



BOARD OF DIRECTORS

Agenda Item 9

Assets & Investments Committee

Dr. Daryl Burckel, Chairman

June 12, 2013

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Louisiana Housing Corporation

MEMORANDUM

TO: Director Dr. Daryl Burckel
Director Willie Spears
Director Guy T. Williams, Jr.
Director Mayson H. Foster

From: Loretta Wallace, Program Administrator

Date: June 5, 2013

Re: Assets & Investments Committee

Notice is hereby given that an **Assets & Investments Committee Meeting will not be held on Wednesday, June 12, 2013**, by order of Director Dr. Daryl Burckel, Assets & Investments Committee Chairman.

Updates on the following will be provided during the Full Board Meeting:

- Willowbrook Apartments Update
- Village de Jardin Apartments Update
- Mid-City Apartments Update

If you have any questions, please do not hesitate to contact me.

LW:mb

Willowbrook Apartments (no7001)

Budget Comparison

Period = Apr 2013

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE									
RENTAL INCOME									
Apartment Rent	50.00	0.00	50.00	N/A	50.00	0.00	50.00	N/A	0.00
Rent-Agency	116,488.00	0.00	116,488.00	N/A	981,555.00	0.00	981,555.00	N/A	0.00
Market Rent	181,652.00	298,340.00	-116,688.00	-39.11	2,000,445.00	2,983,400.00	-982,955.00	-32.95	3,580,080.00
Less-Vacancy	-4,705.00	-26,850.60	22,145.60	82.48	-232,262.24	-363,974.80	131,712.56	36.19	-417,676.00
Loss/Gain to Lease	-18,277.00	-1,000.00	-17,277.00	-1,727.70	-164,880.00	-10,000.00	-154,880.00	-1,548.80	-12,000.00
Less-Model Units/Office/Storage	-1,470.00	-800.00	-670.00	-83.75	-15,375.00	-8,000.00	-7,375.00	-92.19	-9,600.00
Less-Employee Apartments	0.00	-800.00	800.00	100.00	-675.00	-8,000.00	7,325.00	91.56	-9,600.00
Less-Concessions	-4,199.86	-2,200.00	-1,999.86	-90.90	-28,395.67	-22,000.00	-6,395.67	-29.07	-26,400.00
Additional Rent	100.00	0.00	100.00	N/A	150.00	0.00	150.00	N/A	0.00
Uncollectable/Accelerated	-4,000.00	-7,500.00	3,500.00	46.67	-78,286.93	-75,000.00	-3,286.93	-4.38	-90,000.00
Agency- Prior Period Adjustment	718.00	0.00	718.00	N/A	7,084.00	0.00	7,084.00	N/A	0.00
Prior Period Adjustments	774.86	0.00	774.86	N/A	9,159.19	0.00	9,159.19	N/A	0.00
TOTAL RENTAL INCOME	267,131.00	259,189.40	7,941.60	3.06	2,478,568.35	2,496,425.20	-17,856.85	-0.72	3,014,804.00
COMMERCIAL INCOME									
Commerical Rental Income	0.00	0.00	0.00	N/A	350.00	0.00	350.00	N/A	0.00
TOTAL COMMERCIAL INCOME	0.00	0.00	0.00	N/A	350.00	0.00	350.00	N/A	0.00
TENANT OTHER INCOME									
Locks & Keys	0.00	0.00	0.00	N/A	427.00	0.00	427.00	N/A	0.00
Access/Gate Card Reimb.	375.00	0.00	375.00	N/A	1,085.00	0.00	1,085.00	N/A	0.00
Security Deposit Forfeits	400.00	450.00	-50.00	-11.11	9,324.00	4,500.00	4,824.00	107.20	5,400.00
Late Fees	2,081.00	850.00	1,231.00	144.82	22,002.50	8,500.00	13,502.50	158.85	10,200.00
Application Fees	635.00	0.00	635.00	N/A	7,495.00	0.00	7,495.00	N/A	0.00
Cleaning, Damages, etc	65.00	275.00	-210.00	-76.36	4,397.00	2,750.00	1,647.00	59.89	3,300.00
Month-to-Month Fees	100.00	0.00	100.00	N/A	1,350.00	0.00	1,350.00	N/A	0.00
Lease Termination Fees	0.00	219.00	-219.00	-100.00	0.00	2,190.00	-2,190.00	-100.00	2,628.00
Legal Fees	0.00	0.00	0.00	N/A	1,464.00	0.00	1,464.00	N/A	0.00
Collections	1,327.25	0.00	1,327.25	N/A	2,085.75	0.00	2,085.75	N/A	0.00
Tenant Reimbursement	-347.00	0.00	-347.00	N/A	-1,460.00	0.00	-1,460.00	N/A	0.00
TOTAL TENANT OTHER INCOME	4,636.25	1,794.00	2,842.25	158.43	48,170.25	17,940.00	30,230.25	168.51	21,528.00
OTHER INCOME									
Laundry Income	1,298.61	1,150.00	148.61	12.92	12,487.20	11,500.00	987.20	8.58	13,800.00
Entergy Refund	116.66	0.00	116.66	N/A	757.41	0.00	757.41	N/A	0.00

Willowbrook Apartments (no7001)

Budget Comparison

Period = Apr 2013

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Miscellaneous Income	0.00	25.00	-25.00	-100.00	3,400.00	250.00	3,150.00	1,260.00	300.00
TOTAL OTHER INCOME	1,415.27	1,175.00	240.27	20.45	16,644.61	11,750.00	4,894.61	41.66	14,100.00
TOTAL REVENUE	273,182.52	262,158.40	11,024.12	4.21	2,543,733.21	2,526,115.20	17,618.01	0.70	3,050,432.00

OPERATING EXPENSES**CLEANING**

Carpet & Floor Cleaning	576.05	500.00	-76.05	-15.21	5,456.95	5,000.00	-456.95	-9.14	6,000.00
Cleaning Supplies	0.00	0.00	0.00	N/A	-15.08	0.00	15.08	N/A	0.00
Contract Porter/Maid	0.00	0.00	0.00	N/A	40.00	0.00	-40.00	N/A	0.00
Paper/Janitorial Supplies	733.53	800.00	66.47	8.31	6,175.66	8,000.00	1,824.34	22.80	9,600.00
Trash Removal	2,428.40	2,400.00	-28.40	-1.18	24,634.00	24,000.00	-634.00	-2.64	28,800.00
TOTAL CLEANING	3,737.98	3,700.00	-37.98	-1.03	36,291.53	37,000.00	708.47	1.91	44,400.00

REPAIRS & MAINTENANCE

Appliance Repair	212.57	500.00	287.43	57.49	3,908.21	5,000.00	1,091.79	21.84	6,000.00
Bldg. Repairs & Maintenance	685.75	0.00	-685.75	N/A	1,161.79	0.00	-1,161.79	N/A	0.00
Bulbs & Ballast Supplies	1,367.73	500.00	-867.73	-173.55	8,907.92	5,000.00	-3,907.92	-78.16	6,000.00
Door Repairs & Replacement	0.00	0.00	0.00	N/A	4,752.00	0.00	-4,752.00	N/A	0.00
Electrical	1,186.46	750.00	-436.46	-58.19	18,577.00	7,500.00	-11,077.00	-147.69	9,000.00
Fence Repairs	0.00	0.00	0.00	N/A	1,903.00	0.00	-1,903.00	N/A	0.00
Fire & Safety	236.34	100.00	-136.34	-136.34	4,187.02	1,000.00	-3,187.02	-318.70	1,200.00
Gate Repair	1,567.40	250.00	-1,317.40	-526.96	7,606.46	2,500.00	-5,106.46	-204.26	3,000.00
General Maintenance Supplies	1,008.09	0.00	-1,008.09	N/A	2,836.19	0.00	-2,836.19	N/A	0.00
Glass, Screen & Window Repair	267.83	100.00	-167.83	-167.83	2,853.42	1,000.00	-1,853.42	-185.34	1,200.00
HVAC	0.00	500.00	500.00	100.00	2,412.12	5,000.00	2,587.88	51.76	6,000.00
HVAC Supplies	720.35	1,000.00	279.65	27.96	9,521.96	10,000.00	478.04	4.78	12,000.00
Keys & Locks Supplies	176.41	150.00	-26.41	-17.61	4,020.71	1,500.00	-2,520.71	-168.05	1,800.00
Landscaping	0.00	0.00	0.00	N/A	150.00	0.00	-150.00	N/A	0.00
Lawn Maintenance	4,022.27	3,350.00	-672.27	-20.07	41,509.80	33,500.00	-8,009.80	-23.91	40,200.00
Lighting Retrofit	1,699.73	0.00	-1,699.73	N/A	2,885.09	0.00	-2,885.09	N/A	0.00
Maintenance Supplies	759.09	1,000.00	240.91	24.09	7,804.26	10,000.00	2,195.74	21.96	12,000.00
Tools & Equipment	392.38	0.00	-392.38	N/A	1,044.19	0.00	-1,044.19	N/A	0.00
Other Maintenance	600.00	500.00	-100.00	-20.00	3,612.78	5,000.00	1,387.22	27.74	6,000.00
Pagers & Cell Phone	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
Painting Supplies	0.00	500.00	500.00	100.00	2,548.28	5,000.00	2,451.72	49.03	6,000.00
Plant Maintenance	375.00	0.00	-375.00	N/A	375.00	0.00	-375.00	N/A	0.00
Plumbing	553.36	2,000.00	1,446.64	72.33	12,871.06	20,000.00	7,128.94	35.64	24,000.00

Willowbrook Apartments (no7001)

Budget Comparison

Period = Apr 2013

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Pool Maintenance & Supplies	728.48	0.00	-728.48	N/A	1,692.44	0.00	-1,692.44	N/A	0.00
Roof/Structural	975.00	1,000.00	25.00	2.50	4,305.00	10,000.00	5,695.00	56.95	12,000.00
Tree Trimming and Removal	380.00	0.00	-380.00	N/A	380.00	0.00	-380.00	N/A	0.00
Exterior Repairs	0.00	500.00	500.00	100.00	2,695.96	5,000.00	2,304.04	46.08	6,000.00
Interior Repairs	203.53	500.00	296.47	59.29	5,348.51	5,000.00	-348.51	-6.97	6,000.00
Miscellaneous Repairs	0.00	0.00	0.00	N/A	148.64	0.00	-148.64	N/A	0.00
TOTAL REPAIRS & MAINTENANCE	18,117.77	13,200.00	-4,917.77	-37.26	160,018.81	133,500.00	-26,518.81	-19.86	159,900.00
OTHER SERVICES									
**Pool Maintenance & Supplies	0.00	0.00	0.00	N/A	376.94	0.00	-376.94	N/A	0.00
Alarm & Monitoring	360.00	500.00	140.00	28.00	5,996.00	5,000.00	-996.00	-19.92	6,000.00
Pest Control	625.00	1,225.00	600.00	48.98	7,850.00	12,250.00	4,400.00	35.92	14,700.00
Pool Service	0.00	750.00	750.00	100.00	4,639.69	6,250.00	1,610.31	25.76	7,750.00
Guard Service	23,741.97	12,750.00	-10,991.97	-86.21	232,462.47	127,500.00	-104,962.47	-82.32	153,000.00
Termite Treatment & Renewal	0.00	0.00	0.00	N/A	2,850.00	0.00	-2,850.00	N/A	0.00
Uniforms	68.61	150.00	81.39	54.26	625.70	1,500.00	874.30	58.29	1,800.00
Miscellaneous Services	168.13	250.00	81.87	32.75	2,057.09	2,500.00	442.91	17.72	3,000.00
TOTAL OTHER SERVICES	24,963.71	15,625.00	-9,338.71	-59.77	256,857.89	155,000.00	-101,857.89	-65.71	186,250.00
MAKE READY EXPENSE									
Appliance Purchase	0.00	0.00	0.00	N/A	666.00	0.00	-666.00	N/A	0.00
Windows/Blinds/Screens	227.35	500.00	272.65	54.53	8,386.48	5,000.00	-3,386.48	-67.73	6,000.00
Carpet/Tile Cleaning	0.00	750.00	750.00	100.00	6,176.25	7,500.00	1,323.75	17.65	9,000.00
Cleaning	115.37	750.00	634.63	84.62	2,124.15	7,500.00	5,375.85	71.68	9,000.00
Dry Wall Repairs	15.22	0.00	-15.22	N/A	15.22	0.00	-15.22	N/A	0.00
Painting	1,387.82	5,000.00	3,612.18	72.24	30,949.14	50,000.00	19,050.86	38.10	60,000.00
Sheetrock & Drywall Repairs	940.77	1,500.00	559.23	37.28	11,222.71	15,000.00	3,777.29	25.18	18,000.00
Miscellaneous Make Ready	0.00	0.00	0.00	N/A	1,177.02	0.00	-1,177.02	N/A	0.00
TOTAL MAKE READY EXPENSE	2,686.53	8,500.00	5,813.47	68.39	60,716.97	85,000.00	24,283.03	28.57	102,000.00
PAYROLL & RELATED EXPENSES									
Resident Manager	4,166.68	4,166.67	-0.01	0.00	41,666.80	41,666.70	-0.10	0.00	50,000.00
Assistant Manager	2,508.00	2,860.00	352.00	12.31	23,178.42	28,600.00	5,421.58	18.96	34,320.00
Leasing Agent	4,574.24	6,587.00	2,012.76	30.56	42,395.53	65,870.00	23,474.47	35.64	79,044.00
Maintenance	0.00	0.00	0.00	N/A	14,800.55	0.00	-14,800.55	N/A	0.00
Maintenance I	3,629.00	3,466.67	-162.33	-4.68	21,802.55	34,666.70	12,864.15	37.11	41,600.00
Maintenance II	5,368.25	5,027.00	-341.25	-6.79	34,608.91	50,270.00	15,661.09	31.15	60,324.00
Housekeeping/Maid Salary	1,936.00	1,733.00	-203.00	-11.71	17,976.85	17,330.00	-646.85	-3.73	20,796.00
Make Ready I	0.00	2,080.00	2,080.00	100.00	8,395.00	20,800.00	12,405.00	59.64	24,960.00

Willowbrook Apartments (no7001)

Budget Comparison

Period = Apr 2013

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Porter	1,536.00	1,733.00	197.00	11.37	16,277.84	17,330.00	1,052.16	6.07	20,796.00
Payroll Taxes	6,819.65	8,296.00	1,476.35	17.80	60,889.08	82,960.00	22,070.92	26.60	99,552.00
Health Insurance	1,200.00	2,200.00	1,000.00	45.45	11,700.00	22,000.00	10,300.00	46.82	26,400.00
Temporary/Contract Labor	0.00	0.00	0.00	N/A	630.00	0.00	-630.00	N/A	0.00
TOTAL PAYROLL & RELATED EXPEN	31,737.82	38,149.34	6,411.52	16.81	294,321.53	381,493.40	87,171.87	22.85	457,792.00
ADMINISTRATIVE EXPENSES									
Accounting/Bookkeeping Fees	225.00	450.00	225.00	50.00	2,025.00	4,500.00	2,475.00	55.00	5,400.00
Answering Service	173.75	225.00	51.25	22.78	1,920.50	2,250.00	329.50	14.64	2,700.00
Bank Charges	-10.42	300.00	310.42	103.47	1,937.95	3,000.00	1,062.05	35.40	3,600.00
Copier Contract & Maint. Agreement	0.00	200.00	200.00	100.00	3,732.22	2,000.00	-1,732.22	-86.61	2,400.00
Copy & Printing Expense	0.00	0.00	0.00	N/A	390.65	0.00	-390.65	N/A	0.00
Credit Bureau	300.00	2,000.00	1,700.00	85.00	6,789.60	20,000.00	13,210.40	66.05	24,000.00
Dues	0.00	0.00	0.00	N/A	35.00	0.00	-35.00	N/A	0.00
Employee Mileage,Meals & Education	141.15	150.00	8.85	5.90	1,352.75	1,500.00	147.25	9.82	1,800.00
Employee Parking	1.50	0.00	-1.50	N/A	44.70	0.00	-44.70	N/A	0.00
Office Equipment Rental	0.00	0.00	0.00	N/A	259.68	0.00	-259.68	N/A	0.00
Office Expense	0.00	0.00	0.00	N/A	361.19	0.00	-361.19	N/A	0.00
Office Supplies	416.52	600.00	183.48	30.58	4,511.21	6,000.00	1,488.79	24.81	7,200.00
Postage & Overnight Mail	0.00	50.00	50.00	100.00	69.42	500.00	430.58	86.12	600.00
Professional Fees	885.78	1,000.00	114.22	11.42	9,065.58	10,000.00	934.42	9.34	12,000.00
Telephone	454.43	800.00	345.57	43.20	5,633.54	8,000.00	2,366.46	29.58	9,600.00
Travel & Entertainment	0.00	0.00	0.00	N/A	525.34	0.00	-525.34	N/A	0.00
Miscellaneous Administrative	700.46	50.00	-650.46	-1,300.92	1,263.37	500.00	-763.37	-152.67	600.00
TOTAL ADMINISTRATIVE	3,288.17	5,825.00	2,536.83	43.55	39,917.70	58,250.00	18,332.30	31.47	69,900.00
MANAGEMENT FEES									
Management Fees-LBPMI	12,964.66	10,161.00	-2,803.66	-27.59	101,604.36	101,610.00	5.64	0.01	121,932.00
TOTAL MANAGEMENT FEES	12,964.66	10,161.00	-2,803.66	-27.59	101,604.36	101,610.00	5.64	0.01	121,932.00
MARKETING									
Advertising	1,355.01	1,483.00	127.99	8.63	20,782.56	14,830.00	-5,952.56	-40.14	17,796.00
Customer Relations	1,820.90	3,500.00	1,679.10	47.97	5,044.62	35,000.00	29,955.38	85.59	42,000.00
Leasing Commission	550.00	1,000.00	450.00	45.00	7,450.00	10,000.00	2,550.00	25.50	12,000.00
Marketing	0.00	0.00	0.00	N/A	485.00	0.00	-485.00	N/A	0.00
Referral Fees	600.00	500.00	-100.00	-20.00	5,600.00	5,000.00	-600.00	-12.00	6,000.00
TOTAL MARKETING	4,325.91	6,483.00	2,157.09	33.27	39,362.18	64,830.00	25,467.82	39.28	77,796.00
ELECTRICITY									

