_071211-037



1001 Cap City South_071211-038



1001 Cap City South_071211-039



Photos by Post Architects

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FIELD REPORT

DATE: **June 28, 2011**

PROJECT: **Mid City Gardens**

CONTRACTOR: **D. Honoré Construction**

WEATHER: Clear **Partly-Cloudy** Cloudy Lt. Rain Hd. Rain

TEMPERATURE: **96 Degrees**

Activities:

1. Weekly progress meeting held on site with Jennifer Blunschi (Project Manager) and Carrol Lazard (Superintendent) of DHC.
2. Discussed:
 - a. Right-of-Way Permit status - permit issued this morning after mandatory Pre-Con at DPW. FP&C approval for IBC granted as well. This resolves outstanding Code/Permit reviews, but need to follow up on rated exterior wall requirement.
 - b. Need to send Carrol the updated ROW approved set.
3. Reviewed RFIs, RFCs, RFPs and Submittals.
 - a. No outstanding RFIs.
 - b. RFCs - working on Change Order No. 2, met with Roger, will issue recommendation at the end of this week or early next week. Full requested amount of days for V.E. will not be granted.
 - c. Submittals - site rebar detail reference incorrect (showed Carrol correct detail in set after meeting); need to advise on interior door style.
4. Schedule:
 - a. All residential steel on site.
 - b. Third level walls for Buildings 2 & 3 on site and should be installed next week.
5. Construction progress review:
 - a. Site conditions - some areas of site muddy (worst between Buildings 2 & 3).
 - b. Building 1 – steel beams framed, intermediate columns (with fins) installed at fitness center.
 - c. Buildings 2 and 3 - second level floor trusses completed; second level wall panels going in at Building 3; noted a problem with the drainage pipe between buildings (not under compacted fill with consistent slope) and asked Carrol how it would be addressed; he advised that the pipe would need to be removed and reinstalled.
 - d. Buildings 4 and 5 – paver curbing, site prep continues; existing chain link fence at Building 5 property line had to be removed to allow install of drive curbing.
 - e. Building 6 - no update, did not go by Building 6 site on this visit.

Site Photos:

See Attached Photos (1-43).

Reported by:

Lisa H. Nice, AIA, LEED AP

1001 Cap City South_062811-01



Mid City Construction Progress
1001 Cap City South_062811-02



1001 Cap City South_062811-03



1001 Cap City South_062811-04



1001 Cap City South_062811-05



1001 Cap City South_062811-06



Photos by Post Architects

1001 Cap City South_062811-07



Mid City Construction Progress
1001 Cap City South_062811-08



1001 Cap City South_062811-09



1001 Cap City South_062811-10



1001 Cap City South_062811-11



1001 Cap City South_062811-12



Photos by Post Architects

1001 Cap City South_062811-13



Mid City Construction Progress
1001 Cap City South_062811-14



1001 Cap City South_062811-15



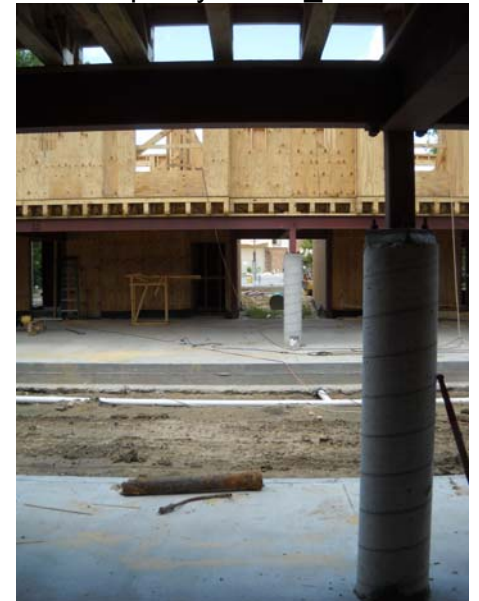
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1001 Cap City South_062811-18



Photos by Post Architects

1001 Cap City South_062811-19



1001 Cap City South_062811-22



Mid City Construction Progress
1001 Cap City South_062811-20



1001 Cap City South_062811-23



1001 Cap City South_062811-21



1001 Cap City South_062811-24



Photos by Post Architects

Mid City Construction Progress
1001 Cap City South_062811-26

1001 Cap City South_062811-25



1001 Cap City South_062811-27



1001 Cap City South_062811-28



1001 Cap City South_062811-29



1001 Cap City South_062811-30



Photos by Post Architects

1001 Cap City South_062811-31



Mid City Construction Progress
1001 Cap City South_062811-32



1001 Cap City South_062811-33



1001 Cap City South_062811-34



1001 Cap City South_062811-35



1001 Cap City South_062811-36



Photos by Post Architects

1001 Cap City South_062811-37



Mid City Construction Progress
1001 Cap City South_062811-38



1001 Cap City South_062811-39



1001 Cap City South_062811-40



1001 Cap City South_062811-41



1001 Cap City South_062811-42



Photos by Post Architects

Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	%	2010				2011															
							NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC						
2050	MEP top out at Activity center	5	5	03AUG11	09AUG11	0	7/23/11 - 7/29/11																			MEP top out at Activity center
2100	Fire caulking and fire proofing	5	5	10AUG11	16AUG11	0	7/27/11 - 8/2/11																			Fire caulking and fire proofing
2110	Wall insulation and Ceiling Insulation	10	10	01AUG11	12AUG11	0	7/22/11 - 7/27/11																			Wall insulation
2120	Ceiling insulations	5	5	01AUG11	05AUG11	0																				Ceiling insulations
2125	Start up chiller unit	1	1	08AUG11	08AUG11	0	8/1/11																			Start up chiller unit
2130	Gypsum board at hard lids	5	5	09AUG11	15AUG11	0																				Gypsum board at hard lids
2140	Gypsum board at walls Activity center	5	5	16AUG11	22AUG11	0	7/18/11 - 7/29/11																			Gypsum board at walls Activity
2141	Complete Activity Center Gypsum Brd on	0	0		22AUG11	0	7/29/11																			Complete Activity Center Gyps
2151	Solar photovoltaic systems installation	10	10	17AUG11	30AUG11	0	what is this and is it necessary to list it??																			Solar photovoltaic systems ins
2175	HVAC on at Activity center	1	1	23AUG11	23AUG11	0	8/1/11																			HVAC on at Activity center
2176	Turn HVAC on at Activity Center	0	0		23AUG11	0	8/1/11																			Turn HVAC on at Activity Cent
2180	Tape float and finish Activity center	6	6	24AUG11	31AUG11	0	7/28/11 - 8/5/11																			Tape float and finish Activity
2181	Complete Tape, Float and Finish at Activity	0	0		31AUG11	0	8/5/11																			Complete Tape, Float and F
2200	Prime and first coat paint AC	10	10	01SEP11	14SEP11	0	8/13/11 - 8/16/11																			Prime and first coat paint
2201	Install sprinkler heads and trim kits AC	5	5	15SEP11	21SEP11	0																				Install sprinkler heads ar
2210	Hinge hang and hardware interior doors AC	5	5	15SEP11	21SEP11	0	9/5/11 - 9/9/11																			Hinge hang and hardware
2260	Ceramic tile installation AC	10	10	22SEP11	05OCT11	0	8/1/11 - 8/12/11 Before setting plumbing fixtures																			Ceramic tile installati
2270	Accoustical panel ceiling installation AC	5	5	01SEP11	07SEP11	0	8/1/11 - 8/17/11																			Accoustical panel ceiling ins
2275	Trim out elevator systems, elevator on	2	2	08SEP11	09SEP11	0	8/30/11 - 8/31/11																			Trim out elevator systems,
2280	Resilient Athletic floor installation AC	3	3	06OCT11	10OCT11	0	8/30/11 - 9/15/11																			Resilient Athletic flo
2300	Hardwood flooring installation AC 2nd Floor Only	5	5	06OCT11	12OCT11	0	9/15/11 - 9/19/11 stained concrete = 9/29/11 - 9/30/11																			Hardwood flooring i
2310	Linoleum floor installation Activity center	5	5	13OCT11	19OCT11	0	8/30/11 - 9/15/11																			Linoleum floor ins
2320	Carpet tile installation Activity Center	3	3	13OCT11	17OCT11	0	8/17/11 - 8/22/11																			Carpet tile installat
2330	Toilet Partitions and accessories AC	5	5	06OCT11	12OCT11	0	8/30/11 - 9/15/11																			Toilet Partitions and
2331	Lockers / benches installation AC	5	5	06OCT11	12OCT11	0	8/30/11 - 9/15/11																			Lockers / benches i
2332	Install fire protection specialties AC	2	2	06OCT11	07OCT11	0	10/3/11 - 10/4/11																			Install fire protection
2333	Install Millwork at Activity center	10	10	20OCT11	02NOV11	0	9/15/11 - 9/16/11																			Install Millwork
2360	Install Mirrors and accessories AC	10	10	13OCT11	26OCT11	0	8/30/11 - 9/15/11																			Install Mirrors ar
2361	Install signage AC	5	5	27OCT11	02NOV11	0	10/3/11 - 10/4/11																			Install signage
2370	Trim out MEP at Activity Center	10	10	22AUG11 A	28SEP11	0	8/17/11 - 8/30/11																			Trim out MEP at Activi
2371	Complete MEP Trim Out at Activity Center	0	0		28SEP11	0	8/30/11																			Complete MEP Trim C
2420	Stain wood trim and Urethane finishes AC	10	10	03NOV11	16NOV11	0	9/12/11 - 9/23/11																			Stain wood
2430	Install appliances AC	2	2	17NOV11	18NOV11	0	9/15/11 - 9/19/11																			Install appl
2460	Test and balancing of HVAC equipment	3	3	29SEP11	03OCT11	0	9/26/11 - 9/28/11																			Test and balancing of
2470	Final Painting AC	2	2	17NOV11	18NOV11	0	9/26/11 - 9/30/11																			Final Painti
2471	Complete Final Paint at Activity Center	0	0		18NOV11	0	9/30/11																			Complete
2500	Install Parking logs and handicap signage	4	4	03NOV11	08NOV11	0	7/19/11 - 7/22/11																			Install Parking