Willowbrook Apartments (no7001)

Budget Comparison

Period = Apr 2013

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Electricity-Income	74.48	0.00	74.48	N/A	74.48	0.00	74.48	N/A	0.00
NET ELECTRICITY	-74.48	0.00	74.48	N/A	-74.48	0.00	74.48	N/A	0.00
UTILITIES									
Electricity	1,011.25	5,500.00	4,488.75	81.61	82,837.97	55,000.00	-27,837.97	-50.61	66,000.00
Electricity-Vacant Space	604.37	0.00	-604.37	N/A	604.37	0.00	-604.37	N/A	0.00
Electricity-Office	3,488.16	0.00	-3,488.16	N/A	3,488.16	0.00	-3,488.16	N/A	0.00
Electricity-Other Units	3,638.48	0.00	-3,638.48	N/A	3,638.48	0.00	-3,638.48	N/A	0.00
Water	8,313.91	8,160.00	-153.91	-1.89	80,620.40	81,600.00	979.60	1.20	97,920.00
Sewer	10,764.99	10,608.00	-156.99	-1.48	103,357.10	106,080.00	2,722.90	2.57	127,296.00
Cable Television	0.00	0.00	0.00	N/A	217.76	0.00	-217.76	N/A	0.00
Internet Service	206.97	400.00	193.03	48.26	1,531.45	4,000.00	2,468.55	61.71	4,800.00
TOTAL UTILITIES	28,028.13	24,668.00	-3,360.13	-13.62	276,295.69	246,680.00	-29,615.69	-12.01	296,016.00
NON RECAPTURABLE EXPENSES									
TAXES & INSURANCE									
Property & Liability Insurance	0.00	11,213.00	11,213.00	100.00	98,854.12	112,130.00	13,275.88	11.84	134,556.00
TOTAL TAXES & INSURANCE	0.00	11,213.00	11,213.00	100.00	98,854.12	112,130.00	13,275.88	11.84	134,556.00
TOTAL OPERATING EXPENSES	129,776.20	137,524.34	7,748.14	5.63	1,364,166.30	1,375,493.40	11,327.10	0.82	1,650,542.00
NET OPERATING INCOME	143,406.32	124,634.06	18,772.26	15.06	1,179,566.91	1,150,621.80	28,945.11	2.52	1,399,890.00
NON OPERATING									
NON OPERATING OTHER EXPENSES									
Non Operating Other-Security Dep. Rep	0.00	0.00	0.00	N/A	1,938.00	0.00	-1,938.00	N/A	0.00
TOTAL NON OPERATING OTHER EXPENSES	0.00	0.00	0.00	N/A	1,938.00	0.00	-1,938.00	N/A	0.00
TOTAL NON OPERATING	0.00	0.00	0.00	N/A	1,938.00	0.00	-1,938.00	N/A	0.00
NET AFTER NON OPERATING	143,406.32	124,634.06	18,772.26	15.06	1,177,628.91	1,150,621.80	27,007.11	2.35	1,399,890.00
RESERVE REPLACEMENT EXPENDITURES									
Appliance Purchase	0.00	0.00	0.00	N/A	5,446.00	0.00	-5,446.00	N/A	0.00
Carpet Replacement	0.00	0.00	0.00	N/A	33,419.38	0.00	-33,419.38	N/A	0.00
HVAC Replacement	0.00	0.00	0.00	N/A	354.00	0.00	-354.00	N/A	0.00
Plumbing	0.00	0.00	0.00	N/A	26,192.00	0.00	-26,192.00	N/A	0.00
Exterior Repairs	0.00	0.00	0.00	N/A	57,264.00	0.00	-57,264.00	N/A	0.00

Willowbrook Apartments (no7001)

Budget Comparison

Period = Apr 2013

Book = Accrual

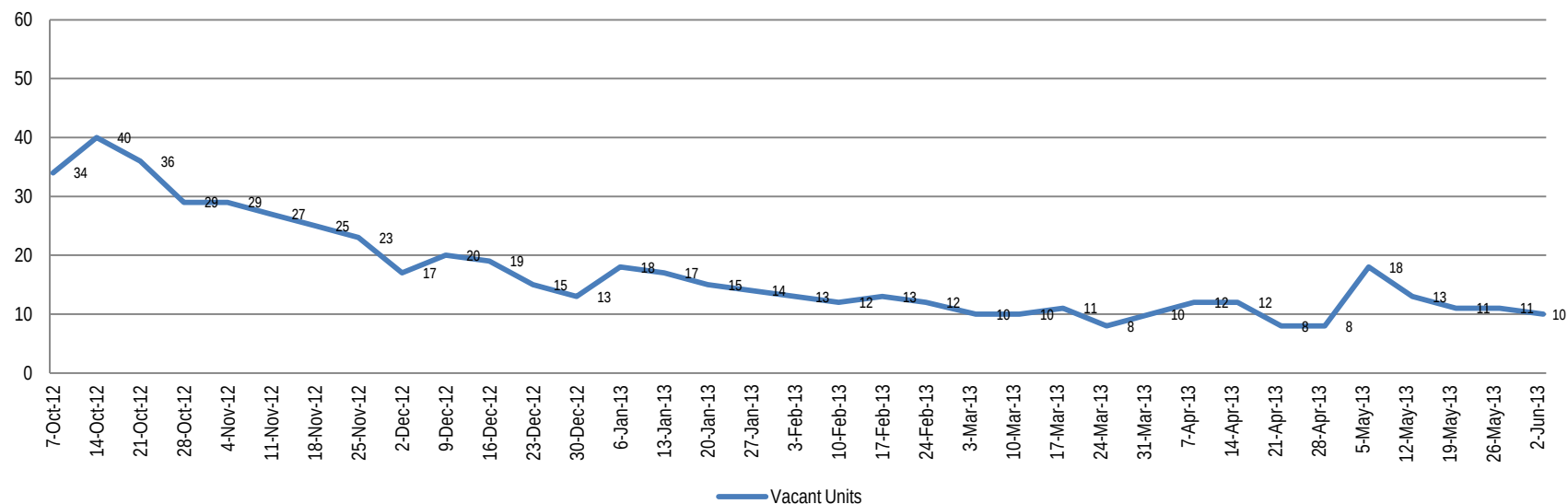
	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Interior Repairs	7,863.00	0.00	-7,863.00	N/A	17,661.80	0.00	-17,661.80	N/A	0.00
TOTAL CAPITAL & RESERVE REPLAC	7,863.00	0.00	-7,863.00	N/A	140,337.18	0.00	-140,337.18	N/A	0.00
NET CAPITAL & RESERVE REPLACED	-7,863.00	0.00	-7,863.00	N/A	-140,337.18	0.00	-140,337.18	N/A	0.00
NET BEFORE DEPRECIATION & AMORTIZATION	135,543.32	124,634.06	10,909.26	8.75	1,037,291.73	1,150,621.80	-113,330.07	-9.85	1,399,890.00
DEPRECIATION & AMORTIZATION									
Depreciation Expense	0.00	97,500.00	97,500.00	100.00	877,500.00	975,000.00	97,500.00	10.00	1,170,000.00
TOTAL DEPRECIATION & AMORTIZATION	0.00	97,500.00	97,500.00	100.00	877,500.00	975,000.00	97,500.00	10.00	1,170,000.00
NET INCOME (LOSS)	135,543.32	27,134.06	108,409.26	399.53	159,791.73	175,621.80	-15,830.07	-9.01	229,890.00



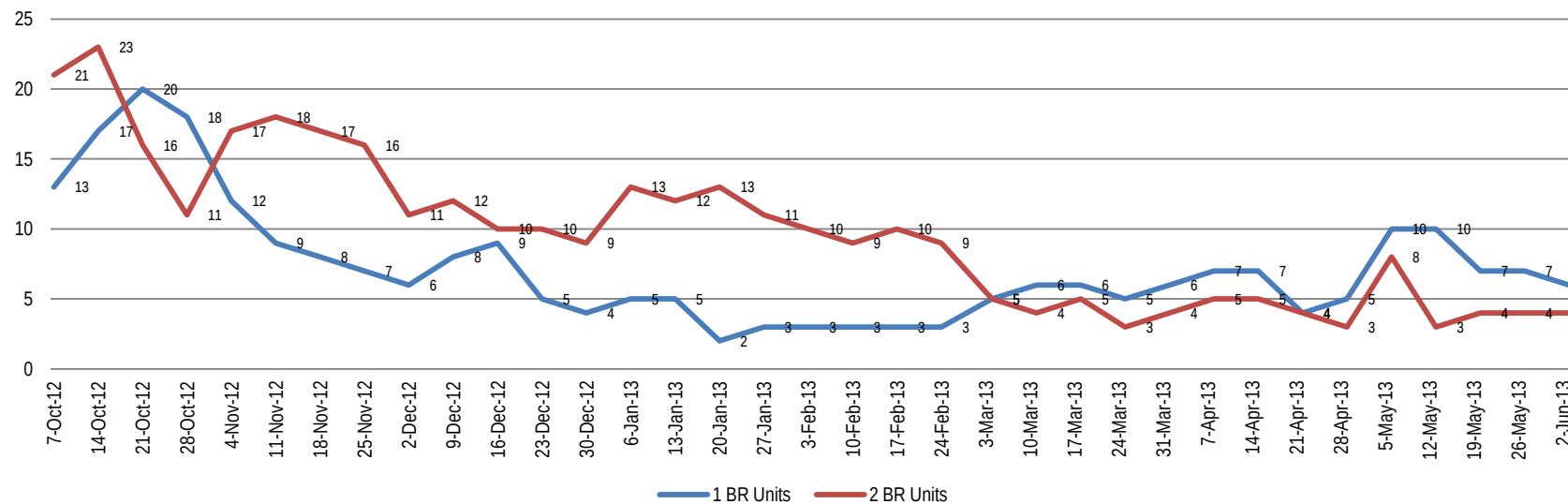
Willowbrook Apartments

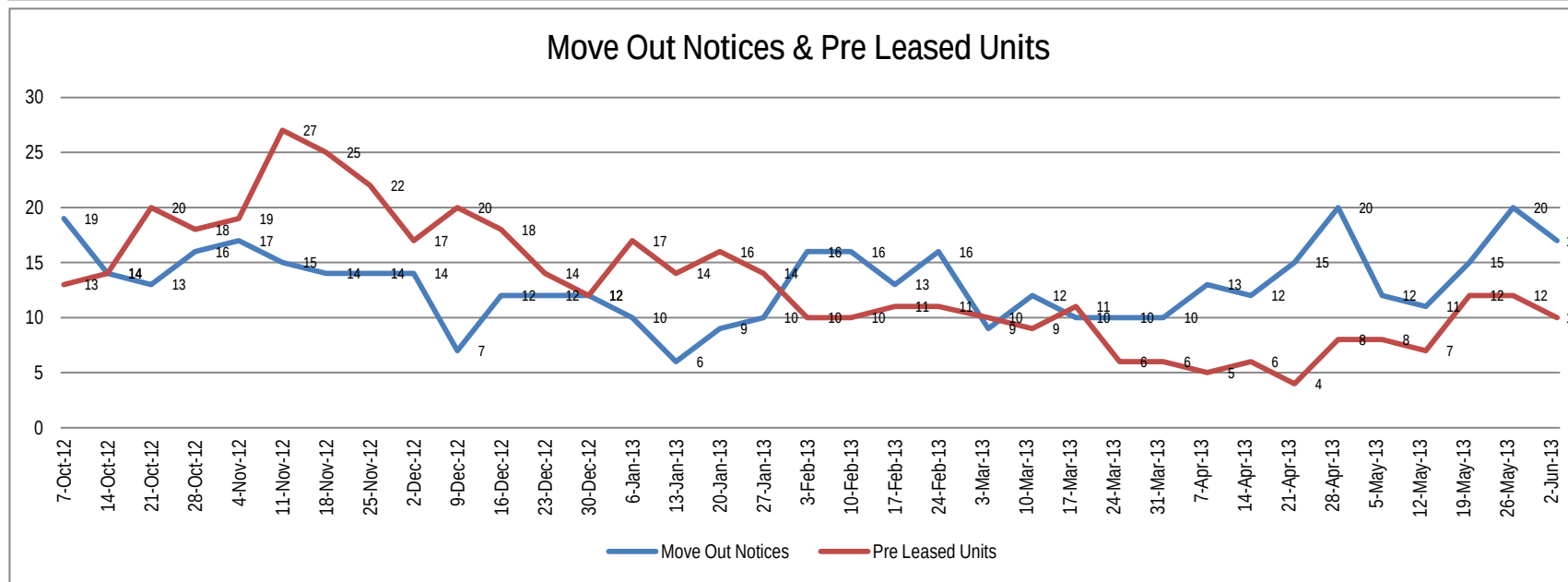
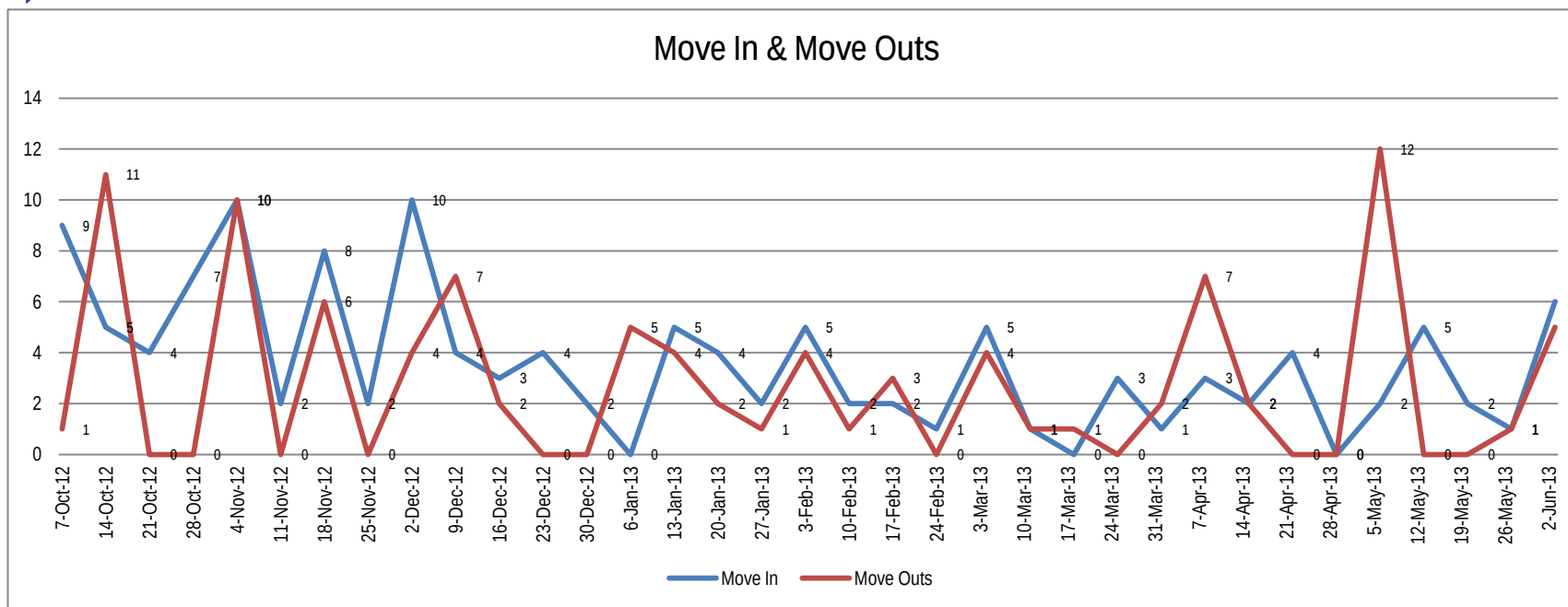


Vacant Units

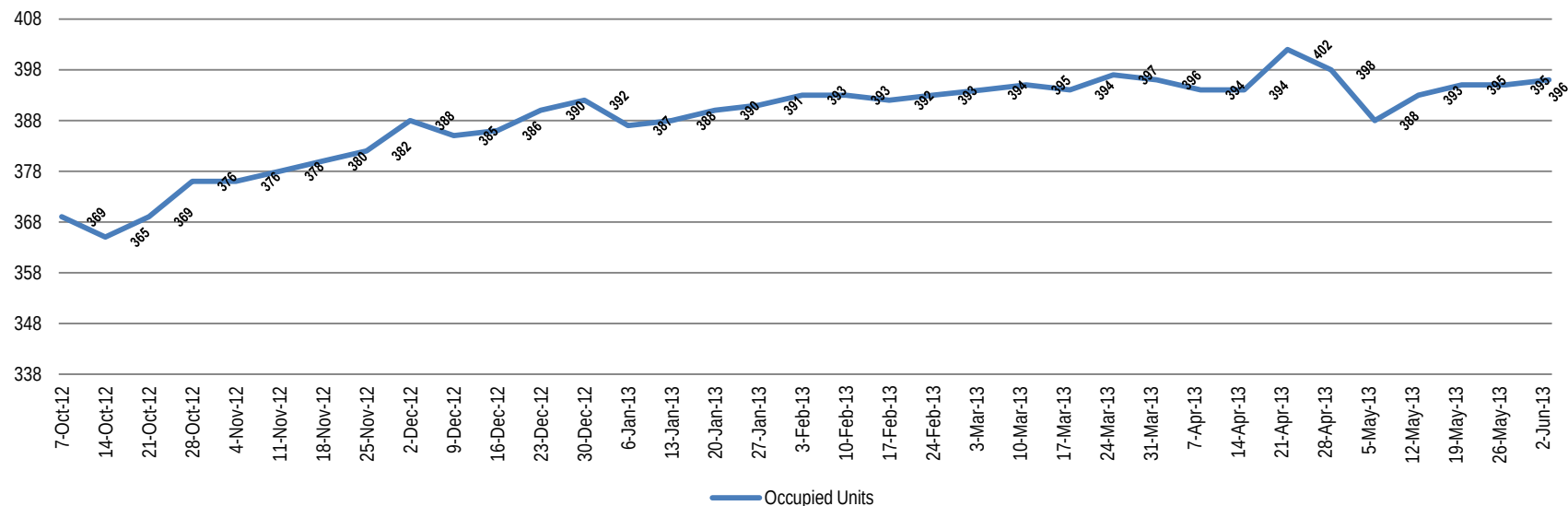


Vacant 1 & 2 BR Units

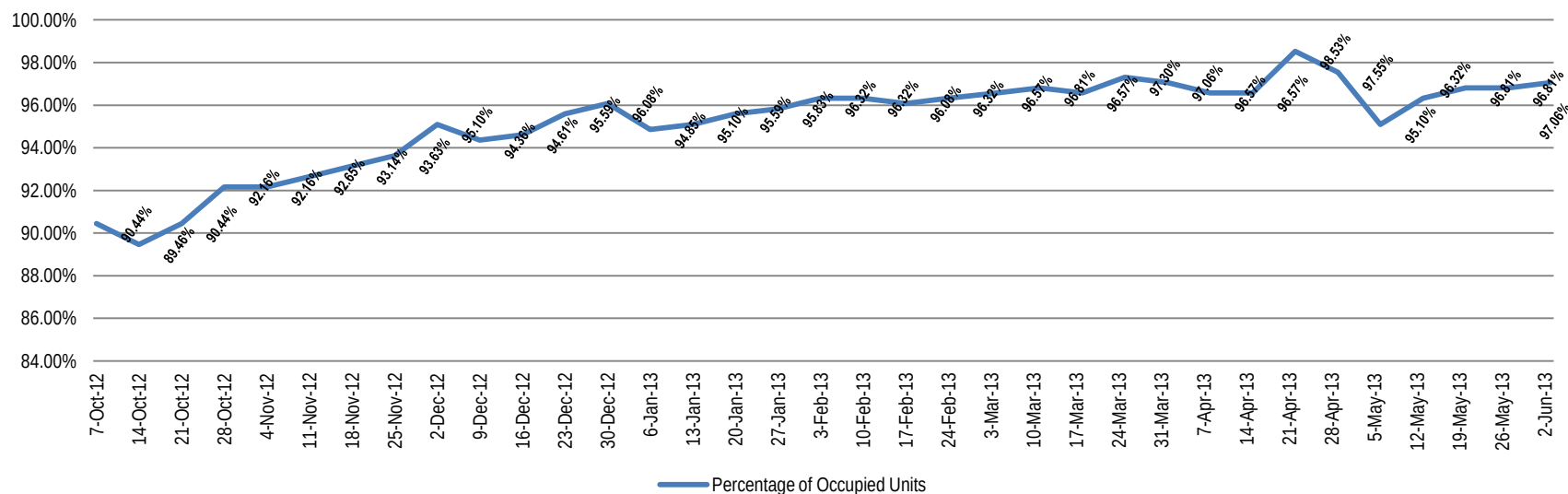




Occupied Units

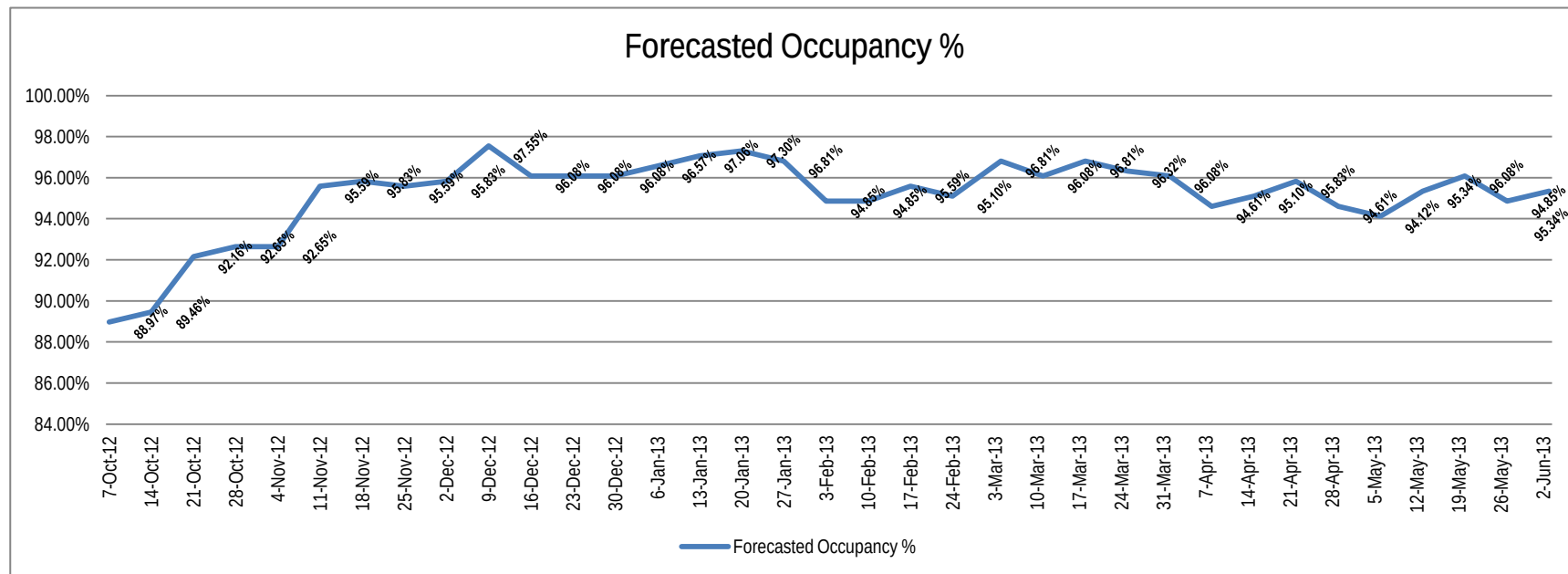
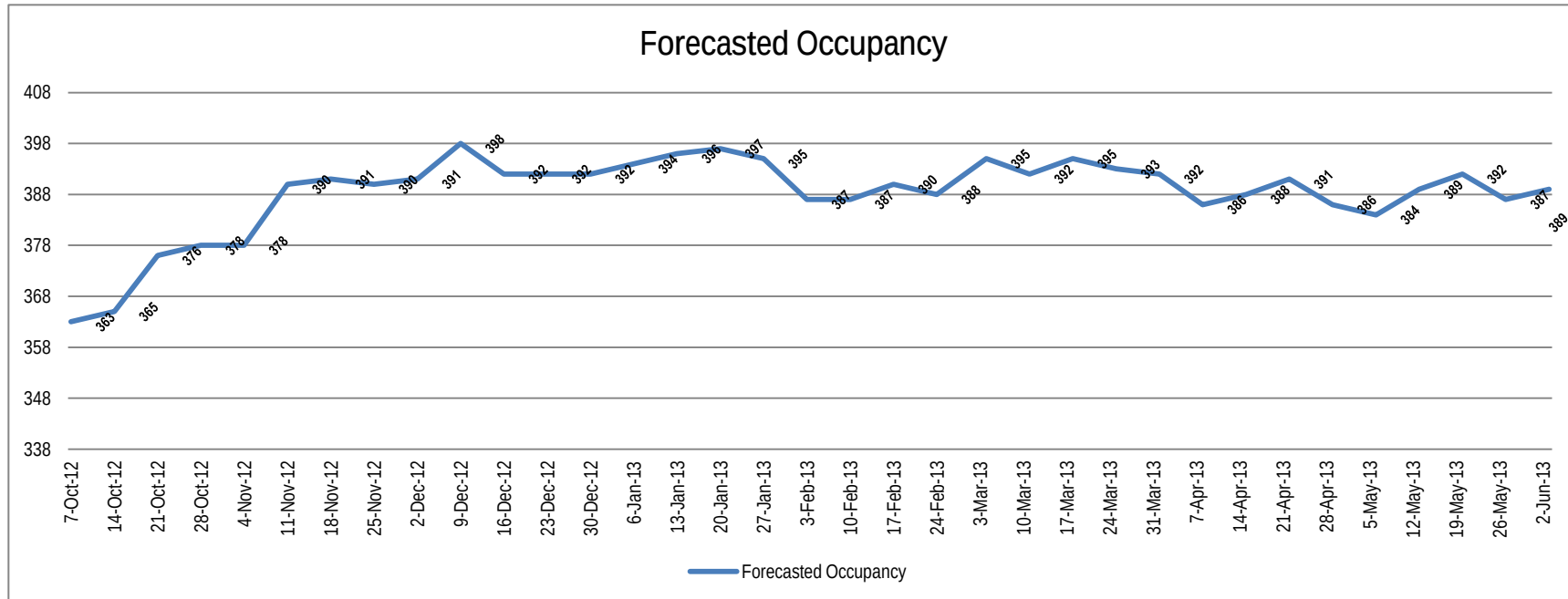


Percentage of Occupied Units



Willowbrook Apartments Trend Report

Oct. 7, 2012 to June 3, 2013



October 2012

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %
07-Oct-12	Willowbrook	408	1	34	13	21	0	2	9	1	369	90.44%	19	13	363	88.97%
14-Oct-12	Willowbrook	408	1	40	17	23	0	2	5	11	365	89.46%	14	14	365	89.46%
21-Oct-12	Willowbrook	408	1	36	20	16	0	2	4	0	369	90.44%	13	20	376	92.16%
28-Oct-12	Willowbrook	408	1	29	18	11	0	2	7	0	376	92.16%	16	18	378	92.65%
				34.75	17	17.75	0		25	12	369.75	90.63%	62	65	370.50	90.81%

November 2012

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %	
04-Nov-12	Willowbrook	408	1	29	12	17	0	2	10	10	376	92.16%	17	19	378	92.65%	
11-Nov-12	Willowbrook	408	1	27	9	18	0	2	2	0	378	92.65%	15	27	390	95.59%	
18-Nov-12	Willowbrook	408	1	25	8	17	0	2	8	6	380	93.14%	14	25	391	95.83%	
25-Nov-12	Willowbrook	408	1	23	7	16	0	2	2	0	382	93.63%	14	22	390	95.59%	
				26	9	17	0			22	16	379	92.89%	60	93	387.25	94.91%

Monthly Total

Monthly Average



December 2012

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %	
02-Dec-12	Willowbrook	408	1	17	6	11	0	2	10	4	388	95.10%	14	17	391	95.83%	
09-Dec-12	Willowbrook	408	1	20	8	12	0	2	4	7	385	94.36%	7	20	398	97.55%	
16-Dec-12	Willowbrook	408	1	19	9	10	0	2	3	2	386	94.61%	12	18	392	96.08%	
23-Dec-12	Willowbrook	408	1	15	5	10	0	2	4	0	390	95.59%	12	14	392	96.08%	
30-Dec-12	Willowbrook	408	1	13	4	9	0	2	2	0	392	96.08%	12	12	392	96.08%	
				16.8	6.4	10.4	0			23	13	388.2	95.15%	57	81	393.00	96.32%

January 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %	
06-Jan-13	Willowbrook	408	1	18	5	13	0	2	0	5	387	94.85%	10	17	394	96.57%	
13-Jan-13	Willowbrook	408	1	17	5	12	0	2	5	4	388	95.10%	6	14	396	97.06%	
20-Jan-13	Willowbrook	408	1	15	2	13	0	2	4	2	390	95.59%	9	16	397	97.30%	
27-Jan-13	Willowbrook	408	1	14	3	11	0	2	2	1	391	95.83%	10	14	395	96.81%	
				16	3.75	12.25	0			11	12	389	95.34%	35	61	395.50	96.94%

Monthly Total

Monthly Average



February 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %	
03-Feb-13	Willowbrook	408	1	13	3	10	0	2	5	4	393	96.32%	16	10	387	94.85%	
10-Feb-13	Willowbrook	408	1	12	3	9	0	2	2	1	393	96.32%	16	10	387	94.85%	
17-Feb-13	Willowbrook	408	1	13	3	10	0	2	2	3	392	96.08%	13	11	390	95.59%	
24-Feb-13	Willowbrook	408	1	12	3	9	0	2	1	0	393	96.32%	16	11	388	95.10%	
				12.5	3	9.5	0			10	8	392.75	96.26%	61	42	388.00	95.10%

March 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %	
04-Mar-13	Willowbrook	408	1	10	5	5	0	2	5	4	394	96.57%	9	10	395	96.81%	
11-Mar-13	Willowbrook	408	1	10	6	4	0	2	1	1	395	96.81%	12	9	392	96.08%	
18-Mar-13	Willowbrook	408	1	11	6	5	0	2	0	1	394	96.57%	10	11	395	96.81%	
25-Mar-13	Willowbrook	408	1	8	5	3	0	2	3	0	397	97.30%	10	6	393	96.32%	
				9.75	5.5	4.25	0			9	6	395	96.81%	41	36	393.75	96.51%

Monthly Total

Monthly Average



April 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %	
01-Apr-13	Willowbrook	408	1	10	6	4	0	2	1	2	396	97.06%	10	6	392	96.08%	
08-Apr-13	Willowbrook	408	1	12	7	5	0	2	3	7	394	96.57%	13	5	386	94.61%	
15-Apr-13	Willowbrook	408	0	12	7	5	0	2	2	2	394	96.57%	12	6	388	95.10%	
22-Apr-13	Willowbrook	408	0	8	4	4	0	2	4	0	402	98.53%	15	4	391	95.83%	
29-Apr-13	Willowbrook	408	0	8	5	3	0	2	0	0	398	97.55%	20	8	386	94.61%	
				10	5.8	4.2	0			10	11	396.8	97.25%	70	29	388.60	95.25%