Start date 18NOV10
 Finish date 16DEC11
 Data date 16MAY11
 Run date 16MAY11
 Page number 2A
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D. Honore' Construction Mid City Gardens

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point

Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	%	2010					2011																				
							NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	A											
B6 4007	Structural Steel Bldg 6	4	4	05JUL11	11JUL11	0																										Structural Steel Bldg 6
B6 4009	Complete Structural Steel Bldg 6	0	0		11JUL11	0																										Complete Structural Steel Bldg 6
B6 4010	Wood framing at Bldg 6	23	23	25JUL11	25AUG11	0																										Wood framing at Bldg 6
B6 4015	Thermal and moisture systems Bldg 6	10	10	25AUG11	08SEP11	0																										Thermal and moisture systems Bldg 6
B6 4020	Masonry at Bldg 6	7	7	08SEP11	19SEP11	0																										Masonry at Bldg 6
B6 4025	Exterior wood work Bldg 6	12	12	19SEP11	05OCT11	0																										Exterior wood work Bldg 6
B6 4030	MEP rough in work walls & ceilings Bldg 6	10	10	14AUG11	25AUG11	0																										MEP rough in work walls & ceilings Bldg 6
B6 4035	Install hydraulic cement Bldg 6	2	2	25AUG11	29AUG11	0																										Install hydraulic cement Bldg 6
B6 4040	Install roof at Bldg 6	5	5	25AUG11	01SEP11	0																										Install roof at Bldg 6
B6 4045	Install windows (Residential) Bldg 6	5	5	25AUG11	01SEP11	0																										Install windows (Residential) Bldg 6
B6 4050	Install exterior cornice work Bldg 6	6	6	01SEP11	09SEP11	0																										Install exterior cornice work Bldg 6
B6 4055	MEP top out at Bldg 6	10	10	25AUG11	08SEP11	0																										MEP top out at Bldg 6
B6 4060	Gypsum board at walls Bldg 6	5	5	08SEP11	15SEP11	0																										Gypsum board at walls Bldg 6
B6 4065	HVAC on at Bldg 6	1	1	15SEP11	16SEP11	0																										HVAC on at Bldg 6
B6 4070	Tape float and finish Bldg 6	6	6	16SEP11	26SEP11	0																										Tape float and finish Bldg 6
B6 4080	Prime and paint 1st coat bldg. 6	3	3	26SEP11	29SEP11	0																										Prime and paint 1st coat bldg. 6
B6 4085	Install doors and hdwr inter. doors bldg 6	4	4	29SEP11	05OCT11	0																										Install doors and hdwr inter. doors bldg 6
B6 4090	Linoleum floor installation Bldg 6	3	3	05OCT11	10OCT11	0																										Linoleum floor installation Bldg 6
B6 4095	Ceramic tile Bldg 6	3	3	10OCT11	13OCT11	0																										Ceramic tile Bldg 6
B6 4100	Broad loom carpet installation Bldg 6	5	5	13OCT11	20OCT11	0																										Broad loom carpet installation Bldg 6
B6 4110	Install fire protection specialties Bldg 6	1	1	29SEP11	30SEP11	0																										Install fire protection specialties Bldg 6
B6 4115	Install Millwork at residential Bldg 6	5	5	10OCT11	17OCT11	0																										Install Millwork at residential Bldg 6
B6 4120	Bathroom accessories Bldg 6	2	2	17OCT11	19OCT11	0																										Bathroom accessories Bldg 6
B6 4125	Trim out MEP Bldg 6	10	10	29SEP11	13OCT11	0																										Trim out MEP Bldg 6
B6 4130	Staining and urethane finishes Bldg 6	2	2	17OCT11	19OCT11	0																										Staining and urethane finishes Bldg 6
B6 4135	Install Mirrors and signage Bldg 6	2	2	19OCT11	21OCT11	0																										Install Mirrors and signage Bldg 6
B6 4145	Install Appliances Bldg 6	1	1	17OCT11	18OCT11	0																										Install Appliances Bldg 6
B6 4155	Final Painting Bldg 6	3	3	20OCT11	25OCT11	0																										Final Painting Bldg 6
B6 4200	Punch list	10	10	25OCT11	08NOV11	0																										Punch list
C	November Adverse Weather delay	0	0	30NOV10 A	30NOV10 A	100																										November Adverse Weather delay
C	December Adverse Weather delay	0	0	31MAR11 A	31DEC10 A	100																										December Adverse Weather delay
C	January Adverse Weather delay	2	0	31JAN11 A	02FEB11 A	100																										January Adverse Weather delay
C	February Adverse Weather delay	0	0	28FEB11 A	28FEB11 A	100																										February Adverse Weather delay
C 9930	DHC inspect and prepare GC punch list	8	8	25OCT11	04NOV11	0																										DHC inspect and prepare GC punch list
C 9940	Perform GC punch list	20	20	04NOV11	02DEC11	0																										Perform GC punch list
C 9950	Architect and Engineer punch inspections	8	8	04NOV11	16NOV11	0																										Architect and Engineer punch inspections
C 9960	Prepare project close out documents	10	10	25OCT11	08NOV11	0																										Prepare project close out documents

Start date	18NOV10
Finish date	16DEC11
Data date	16MAY11
Run date	16MAY11
Page number	7A
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D. Honore' Construction Mid City Gardens

	Early bar
	Progress bar
	Critical bar
	Summary bar
	Start milestone point
	Finish milestone point

PROJECT NAME:	Capital City South																			
BUDGET:	\$14,736,800.00																			
						DRAW REQUEST (June 2011)					DRAW REQUEST (July 2011)					DRAW REQUEST (August 2011)				
SERVICE	SERVICE PROVIDER	CONTRACT AMOUNT	VALUE ENGINEERING	ADDITIONS CREDITS	TOTAL CONTRACTS	Draw Amount	Total Retainage	Requested to Date	Drawn to Date	Work in Place	Draw Amount	Total Retainage	Requested to Date	Drawn to Date	Work in Place	Draw Amount	Total Retainage	Requested to Date	Drawn to Date	Work in Place
General Contractor	D.HONORE' CONSTRUCTION	\$12,178,000.00	(\$333,256.00)	\$1,918.00	\$11,846,662.00	\$653,914.04	\$109,447.83	\$2,188,956.57	18%	24%	\$662,889.08	\$144,336.78	\$2,886,734.55	24%	29%			\$2,886,734.55	24%	24%
Surveyor	GWS ENGINEERING	\$20,950.00		\$1,800.00	\$22,750.00				100%	100%				100%	100%				100%	100%
Asbestos Abatement	ALLIED REMEDIATION & REST.	\$168,335.00		\$32,831.00	\$201,166.00				100%	100%				100%	100%				100%	100%
Demolition	ZIMMER-ESCHETTE SERVICES	\$124,800.00		\$32,294.98	\$157,094.98				100%	100%				100%	100%				100%	100%
Market Study	VWB RESEARCH	\$4,500.00		\$0.00	\$4,500.00				100%	100%				100%	100%				100%	100%
Environmental	ENVIRONMENTAL AUDITORS	\$3,800.00		\$0.00	\$3,800.00				100%	100%				100%	100%				100%	100%
Geotechnical	ARDAMAN & ASSOCIATES	\$14,610.00		\$0.00	\$14,610.00				100%	100%				100%	100%				100%	100%
Acquisition Costs	Purchase, Legal, Fire Marshall	\$154,709.00		\$0.00	\$154,709.00				100%					100%						100%
Architectural	POST/EOA ARCHITECTS	\$1,140,000.00		\$0.00	\$1,140,000.00	\$16,675.04		\$881,504.96	77%		\$12,690.63		\$894,195.59	78%				\$894,195.59	78%	
LEED	USGBC, Post/EOA, Engineers	\$399,100.00	(\$149,460.00)	\$0.00	\$249,640.00	\$7,105.50		\$162,127.25	65%		\$3,930.50		\$166,057.75	67%				\$166,057.75	67%	
Test Lab	Southern Earth Sciences	\$29,491.00		\$0.00	\$29,491.00	\$2,374.00		\$8,600.75	29%		\$465.00		\$9,065.75	31%				\$9,065.75	31%	
Civil Engineering*	GOTECH, INC	\$75,000.00		\$0.00	\$75,000.00	\$0.00		\$64,500.00	86%		\$0.00		\$64,500.00	86%		\$0.00		\$64,500.00	86%	
Landscape Architecture*	McKNIGHT	\$10,000.00		\$0.00	\$10,000.00	\$0.00		\$9,375.00	94%		\$0.00		\$9,375.00	94%		\$0.00		\$9,375.00	94%	
TOTALS		\$14,323,295.00	(\$482,716.00)	\$68,843.98	\$13,909,422.98	\$680,068.58		\$3,315,064.53			\$679,975.21		\$4,029,928.64			\$0.00		\$4,029,928.64		
				Contingency	\$827,377.02															
				Total	\$14,736,800.00															
* Consultant to Architect																				