May 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %	
06-May-13	Willowbrook	408	0	18	10	8	0	2	2	12	388	95.10%	12	8	384	94.12%	
13-May-13	Willowbrook	408	0	13	10	3	0	2	5	0	393	96.32%	11	7	389	95.34%	
20-May-13	Willowbrook	408	0	11	7	4		2	2	0	395	96.81%	15	12	392	96.08%	
27-May-13	Willowbrook	408	0	11	7	4		2	1	1	395	96.81%	20	12	387	94.85%	
				13.25	8.5	4.75	0			10	13	392.75	96.26%	58	39	388.00	95.10%

Monthly Total

Monthly Average





Willowbrook Apartments Dashboard Report

Oct. 7, 2012 to June 3, 2013

June 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %
03-Jun-13	Willowbrook	408	0	10	6	4		2	6	5	369	97.06%	17	10	389	95.34%
				10	6	4			6	5	369	97.06%	17	10	389.00	95.34%

Monthly Total

Monthly Average



Village de Jardin - MF (no8801)

Budget Comparison

Period = Apr 2013

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE									
RENTAL INCOME									
Rent-Agency	19,368.00	0.00	19,368.00	N/A	114,046.16	0.00	114,046.16	N/A	0.00
Market Rent	134,332.00	153,900.00	-19,568.00	-12.71	1,422,953.84	1,539,000.00	-116,046.16	-7.54	1,846,800.00
Less-Vacancy	-19,279.60	-20,000.00	720.40	3.60	-678,749.36	-734,441.00	55,691.64	7.58	-753,636.00
Loss/Gain to Lease	400.00	0.00	400.00	N/A	3,900.00	0.00	3,900.00	N/A	0.00
Less-Model Units/Office/Storage	0.00	-1,350.00	1,350.00	100.00	0.00	-13,500.00	13,500.00	100.00	-16,200.00
Less-Concessions	0.00	-750.00	750.00	100.00	0.00	-7,500.00	7,500.00	100.00	-9,000.00
Uncollectable/Accelerated	-700.00	0.00	-700.00	N/A	-1,734.15	0.00	-1,734.15	N/A	0.00
Agency- Prior Period Adjustment	-0.39	0.00	-0.39	N/A	12,552.72	0.00	12,552.72	N/A	0.00
Prior Period Adjustments	430.32	0.00	430.32	N/A	5,621.88	0.00	5,621.88	N/A	0.00
TOTAL RENTAL INCOME	134,550.33	131,800.00	2,750.33	2.09	878,591.09	783,559.00	95,032.09	12.13	1,067,964.00
TENANT OTHER INCOME									
Locks & Keys	5.00	0.00	5.00	N/A	85.00	0.00	85.00	N/A	0.00
Electricity Reimb.	0.00	0.00	0.00	N/A	70.71	0.00	70.71	N/A	0.00
Security Deposit Forfeits	300.00	0.00	300.00	N/A	2,800.00	0.00	2,800.00	N/A	0.00
Late Fees	450.00	300.00	150.00	50.00	3,880.00	3,000.00	880.00	29.33	3,600.00
NSF Fees	0.00	0.00	0.00	N/A	175.00	0.00	175.00	N/A	0.00
Application Fees	385.00	525.00	-140.00	-26.67	7,630.00	7,520.00	110.00	1.46	8,570.00
Cleaning, Damages, etc	230.00	0.00	230.00	N/A	298.89	0.00	298.89	N/A	0.00
Pet Fees	300.00	0.00	300.00	N/A	2,300.00	0.00	2,300.00	N/A	0.00
TOTAL TENANT OTHER INCOME	1,670.00	825.00	845.00	102.42	17,239.60	10,520.00	6,719.60	63.87	12,170.00
OTHER INCOME									
Laundry Income	499.66	700.00	-200.34	-28.62	742.64	4,150.00	-3,407.36	-82.11	5,550.00
TOTAL OTHER INCOME	499.66	700.00	-200.34	-28.62	742.64	4,150.00	-3,407.36	-82.11	5,550.00
TOTAL REVENUE	136,719.99	133,325.00	3,394.99	2.55	896,573.33	798,229.00	98,344.33	12.32	1,085,684.00
OPERATING EXPENSES									
CLEANING									
Cleaning Supplies	325.50	400.00	74.50	18.62	2,952.07	4,000.00	1,047.93	26.20	4,800.00
Trash Removal	1,621.49	1,800.00	178.51	9.92	11,733.36	18,000.00	6,266.64	34.81	21,600.00
TOTAL CLEANING	1,946.99	2,200.00	253.01	11.50	14,685.43	22,000.00	7,314.57	33.25	26,400.00

Village de Jardin - MF (no8801)

Budget Comparison

Period = Apr 2013

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REPAIRS & MAINTENANCE									
Appliance Repair	195.11	100.00	-95.11	-95.11	400.37	1,000.00	599.63	59.96	1,200.00
Bulbs & Ballast Supplies	299.55	250.00	-49.55	-19.82	801.62	2,500.00	1,698.38	67.94	3,000.00
Electrical	187.17	50.00	-137.17	-274.34	1,327.44	500.00	-827.44	-165.49	600.00
Elevator Repairs	0.00	0.00	0.00	N/A	3,203.06	0.00	-3,203.06	N/A	0.00
Fire & Safety	0.00	0.00	0.00	N/A	199.06	0.00	-199.06	N/A	0.00
General Maintenance Supplies	0.00	0.00	0.00	N/A	339.76	0.00	-339.76	N/A	0.00
Glass, Screen & Window Repair	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
HVAC	302.84	0.00	-302.84	N/A	302.84	0.00	-302.84	N/A	0.00
HVAC Supplies	128.28	250.00	121.72	48.69	1,369.81	2,500.00	1,130.19	45.21	3,000.00
Keys & Locks Supplies	0.00	150.00	150.00	100.00	22.64	1,500.00	1,477.36	98.49	1,800.00
Landscaping	0.00	0.00	0.00	N/A	267.28	0.00	-267.28	N/A	0.00
Lawn Maintenance	3,338.62	3,500.00	161.38	4.61	38,652.71	35,000.00	-3,652.71	-10.44	42,000.00
Maintenance Supplies	7.38	500.00	492.62	98.52	5,703.57	5,000.00	-703.57	-14.07	6,000.00
Tools & Equipment	0.00	0.00	0.00	N/A	132.74	0.00	-132.74	N/A	0.00
Painting Supplies	167.63	0.00	-167.63	N/A	253.14	0.00	-253.14	N/A	0.00
Plant Maintenance	0.00	0.00	0.00	N/A	9.78	0.00	-9.78	N/A	0.00
Plumbing	440.72	200.00	-240.72	-120.36	3,106.54	2,000.00	-1,106.54	-55.33	2,400.00
TOTAL REPAIRS & MAINTENANCE	5,067.30	5,100.00	32.70	0.64	56,092.36	51,000.00	-5,092.36	-9.98	61,200.00
OTHER SERVICES									
Pest Control	748.00	500.00	-248.00	-49.60	2,578.71	5,000.00	2,421.29	48.43	6,000.00
Guard Service	5,928.00	7,000.00	1,072.00	15.31	68,282.50	70,000.00	1,717.50	2.45	84,000.00
Uniforms	45.74	0.00	-45.74	N/A	89.31	0.00	-89.31	N/A	0.00
TOTAL OTHER SERVICES	6,721.74	7,500.00	778.26	10.38	70,950.52	75,000.00	4,049.48	5.40	90,000.00
MAKE READY EXPENSE									
Appliance Purchase	0.00	0.00	0.00	N/A	19.60	0.00	-19.60	N/A	0.00
Carpet/Tile Cleaning	250.00	0.00	-250.00	N/A	250.00	0.00	-250.00	N/A	0.00
Cleaning	925.00	0.00	-925.00	N/A	6,245.00	0.00	-6,245.00	N/A	0.00
TOTAL MAKE READY EXPENSE	1,175.00	0.00	-1,175.00	N/A	6,514.60	0.00	-6,514.60	N/A	0.00
PAYROLL & RELATED EXPENSES									
Resident Manager	3,750.00	3,750.00	0.00	0.00	29,680.56	37,500.00	7,819.44	20.85	45,000.00
Assistant Manager	0.00	2,916.67	2,916.67	100.00	19,322.94	29,166.70	9,843.76	33.75	35,000.00
Leasing Agent	3,765.00	2,950.00	-815.00	-27.63	27,086.00	29,500.00	2,414.00	8.18	35,400.00
Maintenance	0.00	0.00	0.00	N/A	9,092.25	0.00	-9,092.25	N/A	0.00
Maintenance I	4,306.75	3,500.00	-806.75	-23.05	23,946.06	35,000.00	11,053.94	31.58	42,000.00
Maintenance II	0.00	2,600.00	2,600.00	100.00	0.00	26,000.00	26,000.00	100.00	31,200.00

Village de Jardin - MF (no8801)

Budget Comparison

Period = Apr 2013

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Housekeeping/Maid Salary	0.00	2,080.00	2,080.00	100.00	2,275.15	20,800.00	18,524.85	89.06	24,960.00
Porter	1,824.00	2,080.00	256.00	12.31	12,963.05	20,800.00	7,836.95	37.68	24,960.00
Payroll Taxes	3,756.53	5,936.00	2,179.47	36.72	35,513.37	59,360.00	23,846.63	40.17	71,232.00
Health Insurance	600.00	1,400.00	800.00	57.14	5,200.00	14,000.00	8,800.00	62.86	16,800.00
TOTAL PAYROLL & RELATED EXPEN	18,002.28	27,212.67	9,210.39	33.85	165,079.38	272,126.70	107,047.32	39.34	326,552.00
ADMINISTRATIVE EXPENSES									
Accounting/Bookkeeping Fees	200.00	400.00	200.00	50.00	2,000.00	4,000.00	2,000.00	50.00	4,800.00
Administrative Fee-LBPMI	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
Answering Service	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
Bank Charges	-284.33	150.00	434.33	289.55	1,162.44	1,500.00	337.56	22.50	1,800.00
Copier Contract & Maint. Agreement	441.97	200.00	-241.97	-120.98	2,701.06	2,000.00	-701.06	-35.05	2,400.00
Credit Bureau	897.20	550.00	-347.20	-63.13	5,461.80	5,500.00	38.20	0.69	6,600.00
Dues	0.00	0.00	0.00	N/A	35.00	0.00	-35.00	N/A	0.00
Employee Mileage, Meals & Education	0.00	100.00	100.00	100.00	1,211.43	1,000.00	-211.43	-21.14	1,200.00
Office Expense	0.00	0.00	0.00	N/A	57.50	0.00	-57.50	N/A	0.00
Office Supplies	56.28	350.00	293.72	83.92	3,976.86	3,500.00	-476.86	-13.62	4,200.00
Postage & Overnight Mail	4.60	50.00	45.40	90.80	57.83	500.00	442.17	88.43	600.00
Professional Fees	-40.00	0.00	40.00	N/A	143.00	0.00	-143.00	N/A	0.00
Telephone	613.45	850.00	236.55	27.83	7,569.94	8,500.00	930.06	10.94	10,200.00
Travel & Entertainment	0.00	0.00	0.00	N/A	49.00	0.00	-49.00	N/A	0.00
TOTAL ADMINISTRATIVE	1,889.17	2,800.00	910.83	32.53	24,425.86	28,000.00	3,574.14	12.76	33,600.00
MANAGEMENT FEES									
Management Fees-LBPMI	6,720.00	6,720.00	0.00	0.00	67,200.00	67,200.00	0.00	0.00	80,640.00
TOTAL MANAGEMENT FEES	6,720.00	6,720.00	0.00	0.00	67,200.00	67,200.00	0.00	0.00	80,640.00
MARKETING									
Advertising	2,564.71	4,000.00	1,435.29	35.88	19,970.89	40,000.00	20,029.11	50.07	48,000.00
Customer Relations	451.98	500.00	48.02	9.60	1,159.16	5,000.00	3,840.84	76.82	6,000.00
Finders Fee	0.00	500.00	500.00	100.00	0.00	5,000.00	5,000.00	100.00	6,000.00
Leasing Commission	700.00	1,000.00	300.00	30.00	2,150.00	10,000.00	7,850.00	78.50	12,000.00
Leasing Expense	416.45	650.00	233.55	35.93	10,252.08	6,500.00	-3,752.08	-57.72	7,800.00
Marketing	0.00	0.00	0.00	N/A	300.00	0.00	-300.00	N/A	0.00
Referral Fees	1,250.00	500.00	-750.00	-150.00	5,750.00	5,000.00	-750.00	-15.00	6,000.00
TOTAL MARKETING	5,383.14	7,150.00	1,766.86	24.71	39,582.13	71,500.00	31,917.87	44.64	85,800.00
UTILITIES									
Electricity	24,208.44	15,000.00	-9,208.44	-61.39	246,706.86	150,000.00	-96,706.86	-64.47	180,000.00

Village de Jardin - MF (no8801)

Budget Comparison

Period = Apr 2013

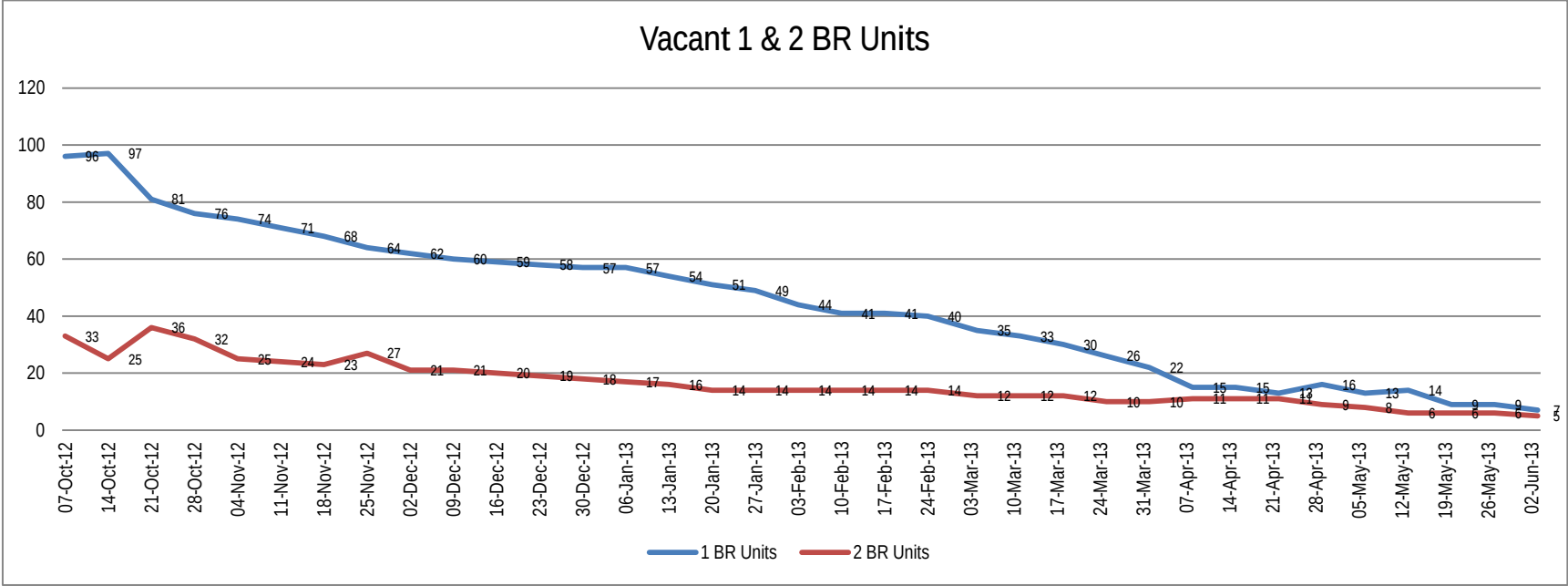
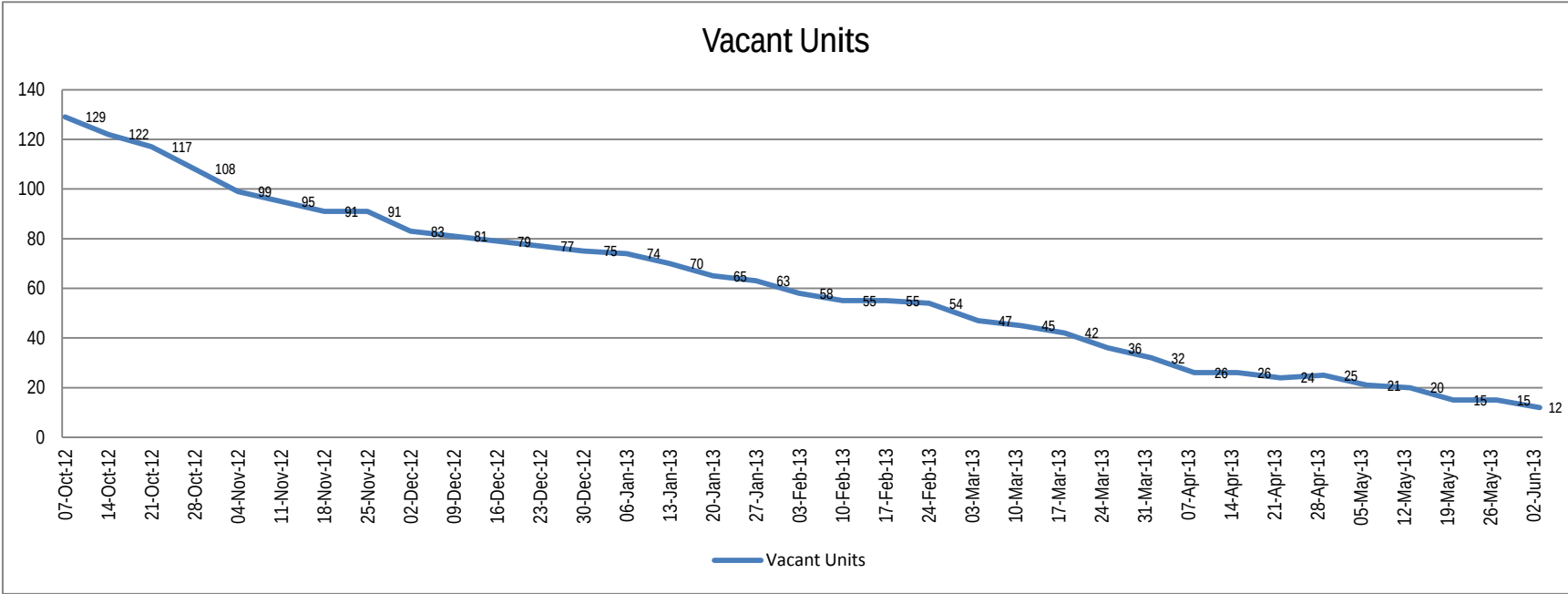
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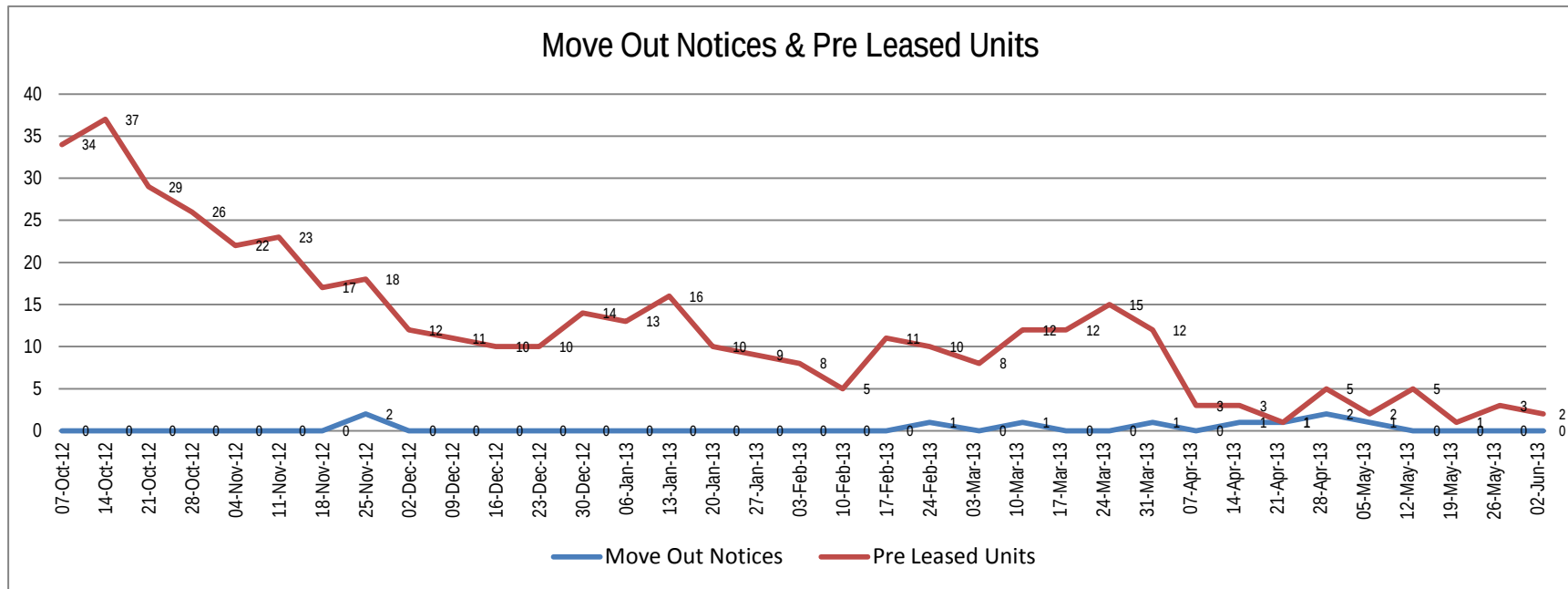
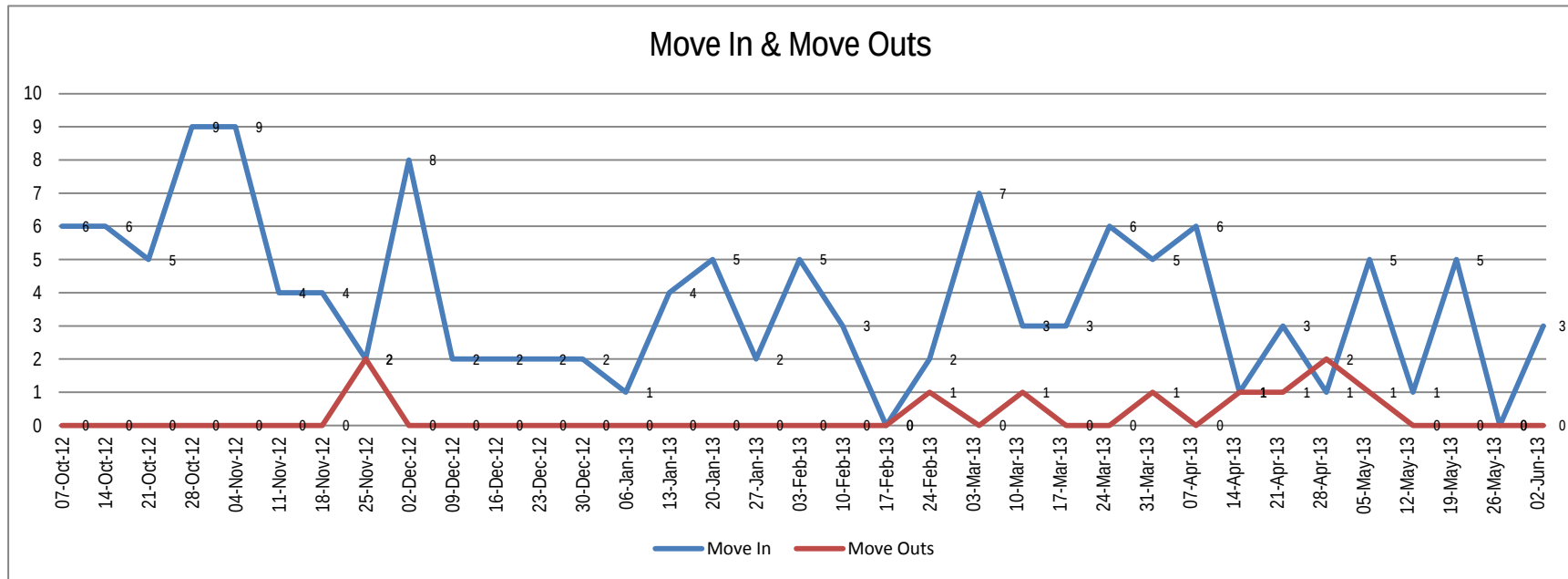
	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Electricity-Vacant Space	151.66	0.00	-151.66	N/A	151.66	0.00	-151.66	N/A	0.00
Water	3,247.23	4,000.00	752.77	18.82	40,109.17	40,000.00	-109.17	-0.27	48,000.00
Sewer	4,315.00	4,000.00	-315.00	-7.88	55,422.81	40,000.00	-15,422.81	-38.56	48,000.00
Cable Television	0.00	400.00	400.00	100.00	0.00	4,000.00	4,000.00	100.00	4,800.00
TOTAL UTILITIES	31,922.33	23,400.00	-8,522.33	-36.42	342,390.50	234,000.00	-108,390.50	-46.32	280,800.00
NON RECAPTURABLE EXPENSES									
TAXES & INSURANCE									
Property & Liability Insurance	0.00	2,375.00	2,375.00	100.00	21,375.00	23,750.00	2,375.00	10.00	28,500.00
TOTAL TAXES & INSURANCE	0.00	2,375.00	2,375.00	100.00	21,375.00	23,750.00	2,375.00	10.00	28,500.00
TOTAL OPERATING EXPENSES	78,827.95	84,457.67	5,629.72	6.67	808,295.78	844,576.70	36,280.92	4.30	1,013,492.00
NET OPERATING INCOME	57,892.04	48,867.33	9,024.71	18.47	88,277.55	-46,347.70	134,625.25	290.47	72,192.00
NON OPERATING									
NON OPERATING OTHER EXPENSES									
Non Operating Other-Security Dep. R	0.00	0.00	0.00	N/A	-500.00	0.00	500.00	N/A	0.00
TOTAL NON OPERATING OTHER EX	0.00	0.00	0.00	N/A	-500.00	0.00	500.00	N/A	0.00
TOTAL NON OPERATING	0.00	0.00	0.00	N/A	-500.00	0.00	500.00	N/A	0.00
NET AFTER NON OPERATING	57,892.04	48,867.33	9,024.71	18.47	88,777.55	-46,347.70	135,125.25	291.55	72,192.00
RESERVE REPLACEMENT EXPENDITURES									
HVAC Replacement	0.00	0.00	0.00	N/A	1,056.94	0.00	-1,056.94	N/A	0.00
Exterior Repairs	0.00	0.00	0.00	N/A	8,627.50	0.00	-8,627.50	N/A	0.00
Interior Repairs	17,946.32	0.00	-17,946.32	N/A	44,563.82	0.00	-44,563.82	N/A	0.00
TOTAL CAPITAL & RESERVE REPLAI	17,946.32	0.00	-17,946.32	N/A	54,248.26	0.00	-54,248.26	N/A	0.00
NET CAPITAL & RESERVE REPLACEI	-17,946.32	0.00	-17,946.32	N/A	-54,248.26	0.00	-54,248.26	N/A	0.00
NET BEFORE DEPRECIATION & AMC	39,945.72	48,867.33	-8,921.61	-18.26	34,529.29	-46,347.70	80,876.99	174.50	72,192.00
DEPRECIATION & AMORTIZATION									
Depreciation Expense	26,500.00	26,500.00	0.00	0.00	265,000.00	265,000.00	0.00	0.00	318,000.00
TOTAL DEPRECIATION & AMORTIZI	26,500.00	26,500.00	0.00	0.00	265,000.00	265,000.00	0.00	0.00	318,000.00
NET INCOME (LOSS)	13,445.72	22,367.33	-8,921.61	-39.89	-230,470.71	-311,347.70	80,876.99	25.98	-245,808.00

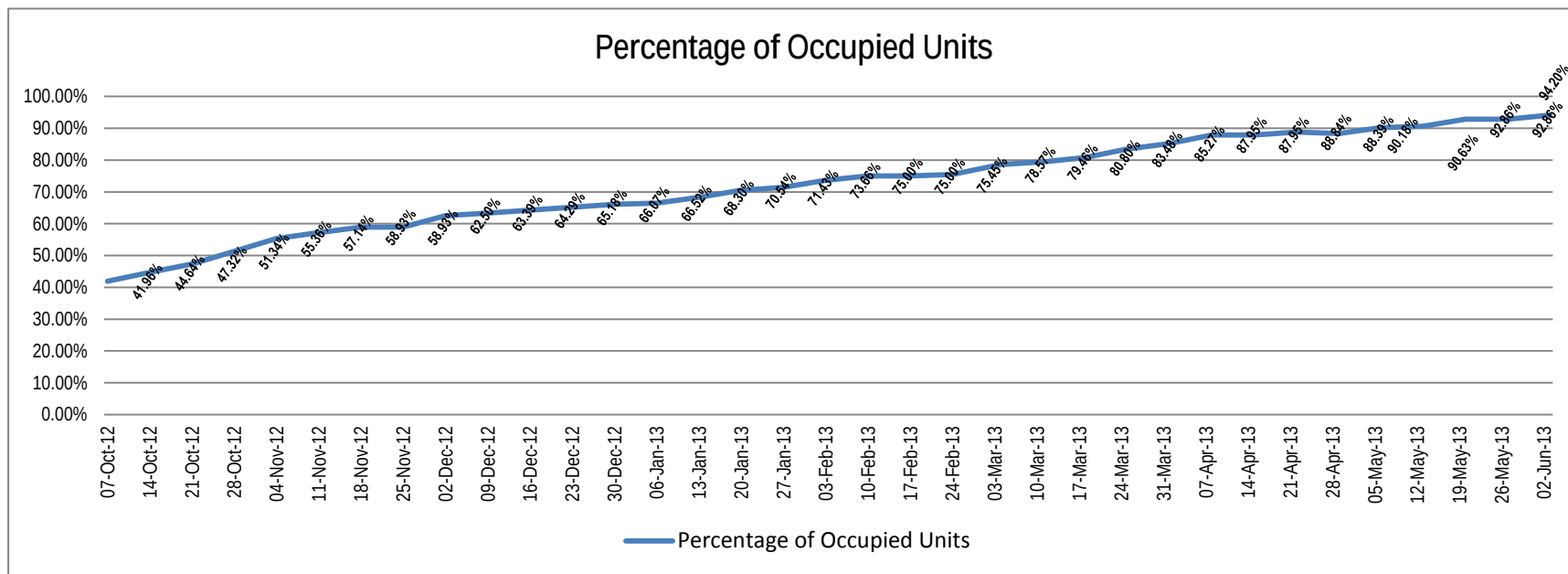
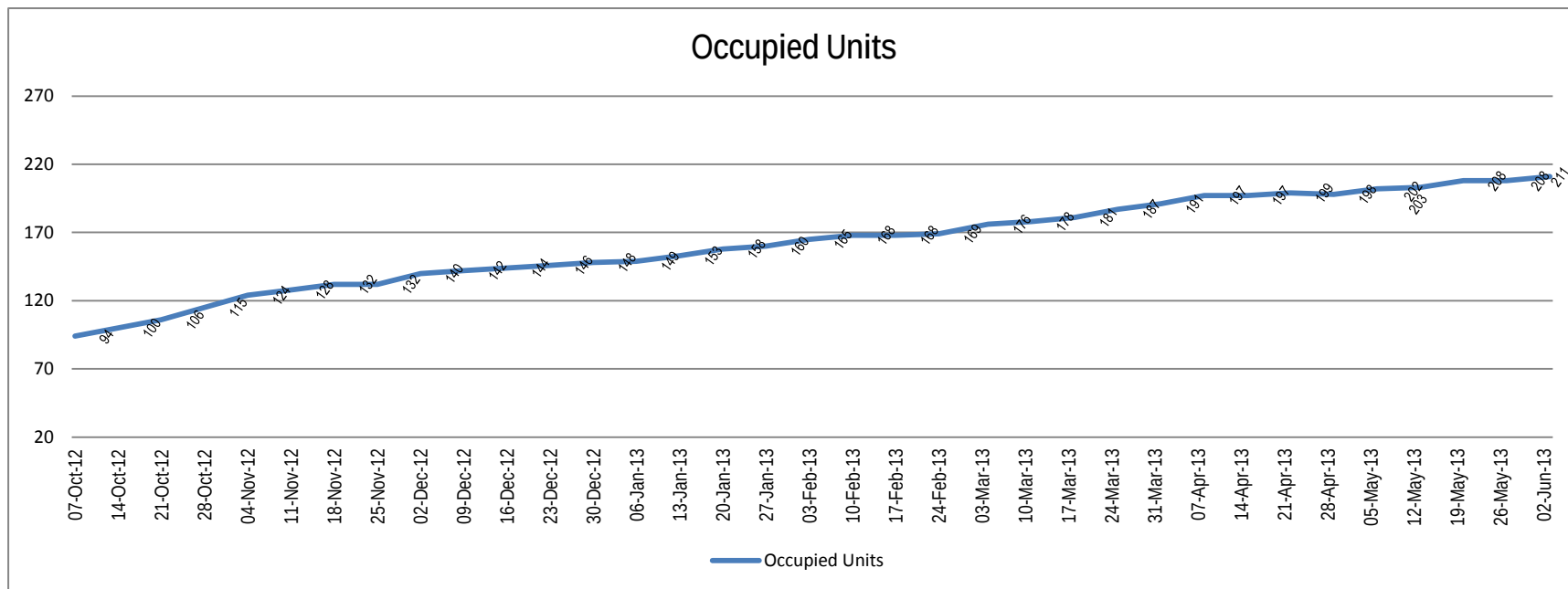