Volume 1 Garden Homes (typical)

4. There is an unacceptable gap between the wood base and the carpet in all bedrooms.
 5. In the small bedroom closets, typical, light fixture is mounted lower than the door frame and must be corrected.
 6. All wood base must be installed flush against walls at corners.
80. 3 Installation of Ipé has not progressed further at this time for balcony/porch screens on all buildings
80. 4 Material for prefinished walkway cover between Buildings 16 and 17 has been delivered to the site and erection is scheduled to commence next week. Sawcutting of the concrete walkway has not been accomplished at this time. Ryan Faulk strongly recommended that this work proceed prior to the installation of the canopy columns. Additionally, it was noted by Mr. Schoning that the correction to the concrete walkway adjacent to Building 16 where the walkway has been poured too low adjacent to the entrance has not been corrected. Ryan Faulk again strongly recommended that this work proceed prior to the installation of the canopy, since working of the concrete around the canopy columns post installation will be difficult. Lack of a proper panel joints or concrete splatter on the metal panels surrounding the columns will be unacceptable and rejected.
80. 5 Stucco remediation is in progress in several areas on Building 17.
80. 6 Installation of steel screen supports for Building 16 has not progressed.
80. 7 Reviewed the inlets for downspouts adjacent to the east and west entries of Building 16 and Building 17. Drain inlets for downspouts in these areas must be moved further North and South from entrance door to receive downspouts as noted in the architectural drawings (e.g. – closer to adjacent balconies).

END OF MINUTES

79. 3 All parties reviewed site cast concrete stairs at Volume 3 located at the east and west ends of Buildings A & C and the north and south ends of Building B whereby the stairs have formed such that the riser at the bottom step has been formed flush with the face of site wall contrary to that shown in the contract documents. Ryan Faulk stated that this will not be acceptable since the handrail extension will protrude into the path of travel which occurs perpendicular to the stair and is a hazard for pedestrians. The stair will have to be reformed further back from the face of site wall and the wall patched accordingly. Tony Yount responded that he will review with the Fire Marshal Inspector Deputy next week to confirm if another option is available.
79. 4 It was brought to Ryan Faulk's attention that a gap for a sealant joint is not present between stucco and adjacent fiber cement trim at several locations throughout Volume 3 buildings where a stucco bump-out is not present (stucco & siding in same plane). The general contractor stated they shall provide a surface-applied sealant joint from the stucco to the fiber cement siding and cut-in siding paint on trim.
79. 5 All parties reviewed sidewalk placement within Volume 2, specifically for sidewalk access to center unit of each building. Previous email correspondence showed a jog in the several pavement forms installed by the contractor in order to avoid interference with the adjacent HVAC fencing unit platforms. Upon field review, it was identified by the contractor that if the forms are placed that the edge of concrete is flush with the face of the blocks anchoring the platforms, then the sidewalk can be poured straight. Upon review, Ryan Faulk accepted this condition and allowed the contractor to proceed in this manner.
- On a similar note, it was identified by the general contractor that while the documents require 11' between buildings within Volume 2, field confirmation of this layout reveals that the actual field conditions are slightly less than that figure resulting in the above noted condition.
79. 6 The general contractor made H/S aware of a large gap at the top of the curtain wall system along the breezeway of Building 17. This joint occurs at the head of the curtain wall between the aluminum frame and the stucco soffit. Two methods of addressing this condition have been provided for review; 1) a wide sealant joint, and 2) an anodized aluminum break metal closure. Upon review of the conditions, Ryan Faulk stated that the aluminum closure shall be provided; however, this does not constitute a weathertight seal as mandated by the manufacturer, and that a sealant joint with backer rod must be properly installed to provide this weathertight enclosure. The general contractor responded that the sealant and the backer rod noted have already been installed and that the condition represents only an aesthetic finish to this issue.
79. 7 Ryan Faulk stated that the visible gaps between the mullion caps in the horizontal and vertical direction on curtain walls is unacceptable and that these mullion caps must finish tight against one another. Mr. Schoning noted that the curtain wall system still needs to be caulked; however, Ryan Faulk further noted that sealant in order to close gaps of this nature will not be accepted and the mullion caps must be replaced to fit tight where this condition occurs. The general contractor agreed.
79. 8 Modular wall system is in place within Building 17, 1st floor; however, not all components have been installed at this time.
79. 9 The general contractor identified a ceiling height condition issue at the north end of the 5th floor corridors occurring in both Buildings 16 and 17 whereby ductwork and piping entering into the chute/electrical rooms must be routed beneath a supporting beam which puts it below the ceiling height. H/S will review and respond under separate cover for this issue.
79. 10 Ryan Faulk identified that the base plate for attachment of the steel sunshade located at the south end of the 5th floor has not been completely bolted into the shear wall. Lanny Schoning stated that it is difficult to install the embedded anchors as required due to the arrangement of the steel. The general contractor shall note that this is a coordination issue. Six (6) holes are present for the base plate and if less are provided, an engineering analysis must be provided by the general contractor for this to be accepted.
79. 11 All tube steel screen supports have been installed on Building 17; however, it does not appear at this time that touch-up has been completed at the attachment points.

HOLLY & SMITH ARCHITECTS
A Professional Architectural Corporation
P. O. BOX 1707
HAMMOND, LOUISIANA 70401
985/345-5210

PROJECT: Replacement of Gaslight Apts.
Village de Jardin

H/S PROJECT NO. 07020
STATE PROJECT No. 01-107-05B-13, Part AQ

MONTHLY MEETING/
COMPLIANCE REVIEW

DATE: June 28, 2011

TIME: 10:00 a.m.

SITE: Dry

WEATHER: Clear/Hot

PARTIES PRESENT

See Attached Sign-In Sheet

ORGANIZATION

Parties receiving copies: Regis Bergeron – FP&C, Jason Crumb – Crumb Engineering, Ashley Austin – Morphy Makofsky Inc., Alejandro Flores – Krebs LaSalle LeMieux, Greg Smith – Walton Construction, Roy T. Dufreche & Associates, Roger Tijerino – LHFA

////////////////////////////////////

Anyone taking exception to these notes should notify the Architect, in writing, within seven (7) days of the date of receipt of this document; otherwise, the minutes shall stand approved as written.

- 78.1 Enclosed is the observation report from the landscape architect included as part of these minutes.
- 78.2 Tanner Broughton distributed an updated schedule which identifies a scheduled completion date of September 16, 2011. The current completion date per the contract is July 9, 2011.
- 78.3 Ryan Faulk delivered Change Order No. 11 to Mr. Broughton during this meeting which increases the contract time by (7) days to July 16, 2011.
- 78.4 Mr. Scheper reviewed the current schedule and progress of the work for Volume 1 as follows:
1. Paint and gypsum board touch-up is in progress within (3) of the Volume 1 homes.
 2. Residential appliances have been delivered today.
 3. All bamboo wood floor has been installed throughout Volume 1.
 4. Carpet material is currently stored and scheduled for installation next week.
- 78.5 Mr. Scheper reviewed the current schedule and status of work for Volume 2 as follows:
1. Sample tread and riser as well as trim along sides of stairs has been installed for review by the architect. Upon subsequent review in the field, Both Ryan Faulk and Roger Tijerino found the tread and riser to be acceptable; however, the wood trim at the sides of the stair must be reduced in height in order to align with the base at the top of the stair.
 2. Installation of cement board is in progress for those areas which are remaining.
 3. Residential appliances have been delivered and installation is currently in progress.
 4. Grading for sidewalk installation is currently in progress throughout Volume 2.
 5. Several pole boxes were identified as occurring within concrete walkway pavement. These will be replaced

by Entergy to pole boxes which are appropriate for this condition (quazite).

6. All gutters have been installed; however, downspouts are remaining until drain inlets are complete.
7. All cultured marble vanity tops have been set.
8. Installation of toilet accessories is currently in progress.

78.6 Mr. Scheper reviewed the current schedule and progress of the work within Volume 3 as follows:

1. Cabinets have been installed within Buildings 9, 10 and 14 with Building 13 installation still remaining for install.
2. Cabinets are currently stored for Building 12.
3. Jason Crumb has been requested to review Building 11 prior to the close up of the walls.
4. Balcony roof installation is currently in progress throughout Volume 3 and is nearly complete.
5. Preparation for concrete pour is in progress for all balconies which have been framed.
6. Electrical meters for Buildings 13 and 14 are currently on site awaiting installation.
7. Buildings 11 and 12 are currently not cleared for installation of electrical meters at this time.

78.7 Ms. Schoning reviewed the current progress and schedule of the work for Volume 4 Building 16 as follows:

1. Spray foam installation is complete.
2. Painting is currently in progress within the corridors at the 5th floor.
3. Installation of ceiling grid is in progress at the 5th floor and complete on floors 2 through 4.
4. Cleaning and repair of balcony ceilings is in progress.
5. Sprinkler head installation is in progress on the 4th floor.
6. Installation of cabinets is in progress at the 1st floor.
7. Breezeway canopy material will be on site Thursday for installation.

78.8 Mr. Schoning reviewed the current progress and schedule of the work in Volume 4 Building 17 as follows:

1. Ceiling grid is complete on all floors.
2. Final painting is in progress within living units on the 5th floor and is complete on floors 2 through 4.
3. Revised material for carpet-to-tile transition is scheduled to be delivered to the site Wednesday for installation.
4. Fan coil units on the 2nd floor have been started up. Precautions are currently being taken for dust intake.
5. Intake ducts for fresh air handlers on all floors are currently being protected and have been thoroughly cleaned.
6. Installation of flush wood doors is in progress at the 1st floor.

7. Curtain wall installation is in progress at the north end of the building.
 8. Two (2) tube screen support frames (2nd through 5th floor) are remaining to be installed.
78. 9 Tony Yount reviewed the current progress and schedule of work in Volume 0 as follows:
1. Entrances at I-10 Service Road are scheduled to proceed this week regarding prep and forming.
 2. Sewer has been cleaned and is currently operational.
78. 10 General contractor requested the status of the fire hydrant relocation at the south entrance on Lake Forest Blvd. Mr. Bergeron responded that a letter is being sent to the New Orleans Sewerage & Water Board requesting a proposal to perform this work and a schedule will be forwarded to the contractor when available from the board.
78. 11 Tanner Broughton stated that the flashing installation at Volume 3 is currently in progress.
78. 12 Mr. Broughton stated that confirming documentation will be sent regarding the coordination between FK Fab and Ceco with respect to the slab embeds and support of tube steel screen supports at Volume 4.
78. 13 All parties reviewed the open RFI's at this time. Jason Crumb noted that for RFI 502, the information requested has been forwarded and he will review and respond accordingly.
78. 14 H/S noted that for RFI 512 that the H4 clips must be deleted and angle clips used instead in order for these items not to be visible. This is specifically for the exposed beam supporting the balcony roof structure.

END OF REPORT

A PROFESSIONAL SERVICES COMPANY

[illegible]

77. 6 Balcony framing remains in progress for building 'C' in Volume 3. Columns were being placed at this time at the east elevation.
77. 7 Bamboo flooring installation continues throughout Volume 2. Mr. Scheper requested direction regarding the bamboo transition between carpet and bamboo floor stating that in the raised homes, the carpet is installed over a backer board which raises the level of the carpet, therefore a reducing transition is inappropriate. Ryan Faulk agreed and stated that the standard tee molding provided by the bamboo floor manufacturer is acceptable in these applications. The general contractor stated they will proceed in this manner.
77. 8 Preparations were on going for installation of forms for concrete sidewalks adjacent to Volume 2.

END OF REPORT



Vol. 4 – bldg 17 east elevation



Vol. 4 – dining area pendant lights wrapped in plastic



Vol. 4 – bldg 17 west elevation tube steel frame installation in progress



Vol. 4 – bldg 17 west elevation



Vol. 4 – bldg 16 west elevation downspout (SW corner) not placed correctly



Vol. 4 – bldg 16 west elevation (SW corner), concrete foundation/slab and adjacent drain inlet.



Vol. 3 – buildings A & C view from South



Vol. 3 – building B view from South



Vol. 1 – overall view from Azalea street

June 15, 2011

Subject: Gaslight/Village de Jardin

Compliance Review Report

Attendees at the review:

Jason Crumb	Crumb Engineering
Russell Stallings	HSA

The following items were observed at the walk thru:

Building 12

- Repair the supply duct connection at the unit discharge. In most cases the flexible connection is completely compressed.
- Properly secure plumbing vent stacks.

Building 108

- Replace and/or clean the a/c unit air filter.

General Observations

- Verify that all ductwork in Volumes 1, 2 and 3 are sealed in accordance with the specified seal class A.
- Check all start-up filters on the a/c units and make sure they remain clean.