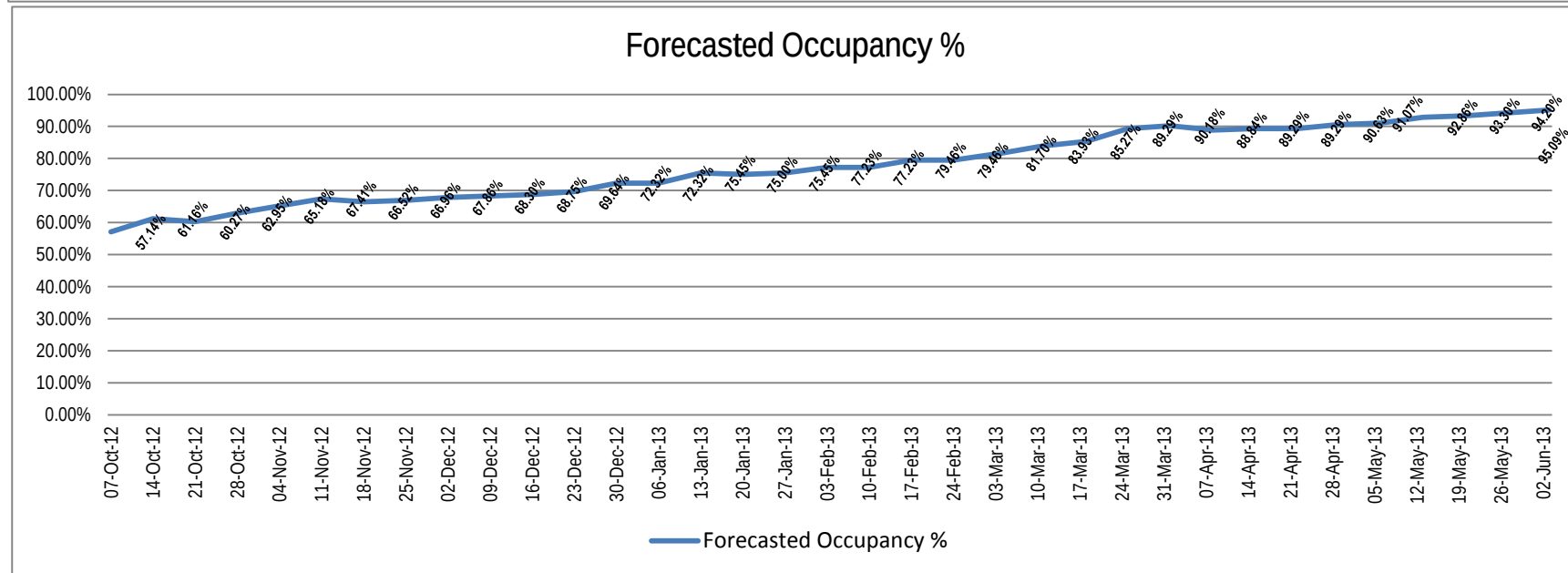
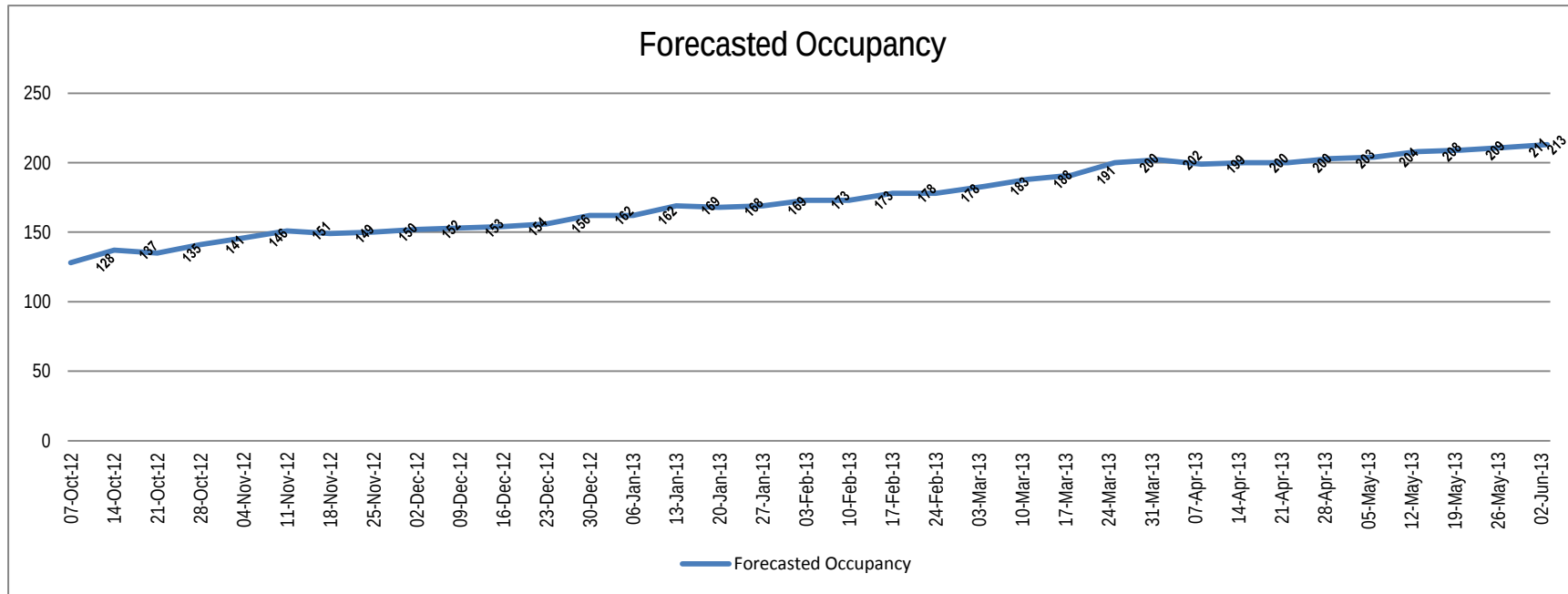
Village de Jardin











October 2012

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %
07-Oct-12	Village de Jardin	224	0	129	96	33	0	1	6	0	94	39.29%	0	34	122	57.00%
14-Oct-12	Village de Jardin	224	0	122	97	25	0	1	6	0	101	41.96%	0	37	128	62.00%
21-Oct-12	Village de Jardin	224	0	117	81	36	0	1	5	0	106	44.64%	0	29	137	60.00%
28-Oct-12	Village de Jardin	224	0	108	76	32	0	1	9	0	115	47.32%	0	26	135	63.00%
				119.00	87.50	31.50	0.00		26	0	104	43.30%	0	126	130.50	60.50%

November 2012

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %
04-Nov-12	Village de Jardin	224	0	99	74	25	0	1	9	0	124	51.34%	0	22	141	65.00%
11-Nov-12	Village de Jardin	224	0	95	71	24	0	1	4	0	128	55.36%	0	23	146	67.00%
18-Nov-12	Village de Jardin	224	0	91	68	23	0	1	4	0	132	57.14%	0	17	151	67.00%
25-Nov-12	Village de Jardin	224	0	91	64	27	0	1	2	2	132	58.93%	0	18	149	67.00%
				94.00	69.25	24.75	0.00		19	2	129	55.69%	0	80	146.75	66.50%

Monthly Total

Monthly Average



December 2012

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %	
02-Dec-12	Village de Jardin	224	0	83	62	21	0	1	8	0	140	58.93%	0	12	150	68.00%	
09-Dec-12	Village de Jardin	224	0	81	60	21	0	1	2	0	142	62.50%	0	11	152	68.00%	
16-Dec-12	Village de Jardin	224	0	79	59	20	0	1	2	0	144	63.39%	0	10	153	69.00%	
23-Dec-12	Village de Jardin	224	0	77	58	19	0	1	2	0	146	64.29%	0	10	154	70.00%	
30-Dec-12	Village de Jardin	224	0	75	57	18	0	1	2	0	148	65.18%	0	14	156	72.00%	
				79.00	59.20	19.80	0.00			16	0	144	62.86%	0	57	153.00	69.40%

January 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %	
06-Jan-13	Village de Jardin	224	0	74	57	17	0	1	1	0	149	66.07%	0	13	162	72.00%	
13-Jan-13	Village de Jardin	224	0	70	54	16	0	1	4	0	153	66.52%	0	16	162	75.00%	
20-Jan-13	Village de Jardin	224	0	65	51	14	0	1	5	0	158	68.30%	0	10	169	75.00%	
27-Jan-13	Village de Jardin	224	0	63	49	14	0	1	2	0	160	70.54%	0	9	168	75.00%	
				68.00	52.75	15.25	0.00			12	0	155	67.86%	0	48	165.25	74.25%

Monthly Total

Monthly Average



February 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %
03-Feb-13	Village de Jardin	224	0	58	44	14	0	1	5	0	165	71.43%	0	8	169	77.00%
10-Feb-13	Village de Jardin	224	0	55	41	14	0	1	3	0	168	73.66%	0	5	173	77.00%
17-Feb-13	Village de Jardin	224	0	55	41	14	0	1	0	0	168	75.00%	1	11	173	79.00%
24-Feb-13	Village de Jardin	224	0	54	40	14	0	1	2	1	169	75.00%	1	10	178	80.00%
				55.50	41.50	14.00	0.00		10	1	167.5	73.77%	2	34	173.25	78.25%

March 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %
04-Mar-13	Village de Jardin	224	0	47	35	12	0	1	7	0	176	75.45%	1	8	178	82.00%
11-Mar-13	Village de Jardin	224	0	45	33	12	0	1	3	1	178	78.57%	2	12	183	84.00%
18-Mar-13	Village de Jardin	224	0	42	30	12	0	1	3	0	181	79.46%	2	12	188	85.00%
25-Mar-13	Village de Jardin	224	0	36	26	10	0	1	6	0	187	80.80%	2	15	191	89.00%
				42.50	31.00	11.50	0.00		19	1	180.5	78.57%	7	47	185.00	85.00%

Monthly Total

Monthly Average



April 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %
01-Apr-13	Village de Jardin	224	0	32	22	10	0	1	5	1	191	83.48%	1	12	200	90.00%
08-Apr-13	Village de Jardin	224	0	26	15	11	0	1	6	0	197	85.27%	1	3	202	89.00%
15-Apr-13	Village de Jardin	224	0	26	15	11		1	1	1	197	87.95%	0	3	200	89.29%
22-Apr-13	Village de Jardin	224	0	24	13	11		1	3	1	199	88.84%	0	1	200	89.29%
29-Apr-13	Village de Jardin	224	0	25	16	9		1	1	2	198	88.39%	0	5	203	90.63%
				26.60	16.20	10.40	0.00		16	5	196.4	86.79%	2	24	201.00	89.64%

May 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %
06-May-13	Village de Jardin	224	0	21	13	8		1	5	1	202	90.18%	0	2	204	91.07%
13-May-13	Village de Jardin	224	0	20	14	6		1	1	0	203	90.63%	0	5	208	92.86%
20-May-13	Village de Jardin	224	0	15	9	6		1	5	0	208	92.86%	0	1	209	93.30%
27-May-13	Village de Jardin	224	0	15	9	6		1	0	0	208	92.86%	0	3	211	94.20%
				17.75	11.25	6.50			11	1	205.25	91.63%	0	11	208.00	92.86%

Monthly Total

Monthly Average





Village de Jardin Dashboard Report

Oct. 7, 2012 to June 3, 2013

June 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %
03-Jun-13	Village de Jardin	224	0	12	7	5		1	3	0	208	92.86%	0	2	213	95.09%
				12.00	7.00	5.00			3	0	208	92.86%	0	2	213.00	95.09%

Monthly Total

Monthly Average

Loretta Wallace

From: Jeanfreau, Scharalda [sjeanf@lsuhsc.edu]
Sent: Thursday, May 02, 2013 1:51 PM
To: Loretta Wallace
Subject: FW: LSU Clinic @ Village DeJardin
Attachments: Report to LHC 3-27-13.docx

Loretta, Once again I find myself apologizing for a delay. However, I am just getting back to work. The report I previously alluded to is attached; we will be sending the report for April soon.

I do want to make you aware that HRSA, the group who funded our grant, is making a visit to us for a comprehensive review on May 23 and 24. We have a conference call Monday to learn the details of the plan for the visit. I am confident that they will want to visit Village de Jardin; at this time I have no indication that they would want to meet with anyone from LHC. I will definitely contact you if that changes. It is my understanding that we will receive a brief summary at the conclusion of the visit, the full report in 30 days and then we will have 30 days for a response. I will provide an update after the visit.

Take care and have a good weekend

Scharalda (Shelley) Jeanfreau, DNS, FNP-BC Assistant Professor and Program Director
Primary Care Family Nurse Practitioner Program School of Nursing

Director, LSU Health New Orleans,
School of Nursing/Healthcare Network Clinic

Clinical Assistant Professor and Nurse Practitioner Section on Endocrinology, Diabetes and
Metabolism School of Medicine

Louisiana State University Health Sciences Center
1900 Gravier Street
New Orleans, LA 70112
Office 4A8
Telephone 504-568-4140
Fax 504-568-5853

From: Jeanfreau, Scharalda
Sent: Monday, April 08, 2013 12:50 PM
To: 'lwallace@lhc.la.gov'
Subject: Re: LSU Clinic @ Village DeJardin

Thanks

From: Loretta Wallace [mailto:lwallace@lhc.la.gov]
Sent: Monday, April 08, 2013 12:47 PM
To: Jeanfreau, Scharalda
Subject: RE: LSU Clinic @ Village DeJardin

Thank you Dr. Jeanfreau! Sorry about your husband, will keep him in my prayers.

Loretta

From: Jeanfreau, Scharalda [mailto:sjeanf@lsuhsc.edu]
Sent: Monday, April 08, 2013 12:34 PM
To: Loretta Wallace

Subject: Re: LSU Clinic @ Village DeJardin

I am so sorry for bring remiss in sending the report. I won't burden you with all the reasons but please trust it has not been due to lack of interest or disrespect - just a lot going on. Such as I am writing this from the ICU where my husband is a patient. I will send the summary tonight when I get home. I can't send it from the hospital.

We are evaluating several procedures and will include this report on our plan so we can be more efficient.

Shelley Jeanfreau

From: Loretta Wallace [<mailto:lwallace@lhc.la.gov>]
Sent: Thursday, April 04, 2013 02:07 PM
To: Jeanfreau, Scharalda
Subject: FW: LSU Clinic @ Village DeJardin

Dr. Jeanfreau,

I still need an update, please

From: Loretta Wallace
Sent: Friday, March 22, 2013 10:43 AM
To: sjeanf@lsuhsc.edu<<mailto:sjeanf@lsuhsc.edu>>
Subject: LSU Clinic @ Village DeJardin

Dr. Jeanfreau,

I left you a voice message to get an update on the LSU clinic since the Board wanted to know how things were going. Please take a few minutes out of you busy schedule to either contact me or email me an update.

Thank you so much in advance.