Very Truly Yours,

Crumb Engineering, LLC



Early Bar



Target



Progress Bar



Critical Activity

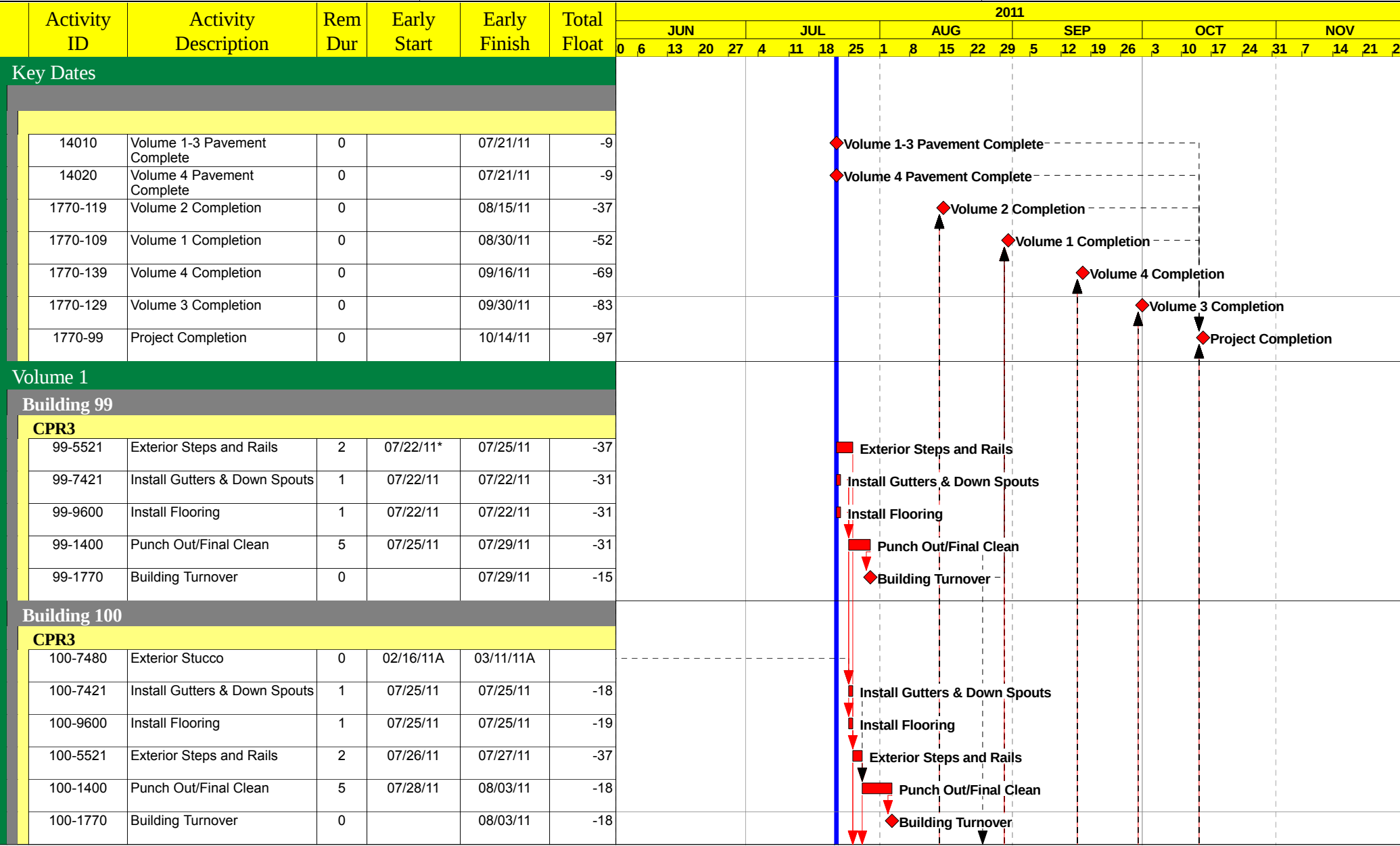
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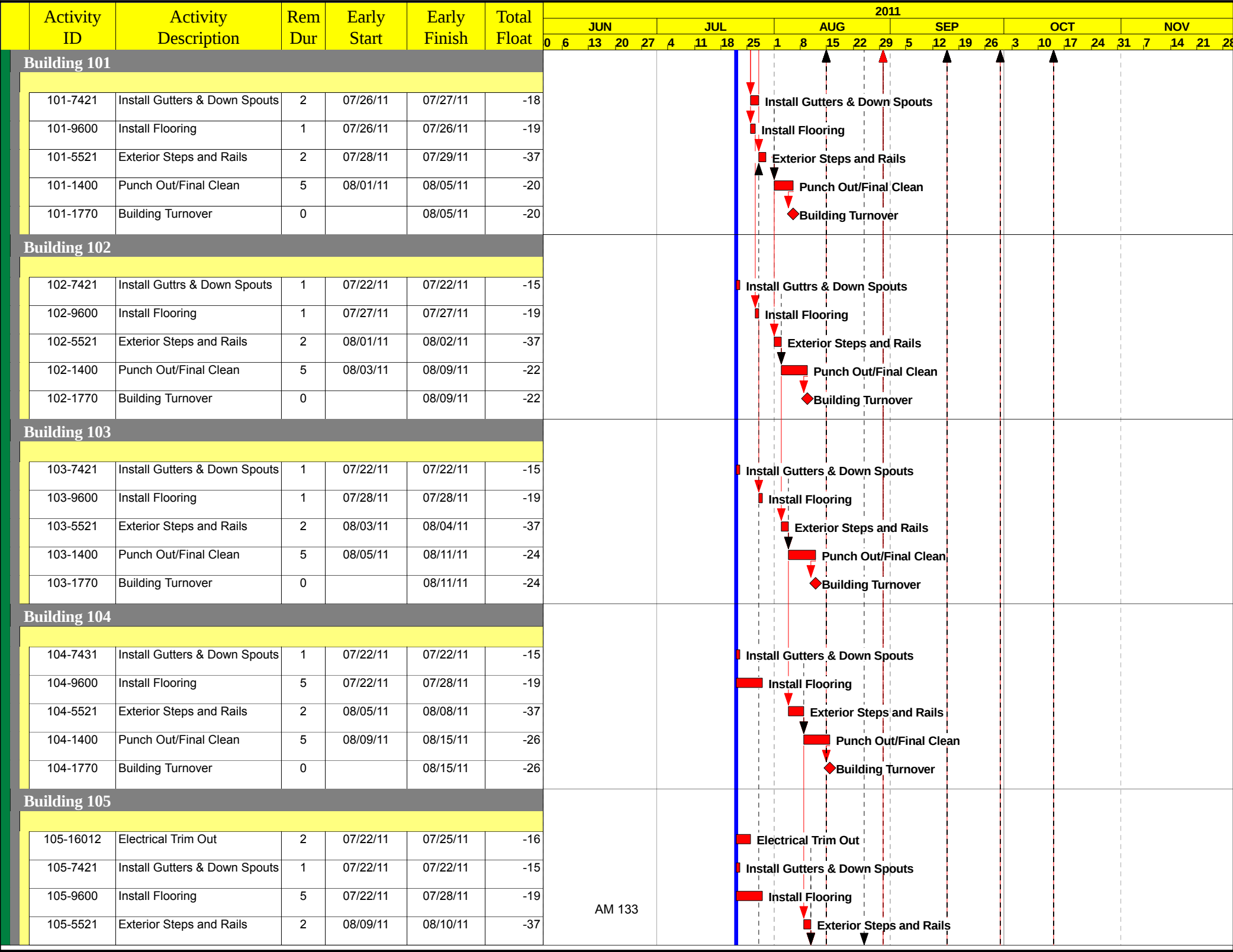
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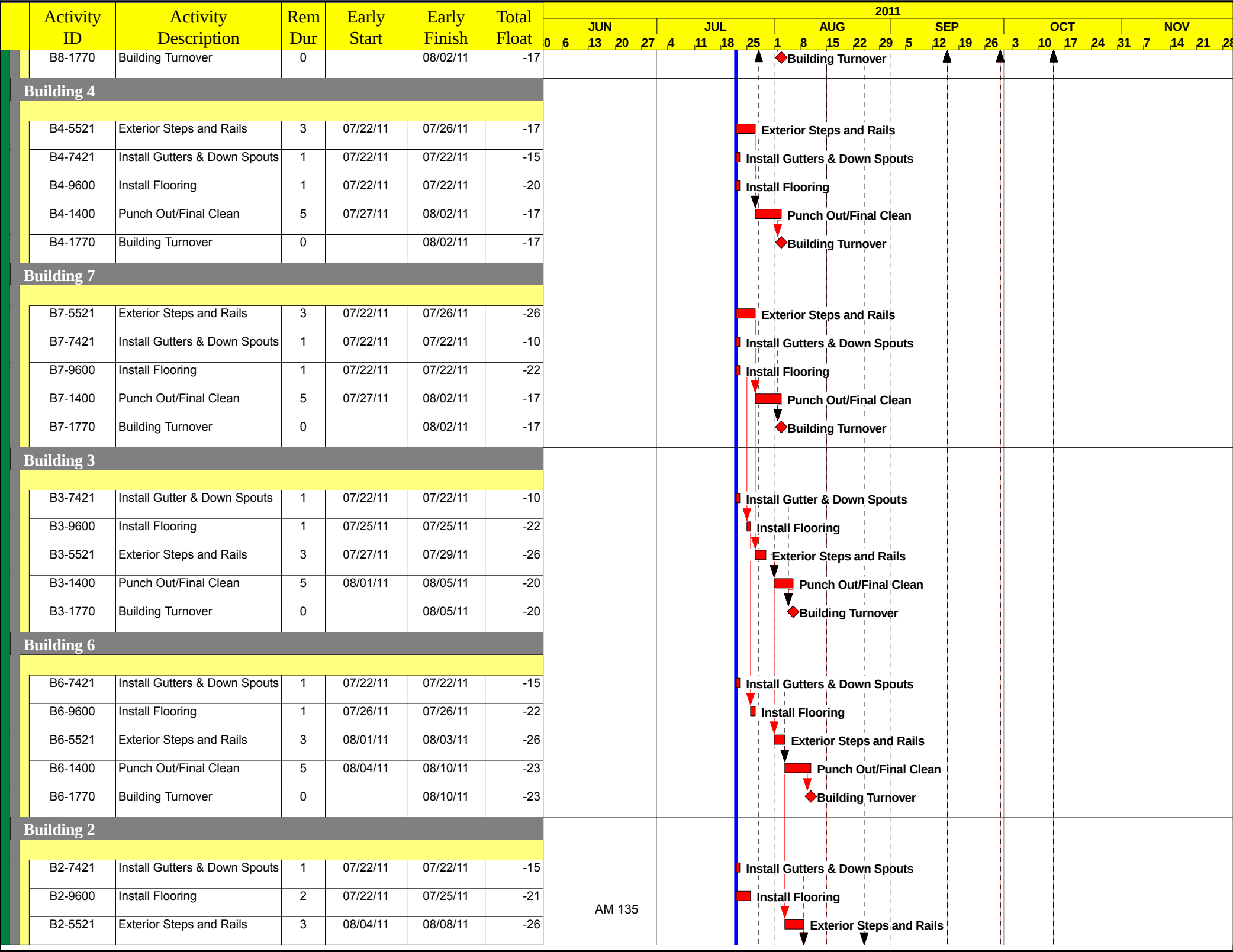
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Must Finish Date 07/09/11



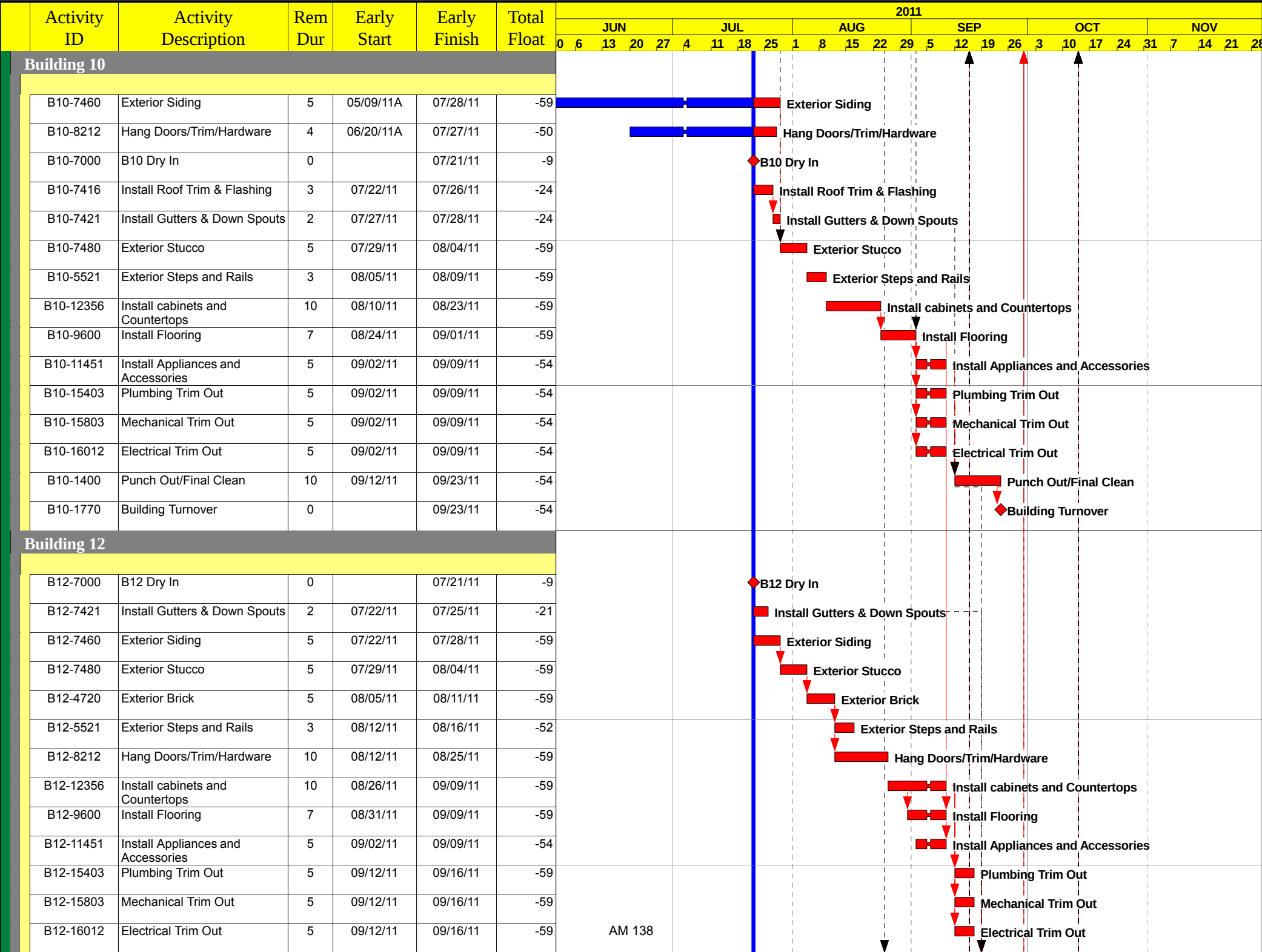


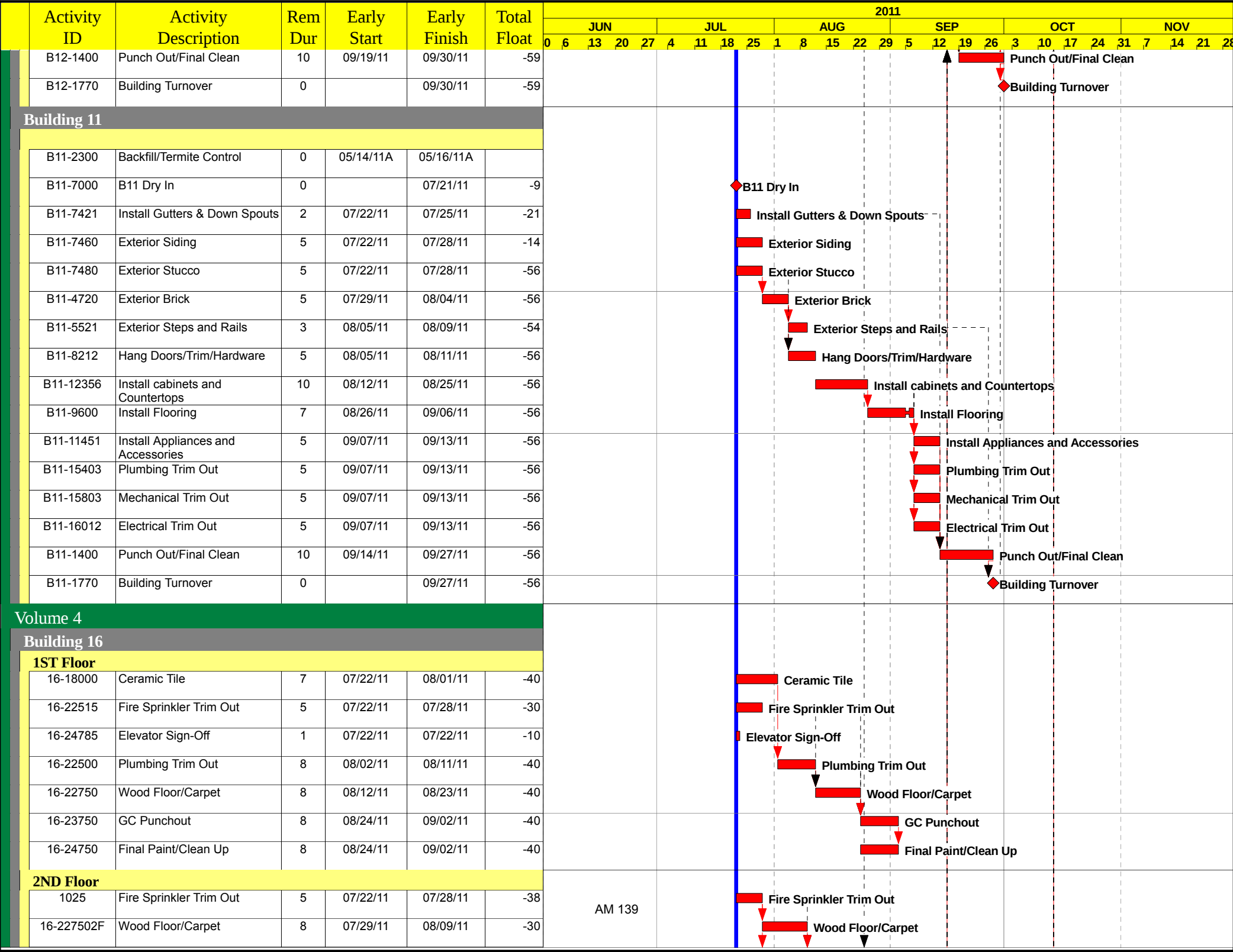
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Building 106	105-1400	Punch Out/Final Clean	5	08/11/11	08/17/11	-28																												
	105-1770	Building Turnover	0		08/17/11	-28																												
	106-16012	Electrical Trim Out	2	07/22/11	07/25/11	-16																												
	106-7421	Install Gutters & Down Spouts	1	07/22/11	07/22/11	-15																												
	106-9600	Install Flooring	5	07/22/11	07/28/11	-19																												
	106-5521	Exterior Steps and Rails	2	08/11/11	08/12/11	-37																												
	106-1400	Punch Out/Final Clean	5	08/15/11	08/19/11	-30																												
106-1770	Building Turnover	0		08/19/11	-30																													
Building 107																																		
107-16012	Electrical Trim Out	2	07/22/11	07/25/11	-21																													
107-7421	Install Gutters & Down Spouts	1	07/22/11	07/22/11	-20																													
107-9600	Install Flooring	5	07/22/11	07/28/11	-24																													
107-5521	Exterior Steps and Rails	2	08/15/11	08/16/11	-37																													
107-1400	Punch Out/Final Clean	5	08/17/11	08/23/11	-37																													
107-1770	Building Turnover	0		08/23/11	-32																													
Building 108																																		
108-16012	Electrical Trim Out	2	07/22/11	07/25/11	-11																													
108-7421	Install Gutters & Down Spouts	1	07/22/11	07/22/11	-10																													
108-9600	Install Flooring	5	07/22/11	07/28/11	-14																													
108-5521	Exterior Steps and Rails	2	08/17/11	08/18/11	-29																													
108-1400	Punch Out/Final Clean	5	08/24/11	08/30/11	-37																													
108-1770	Building Turnover	0		08/30/11	-37																													
Volume 2																																		
Building 8																																		
B8-5521	Exterior Steps and Rails	3	07/22/11*	07/26/11	-17																													
B8-7421	Install Gutters & down Spouts	1	07/22/11	07/22/11	-10																													
B8-9600	Install Flooring	1	07/22/11	07/22/11	-20																													
B8-1400	Punch Out/Final Clean	5	07/27/11	08/02/11	-17																													
							AM 134																											