Loretta Wallace

LSU Health School of Nursing/Healthcare Network Clinic

Village de Jardin

Report March 27, 2013

The following activities have taken place since January 1, 2013:

- The number of appointments, including non-VDJ patients, is gradually increasing but is still low.
- LSUHSC School of Nursing Undergraduate Populations Health students (2-6 plus 1 faculty) weekly
 - Weekly blood pressure checks in the Towers
 - Weekly Bingo
 - Weekly Walking Group
 - Health Promotion and patient education along with an Easter Egg Hunt
- LSUHSC School of Dentistry conducted an oral cancer and dental screening
 - 8 dental/dental hygiene students
 - 6 nursing students – undergraduate and graduate
 - 3 dental faculty
 - 2 nursing faculty
 - 31 attendees, including 5 non-VDJ participants
- Men's Health Group has been established.
- The security system and number-pad door system are fully operational.
- Establishment of an on-site lab for selected tests and arrangements with a professional proprietary lab is in the final stages of development; anticipated full implementation mid-April
- Met with faculty from SUNO regarding potential social work student opportunities
- Follow up meeting with Xavier University regarding potential Pharmacy student experiences
- Enhanced community outreach and discretionary marketing
 - Participated in a health fair in Baton Rouge
 - Contact has been made with several area churches
 - Several meetings have been held with members of the Vietnamese community
 - Brochures have been distributed to selected businesses

05/17/2013
2:47 pm

LHC/Mid-City Gardens Apartments
INCOME STATEMENT
04/01/2013 Through 04/30/2013
With Budget Variance As A Percent
Budget Version: 00

Page 1

		Month			Year		
		Actual	Budget	Bud.Var%	Actual	Budget	Bud.Var%
INCOME ACCOUNTS							
RENT INCOME (GROSS)							
5120	Rent Income-Apartments	38,456.00	40,045.00	-4.0%	199,585.00	240,270.45	-16.9%
5121	RENT INCOME - SUPPLEMENT	2,674.00	0.00	0.0%	3,950.00	0.00	0.0%
5123	Concessions	0.00	0.00	0.0%	-55.00	0.00	0.0%
5125	Home 50%	-763.50	0.00	0.0%	-1,930.25	0.00	0.0%
5126	GAIN/LOSS	-214.50	0.00	0.0%	183.82	0.00	0.0%
	TOTAL RENT INCOME	40,152.00	40,045.00	0.3%	201,733.57	240,270.45	-16.0%
VACANCIES							
5220	Vacancies-Apartments	-13,579.00	-24,005.00	-43.4%	-134,427.34	-197,420.00	-31.9%
	TOTAL VACANCIES	-13,579.00	-24,005.00	-43.4%	-134,427.34	-197,420.00	-31.9%
FINANCIAL INCOME							
5410	Interest Income	1.07	0.00	0.0%	2.49	0.00	0.0%
	TOTAL FINANCIAL INCOME	1.07	0.00	0.0%	2.49	0.00	0.0%
OTHER INCOME							
5910	Laundry and Vending	106.00	80.00	32.5%	258.00	260.00	-0.8%
5915	Application Fees	200.00	0.00	0.0%	1,475.00	0.00	0.0%
5920	NSF and Late Charges	575.00	100.00	475.0%	835.00	400.00	108.8%
5930	Damages and Cleaning Fees	365.00	50.00	630.0%	365.00	50.00	630.0%
5990	Misc. Income	312.20	0.00	0.0%	677.38	0.00	0.0%
	TOTAL OTHER INCOME	1,558.20	230.00	577.5%	3,610.38	710.00	408.5%
	TOTAL INCOME	28,132.27	16,270.00	72.9%	70,919.10	43,560.45	62.8%
PROJECT EXPENSE ACCOUNTS							
RENTING EXPENSES							
6210	Advertising	0.00	250.00	100.0%	1,294.00	1,800.00	28.1%
6250	Other Renting Expense	397.00	200.00	-98.5%	1,241.00	875.00	-41.8%
	TOTAL RENTING EXPENSES	397.00	450.00	11.8%	2,535.00	2,675.00	5.2%
ADMINISTRATIVE EXPENSES							
6310	Office Salaries	1,026.00	825.00	-24.4%	4,794.50	7,425.00	35.4%
6311	Office Expenses	657.91	294.00	-123.8%	3,052.92	1,936.00	-57.7%
6320	Management Fee	1,960.00	1,750.00	-12.0%	12,460.00	10,500.00	-18.7%
6330	Manager or Super. Salary	2,480.00	2,690.00	7.8%	16,692.00	16,140.00	-3.4%
6340	Legal Expenses (Project)	121.00	0.00	0.0%	121.00	0.00	0.0%

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		Month			Year		
		Actual	Budget	Bud.Var%	Actual	Budget	Bud.Var%
6350	Auditing Expenses	0.00	600.00	100.0%	0.00	3,600.00	100.0%
6351	Payroll Admin Fees	108.12	230.00	53.0%	1,466.23	1,380.00	-6.2%
6360	Telephone and Telegraph	755.23	650.00	-16.2%	6,584.96	3,900.00	-68.8%
6390	Misc. Admin. Expenses	0.00	25.00	100.0%	0.00	150.00	100.0%
6395	BANK SERVICE CHARGES	0.00	0.00	0.0%	40.00	0.00	0.0%
TOTAL ADMIN. EXPENSES		7,108.26	7,064.00	-0.6%	45,211.61	45,031.00	-0.4%
OPERATING EXPENSES							
6450	Electricity	4,422.99	1,100.00	-302.1%	16,768.92	6,600.00	-154.1%
6451	Water	889.78	875.00	-1.7%	4,710.70	3,375.00	-39.6%
6453	Sewer	0.00	1,275.00	100.0%	0.00	5,025.00	100.0%
TOTAL OPERATING EXPENSES		5,312.77	3,250.00	-63.5%	21,479.62	15,000.00	-43.2%
MAINTENANCE EXPENSES							
6515	Janitor/Cleaning Supplies	0.00	50.00	100.0%	0.00	600.00	100.0%
6517	Janitor/Cleaning Co.	240.00	0.00	0.0%	240.00	0.00	0.0%
6519	Exterminating Payroll-Contract	0.00	40.00	100.0%	0.00	210.00	100.0%
6525	Garbage and Trash Removal	330.00	350.00	5.7%	710.00	2,100.00	66.2%
6530	SECURITY PAYROLL/CONTRACT	444.99	2,080.00	78.6%	1,399.96	12,480.00	88.8%
6536	Grounds Supplies	0.00	25.00	100.0%	0.00	150.00	100.0%
6537	Grounds Contract	0.00	600.00	100.0%	0.00	3,600.00	100.0%
6540	Repairs Payroll	1,900.00	2,426.00	21.7%	12,678.25	14,556.00	12.9%
6541	Repairs Material	217.19	125.00	-73.8%	336.67	625.00	46.1%
6542	Repairs Contract	626.87	0.00	0.0%	1,435.87	0.00	0.0%
6545	Elevator Maintenance/Contract	0.00	80.00	100.0%	0.00	480.00	100.0%
6546	Heating/Cooling Repairs	0.00	50.00	100.0%	0.00	300.00	100.0%
6561	Decorating Supplies	0.00	50.00	100.0%	0.00	50.00	100.0%
6570	Vehicle/Maint Eqp Opr/Rep	0.00	50.00	100.0%	0.00	240.00	100.0%
6590	Misc. Maintenance Expense	79.03	50.00	-58.1%	79.03	150.00	47.3%
TOTAL MAINTENANCE EXPENSE		3,838.08	5,976.00	35.8%	16,879.78	35,541.00	52.5%
TAXES AND INSURANCE							
6711	Payroll Taxes (FICA)	496.81	654.00	24.0%	3,096.10	4,193.00	26.2%
6720	Property/Liability Insurance	0.00	7,285.00	100.0%	0.00	66,175.00	100.0%
6722	Workmans Compensation	503.55	297.00	-69.5%	3,179.50	1,905.00	-66.9%
6723	Health Ins/Employee Benefits	717.40	1,380.00	48.0%	5,978.06	3,450.00	-73.3%
TOTAL TAXES & INS. EXPENSE		1,717.76	9,616.00	82.1%	12,253.66	75,723.00	83.8%
TOTAL PROJECT EXPENSES		18,373.87	26,356.00	30.3%	98,359.67	173,970.00	43.5%
NET OPERATING INCOME (NOI)		9,758.40	-10,086.00	-196.8%	-27,440.57	-130,409.55	-79.0%

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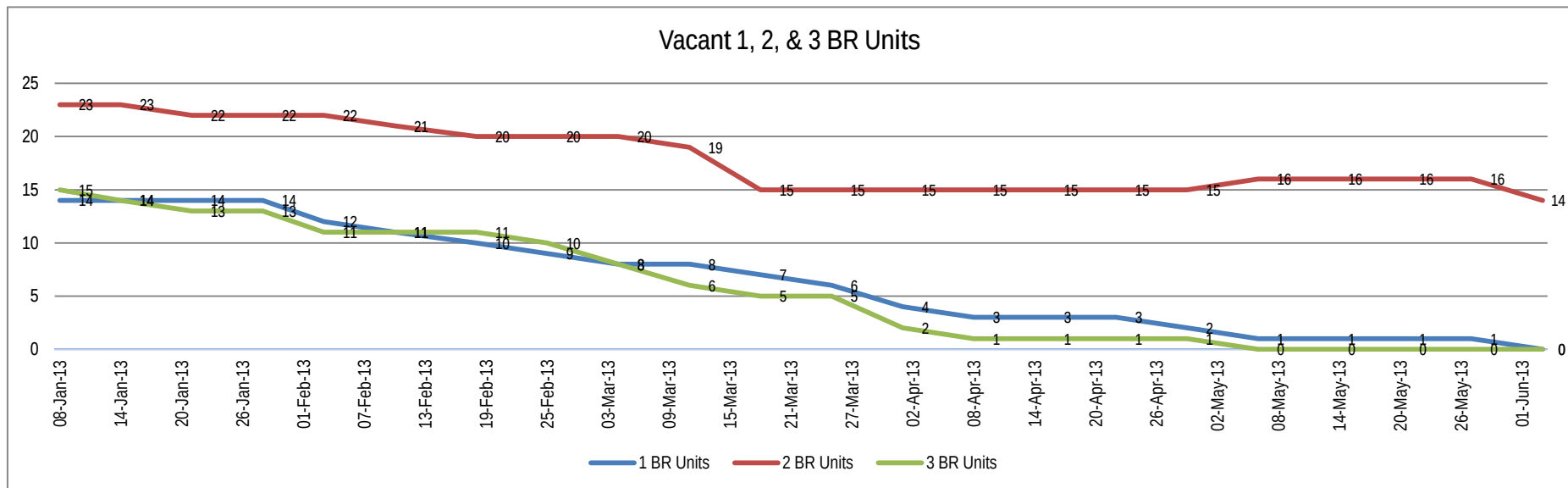
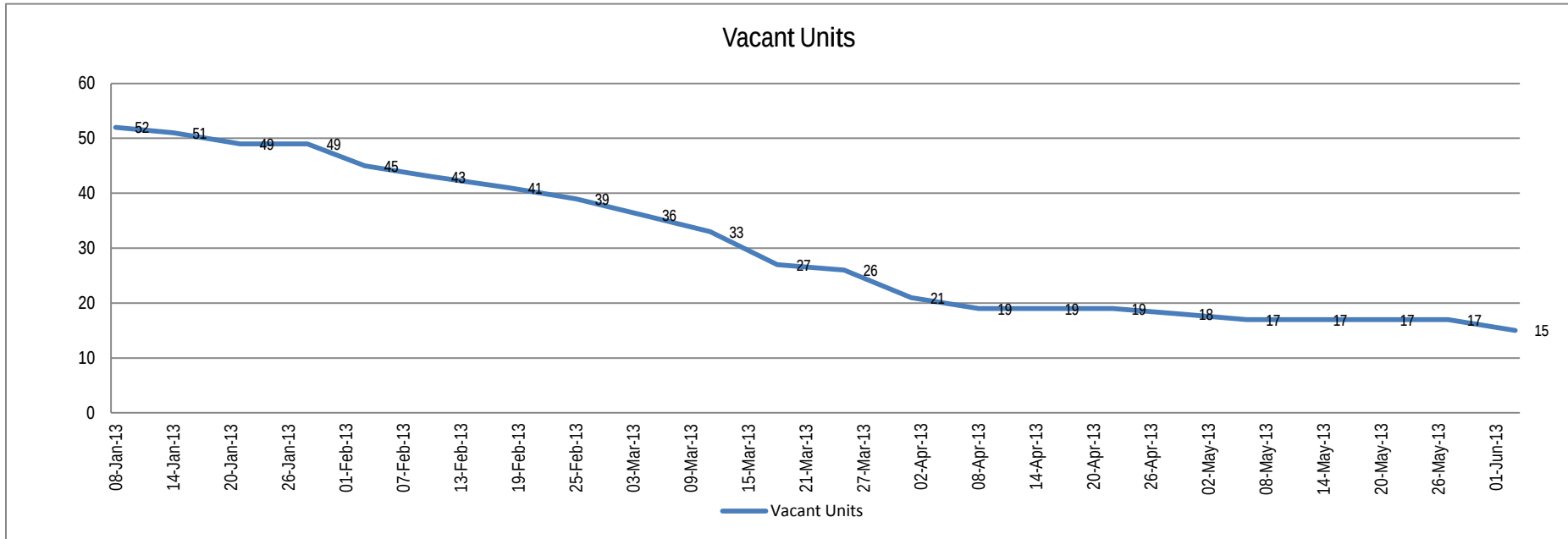
	Actual	Month Budget	Bud.Var%	Actual	Year Budget	Bud.Var%
FINANCIAL EXPENSES						
TOTAL FINANCIAL EXPENSES	0.00	0.00	0.0%	0.00	0.00	0.0%
CAPITAL IMPROVEMENTS						
7113 Maintenance Equipment	0.00	0.00	0.0%	1,856.47	1,000.00	-85.6%
7115 Appliances	0.00	0.00	0.0%	6,861.49	3,400.00	-101.8%
7117 Furniture	2,500.00	0.00	0.0%	3,000.00	20,000.00	85.0%
7118 COPY MACHINE/FAX	0.00	0.00	0.0%	2,945.00	0.00	0.0%
7119 Software / Office	0.00	0.00	0.0%	0.00	4,250.00	100.0%
7132 EXIT DOOR	407.29	0.00	0.0%	407.29	0.00	0.0%
7142 Repair Contract	0.00	0.00	0.0%	13,913.57	0.00	0.0%
TOTAL CAPITAL IMPROVEMENTS	2,907.29	0.00	0.0%	28,983.82	28,650.00	-1.2%
DEPRECIATION/AMORTIZATION						
TOTAL DEPRECIATION EXPENSES	0.00	0.00	0.0%	0.00	0.00	0.0%
Net Income	6,851.11	-10,086.00	-167.9%	-56,424.39	-159,059.55	-64.5%