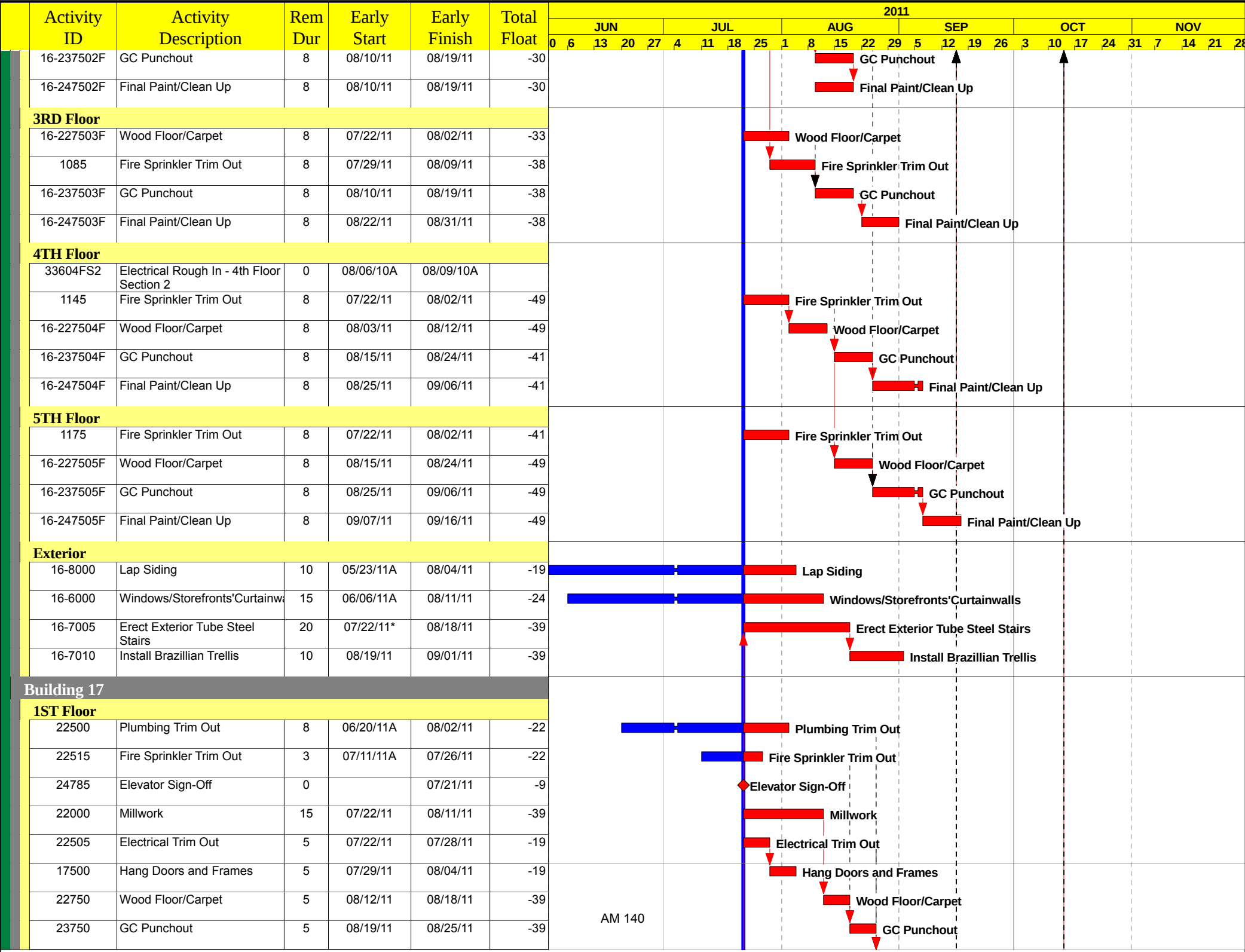


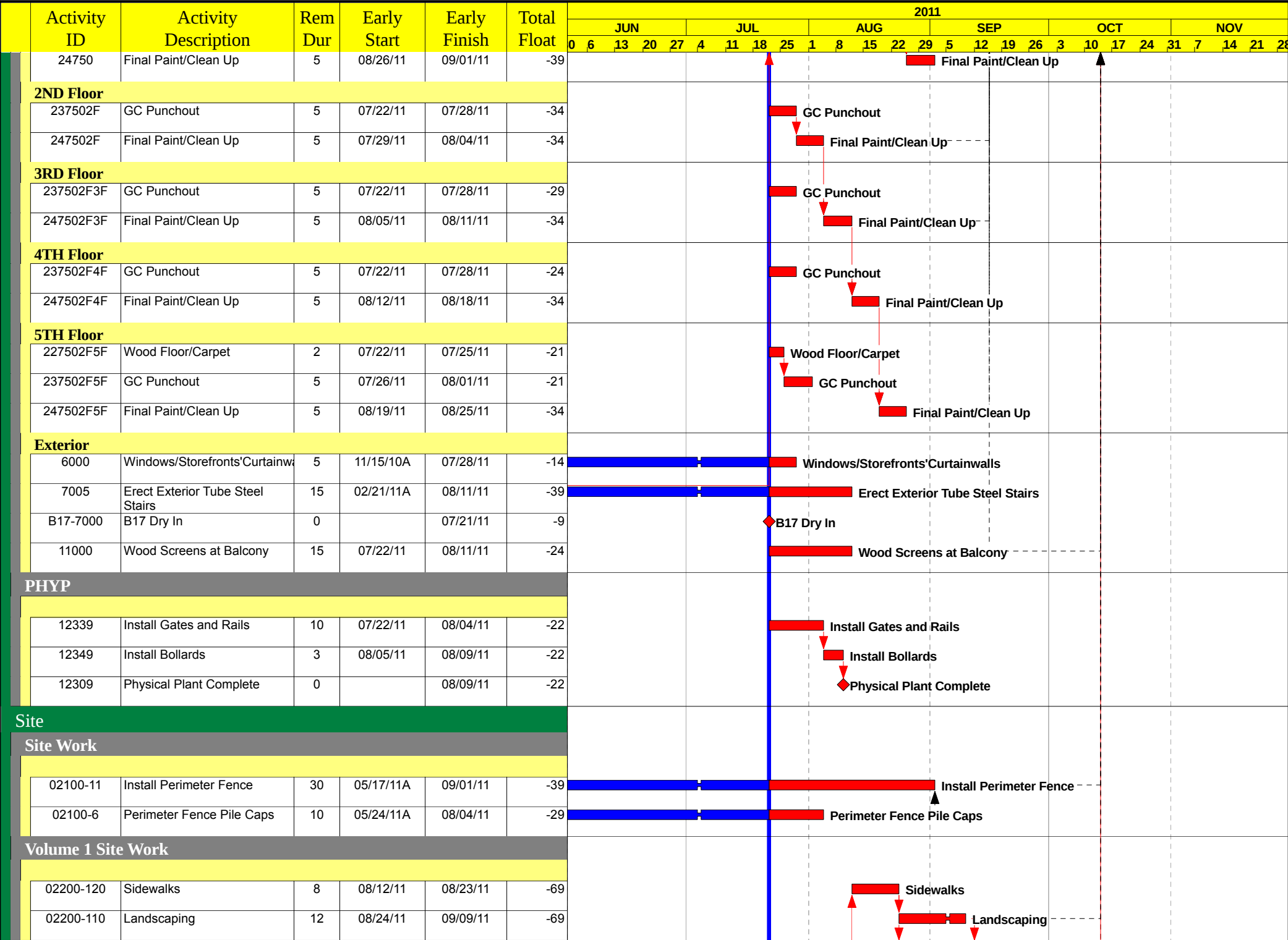
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Building 5	B2-1400	Punch Out/Final Clean	5	08/09/11	08/15/11	-26																												
	B2-1770	Building Turnover	0		08/15/11	-26																												
	B5-15401	Plumbing Rough-in - In Wall	0	10/25/10A	11/04/10A																													
	B5-5521	Exterior Steps and Rails	3	07/22/11	07/26/11	-22																												
	B5-7421	Install Gutters & Down Spouts	1	07/22/11	07/22/11	-20																												
	B5-9600	Install Flooring	5	07/22/11	07/28/11	-24																												
B5-1400	Punch Out/Final Clean	5	07/29/11	08/04/11	-24																													
B5-1770	Building Turnover	0		08/04/11	-19																													
Building 1																																		
B1-5521	Exterior Steps and Rails	3	07/22/11	07/26/11	-36																													
B1-7421	Install Gutters & Down Spouts	1	07/22/11	07/22/11	-15																													
B1-9600	Install Flooring	5	07/22/11	07/28/11	-19																													
B1-1400	Punch Out/Final Clean	5	08/05/11	08/11/11	-24																													
B1-1770	Building Turnover	0		08/11/11	-24																													
Volume 3																																		
Building 14																																		
B14-12356	Install cabinets and Countertops	2	06/13/11A	07/25/11	-43																													
B14-5521	Exterior Steps and Rails	3	07/22/11	07/26/11	-12																													
B14-7421	Install Gutters & Down Spouts	1	07/22/11	07/22/11	-30																													
B14-8212	Hang Doors/Trim/Hardware	5	07/22/11	07/28/11	-14																													
B14-9600	Install Flooring	7	07/26/11	08/03/11	-43																													
B14-11451	Install Appliances and Accessories	5	08/04/11	08/10/11	-43																													
B14-15403	Plumbing Trim Out	5	08/04/11	08/10/11	-43																													
B14-16012	Electrical Trim Out	5	08/04/11	08/10/11	-43																													
B14-1400	Punch Out/Final Clean	10	08/11/11	08/24/11	-43																													
B14-1770	Building Turnover	0		08/24/11	-33																													
Building 9																																		
B9-7460	Exterior Siding	4	03/28/11A	07/27/11	-16																													

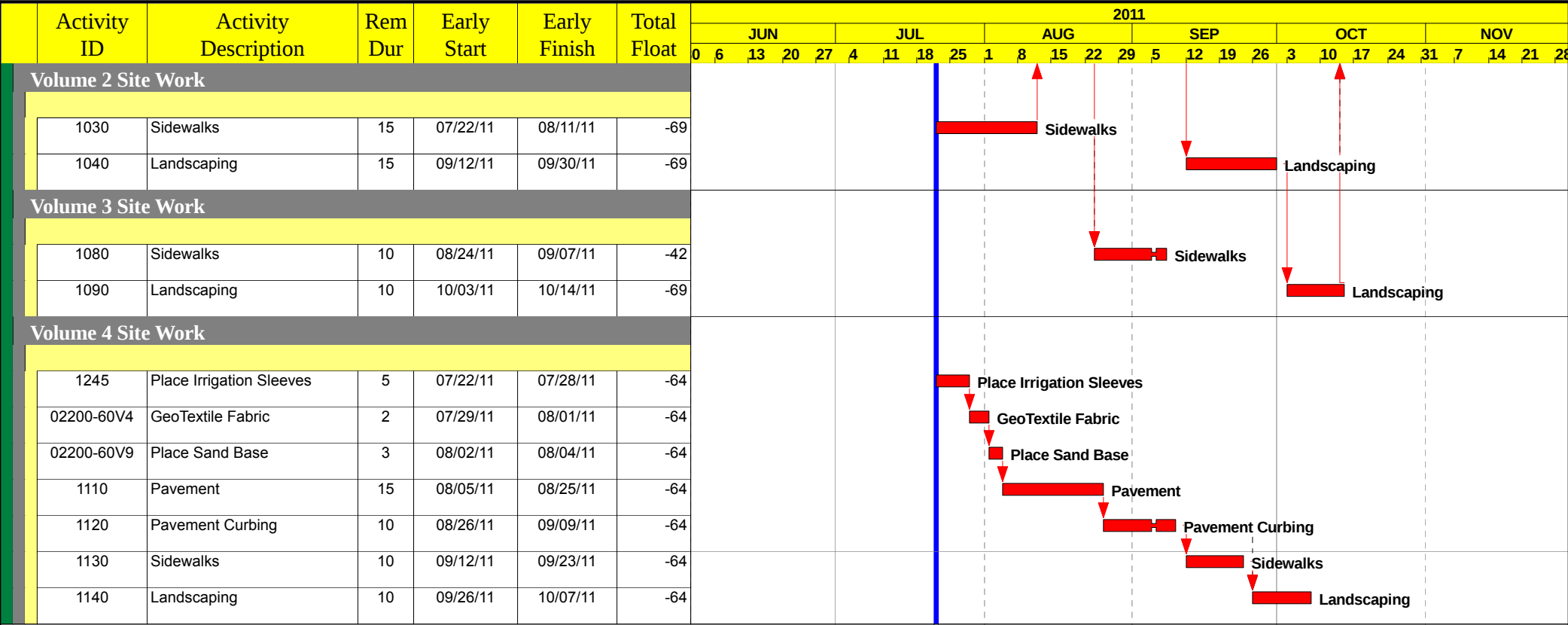
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Building 9	B9-7416	Install Roof Trim & Flashing	3	05/17/11A	07/26/11	-24																												
	B9-7480	Exterior Stucco	5	05/23/11A	07/28/11	-20																												
	B9-7000	B9 Dry In	0		07/21/11	-12																												
	B9-12356	Install cabinets and Countertops	10	07/22/11	08/04/11	-41																												
	B9-6140	Exterior Decking	2	07/22/11	07/25/11	-14																												
	B9-7421	Install Gutters & Down Spouts	2	07/27/11	07/28/11	-24																												
	B9-5521	Exterior Steps and Rails	3	07/29/11	08/02/11	-20																												
	B9-8212	Hang Doors/Trim/Hardware	3	08/03/11	08/05/11	-20																												
	B9-9600	Install Flooring	5	08/09/11	08/15/11	-41																												
	B9-11451	Install Appliances and Accessories	5	08/16/11	08/22/11	-41																												
	B9-15403	Plumbing Trim Out	5	08/16/11	08/22/11	-41																												
	B9-16012	Electrical Trim Out	5	08/16/11	08/22/11	-41																												
	B9-1400	Punch Out/Final Clean	10	08/25/11	09/08/11	-43																												
	B9-1770	Building Turnover	0		09/08/11	-43																												
	Building 13																																	
B13-8212	Hang Doors/Trim/Hardware	5	06/20/11A	07/28/11	-29																													
B13-7000	B13 Dry In	0		07/21/11	-9																													
B13-6140	Exterior Decking	2	07/22/11	07/25/11	-11																													
B13-7416	Install Roof Trim & Flashing	3	07/22/11	07/26/11	-24																													
B13-7460	Exterior Siding	5	07/22/11	07/28/11	-14																													
B13-7480	Exterior Stucco	4	07/22/11	07/27/11	-58																													
B13-9600	Install Flooring	7	07/22/11	08/01/11	-41																													
B13-7421	Install Gutters & Down Spouts	2	07/27/11	07/28/11	-24																													
B13-5521	Exterior Steps and Rails	3	07/28/11	08/01/11	-31																													
B13-11451	Install Appliances and Accessories	5	08/02/11	08/08/11	-31																													
B13-15403	Plumbing Trim Out	5	08/02/11	08/08/11	-31																													
B13-15803	Mechanical Trim Out	5	08/02/11	08/08/11	-31																													
B13-16012	Electrical Trim Out	5	08/02/11	08/08/11	-31																													
B13-1400	Punch Out/Final Clean	10	08/09/11	08/22/11	-31																													
B13-1770	Building Turnover	0		08/22/11	-31																													











PROJECT NAME:		Village de Jardin		Draw Request (June 2011)			Draw Request (July 2011)				Draw Request (August 2011)				
TOTAL BUDGET:		\$49,254,564.00		LANDSCAPING DRAW REQUEST			LANDSCAPING DRAW REQUEST				LANDSCAPING DRAW REQUEST				
				Plants & Ground Cover			Plants & Ground Cover				Plants & Ground Cover				
		Location	Scheduled Value	Draw Amount	Draw to Date	% to Date	Draw Amount	Drawn to Date	% to Date	Work in Place	Draw Amount	Drawn to Date	% to Date	Work in Place	
WALTON/CORE		Volume 1	\$26,806.00			0%			0%	0%			0%	0%	
		Volume 1A	\$40,209.00			0%			0%	0%			0%	0%	
		Volume 2	\$26,806.00			0%			0%	0%			0%	0%	
		Volume 2A	\$40,209.00			0%			0%	0%			0%	0%	
Original Contract	\$40,430,000.00	Volume 3	\$53,611.00			0%			0%	0%			0%	0%	
Change Orders	\$350,603.00	Volume 3A	\$80,417.00			0%			0%	0%			0%	0%	
Current Contract	\$40,780,603.00	Volume 4	\$53,611.00			0%			0%	0%			0%	0%	
		Volume 4A	\$93,482.00			0%			0%	0%			0%	0%	
Landscaping		Sub Total	\$415,151.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	0%		\$0.00	\$0.00	0%		
Scheduled Value	\$708,906.00				Irrigation			Irrigation			Irrigation				
Drawn to Date	\$132,917.00	Location	Scheduled Value	Draw Amount	Draw to Date	% to Date	Draw Amount	Draw to Date	% to Date	Work in Place	Draw Amount	Draw to Date	% to Date	Work in Place	
% to Date	19%	Volume 1	\$11,981.00	\$0.00	\$1,797.00	15%		\$1,797.00	15%	15%		\$1,797.00	15%	15%	
		Volume 1A	\$16,774.00	\$0.00	\$2,516.00	15%		\$2,516.00	15%	15%		\$2,516.00	15%	15%	
		Volume 2	\$11,981.00	\$0.00	\$1,797.00	15%		\$1,797.00	15%	15%		\$1,797.00	15%	15%	
		Volume 2A	\$16,774.00	\$0.00	\$2,516.00	15%		\$2,516.00	15%	15%		\$2,516.00	15%	15%	
		Volume 3	\$11,981.00	\$0.00	\$2,636.00	22%		\$2,636.00	22%	22%		\$2,636.00	22%	15%	
		Volume 3A	\$16,774.00	\$0.00	\$3,690.00	22%		\$3,690.00	22%	22%		\$3,690.00	22%	15%	
		Volume 4	\$11,981.00	\$0.00	\$0.00	0%	\$1,797.00	\$0.00	0%	15%		\$1,797.00	15%	15%	
		Volume 4A	\$16,774.00	\$0.00	\$0.00	0%	\$2,516.00	\$0.00	0%	15%		\$2,516.00	15%	15%	
		Sub Total	\$115,020.00	\$0.00	\$14,952.00	13%	\$4,313.00	\$14,952.00	13%		\$0.00	\$19,265.00	17%		
					Drainage			Drainage			Drainage				
		Location	Scheduled Value	Draw Amount	Draw to Date	% to Date	Draw Amount	Draw to Date	% to Date	Work in Place	Draw Amount	Draw to Date	% to Date	Work in Place	
		Vols 1-2	\$89,300.00	\$0.00	\$58,938.00	66%	\$16,967.00	\$58,938.00	66%	66%		\$75,905.00	85%	85%	
		Vols 3-4	\$89,435.00	\$0.00	\$59,027.00	66%	\$16,993.00	\$59,027.00	66%	66%		\$76,020.00	85%	85%	
	Sub Total	\$178,735.00	\$0.00	\$117,965.00	66%	\$33,960.00	\$117,965.00	66%	66%	\$0.00	\$151,925.00	85%	85%		
Total		\$708,906.00	\$132,917.00			\$132,917.00				\$171,190.00					
Furniture Fixtures & Equipment (FFE)															
Scheduled Value	\$224,000.00							Furniture Fixtures & Equipment (FFE)				Furniture Fixtures & Equipment (FFE)			
Drawn to Date	\$0.00	Location	Scheduled Value				Draw Amount	Draw to Date	% to Date	Work in Place	Draw Amount	Draw to Date	% to Date	Work in Place	
% to Date	0%						#DIV/0!		% to Date	0%		#DIV/0!		0%	

Critical Construction Dates for *Village de Jardin*

August 1, 2011

Expected date when two (2) cottages at the Lake Forest Blvd. entrance can be used by LHFA as model units to potential tenants and/or office space: **September 26, 2011.**

Expected date when the “reading room” space in the east tower first floor can be ready as furniture storage if necessary: **September 26, 2011.**

Expected date when the keys to the project are to be delivered to LHFA by Facility Planning & Control: **Late October, 2011.**

Expected date when the LSU Medical Clinic is expected to be completed: **December 31, 2011.**

Expected date for completion of Landscaping work: **October 17, 2011.**