REQUIRED EXPENSES:
MONTHLY RESERVE DEPOSIT = \$0.00

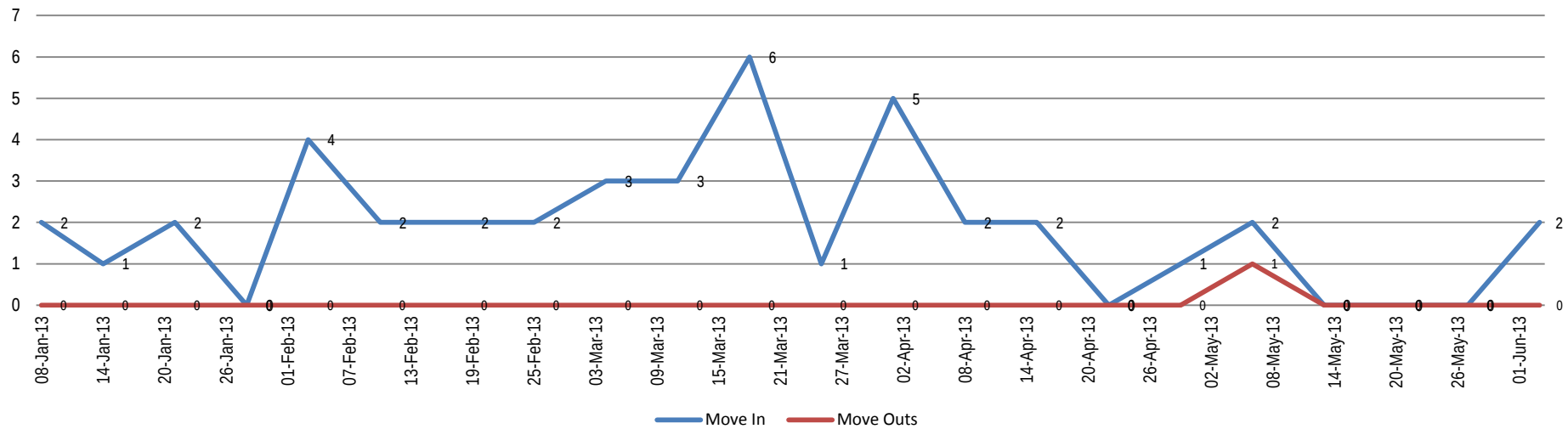


Mid-City Gardens

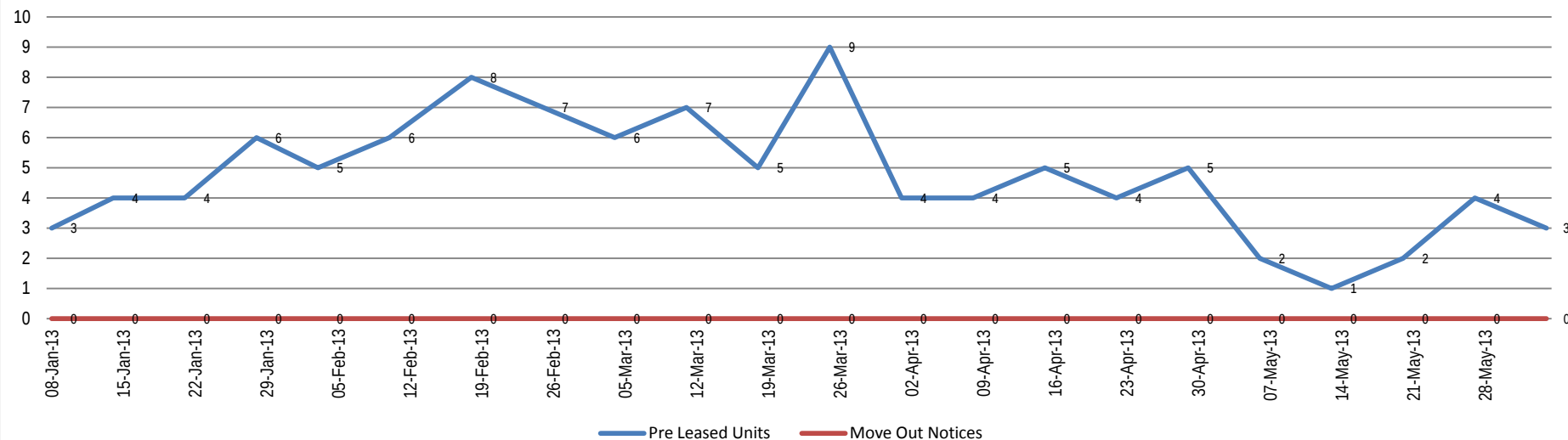


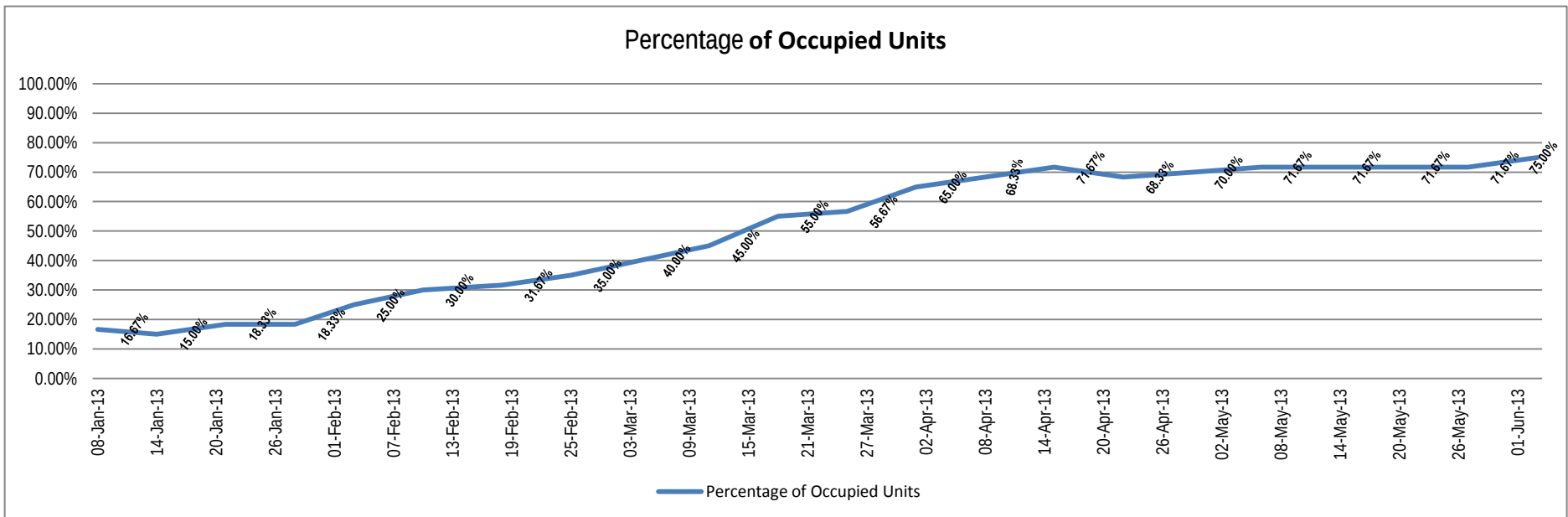
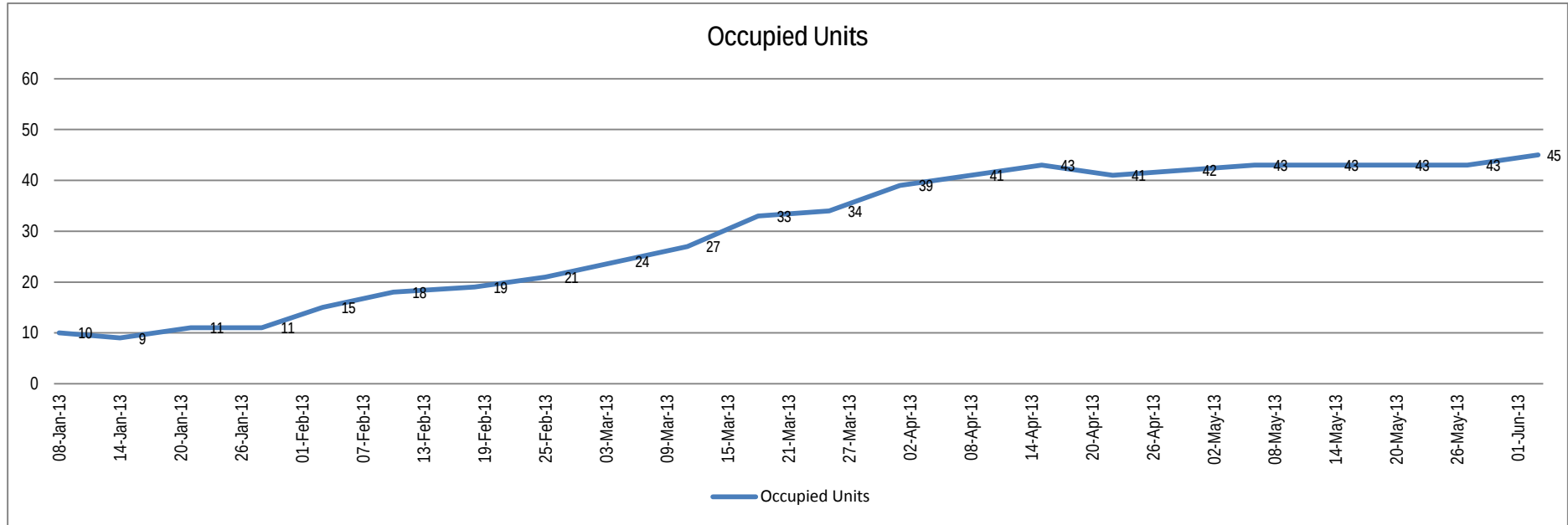


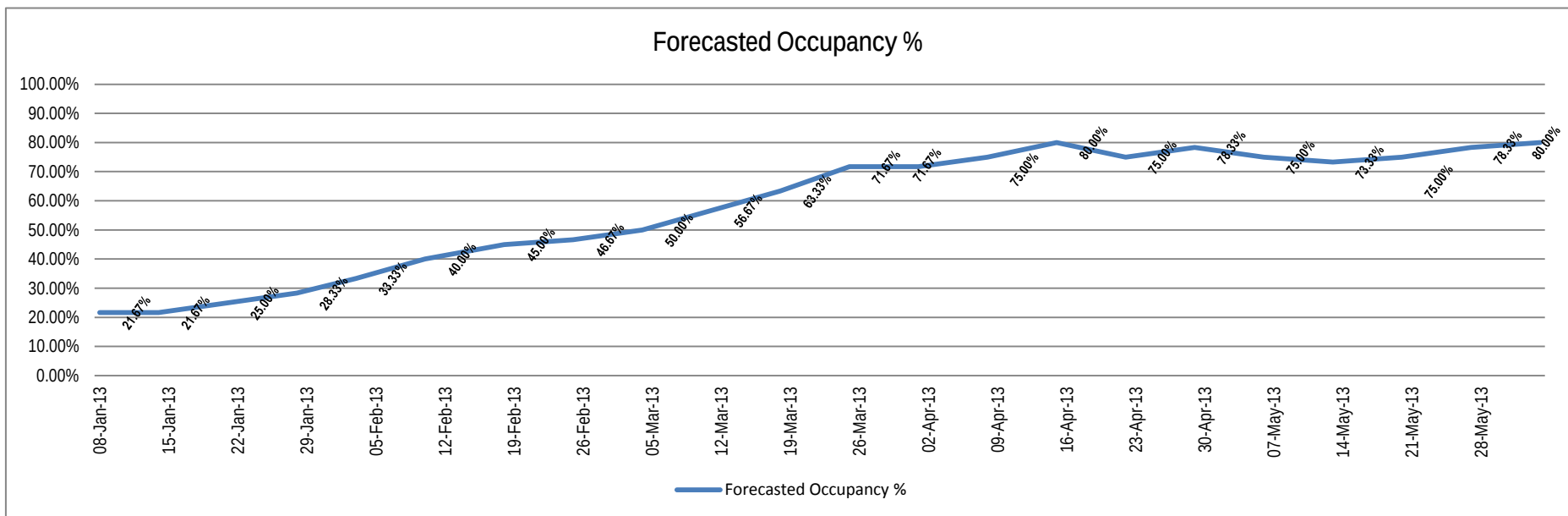
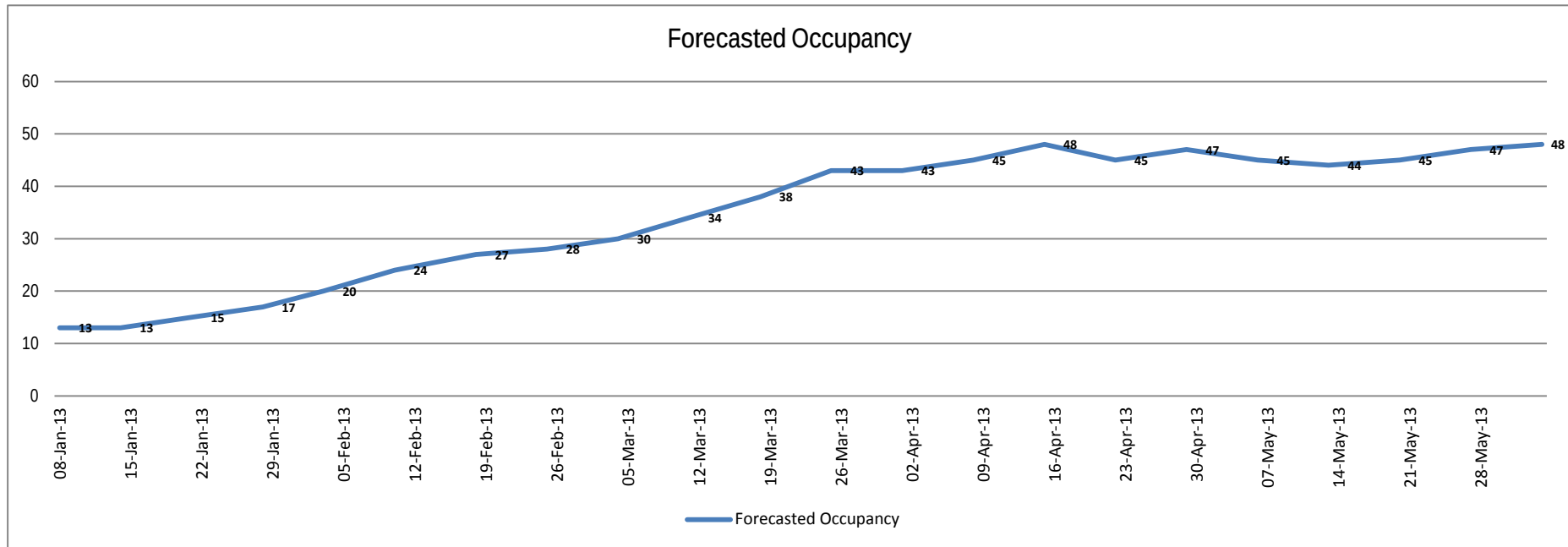
Move In & Move Outs



Move Out Notices & Pre Leased Units







January 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %
08-Jan-13	Mid-City Gardens	60	0	52	14	23	15	0	2	0	8	16.67%	0	3	13	18.33%
14-Jan-13	Mid-City Gardens	60	0	51	14	23	14	0	1	0	9	15.00%	0	4	13	22.00%
21-Jan-13	Mid-City Gardens	60	0	49	14	22	13	0	2	0	11	18.33%	0	4	15	25.00%
28-Jan-13	Mid-City Gardens	60	0	49	14	22	13	0	0	0	11	18.33%	0	6	17	28.00%
				50.25	14	22.5	13.75		5	0	9.75	17.08%	0	17	14.50	23.33%

February 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %
03-Feb-13	Mid-City Gardens	60	0	45	12	22	11	0	4	0	15	25.00%	0	5	20	33.00%
10-Feb-13	Mid-City Gardens	60	0	43	11	21	11	0	2	0	17	30.00%	0	6	24	38.00%
18-Feb-13	Mid-City Gardens	60	0	41	10	20	11	0	2	0	19	31.67%	0	8	27	45.00%
25-Feb-13	Mid-City Gardens	60	0	39	9	20	10	0	2	0	21	35.00%	0	7	28	47.00%
				42	10.5	20.75	10.75		10	0	18	30.42%	0	26	24.75	40.75%

Monthly Total

Monthly Average



March 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %
04-Mar-13	Mid-City Gardens	60	0	36	8	20	8	0	3	0	24	40.00%	0	6	30	50.00%
11-Mar-13	Mid-City Gardens	60	0	33	8	19	6	0	3	0	27	45.00%	0	7	34	57.00%
18-Mar-13	Mid-City Gardens	60	0	27	7	15	5	0	6	0	33	55.00%	0	5	38	63.00%
25-Mar-13	Mid-City Gardens	60	0	26	6	15	5	0	1	0	34	56.67%	0	9	43	72.00%
				30.5	7.25	17.25	6		13	0	29.5	49.17%	0	27	36.25	60.50%

April 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %
01-Apr-13	Mid-City Gardens	60	0	21	4	15	2	0	5	0	39	65.00%	0	4	43	72.00%
08-Apr-13	Mid-City Gardens	60	0	19	3	15	1	0	2	0	41	68.33%	0	4	45	75.00%
15-Apr-13	Mid-City Gardens	60	0	19	3	15	1	0	2	0	43	71.67%	0	5	48	80.00%
22-Apr-13	Mid-City Gardens	60	0	19	3	15	1	0	0	0	41	68.33%	0	4	45	75.00%
29-Apr-13	Mid-City Gardens	60	0	18	2	15	1	0	1	0	42	70.00%	0	5	47	78.33%
				19.2	3	15	1.2		10	0	41.2	68.67%	0	22	45.60	76.07%

Monthly Total

Monthly Average



May 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %
06-May-13	Mid-City Gardens	60	0	17	1	16	0	0	2	1	43	71.67%	0	2	45	75.00%
13-May-13	Mid-City Gardens	60	0	17	1	16	0	0	0	0	43	71.67%	0	1	44	73.33%
20-May-13	Mid-City Gardens	60	0	17	1	16	0	0	0	0	43	71.67%	0	2	45	75.00%
27-May-13	Mid-City Gardens	60	0	17	1	16	0	1	0	0	43	71.67%	0	4	47	78.33%
				17	1	16	0		2	1	43	71.67%	0	9	45.25	75.42%

June 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	3 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %
03-Jun-13	Mid-City Gardens	60	0	15	0	14	0	1	2	0	45	75.00%	0	3	48	80.00%
				15	0	14	0		2	0	45	75.00%	0	3	48.00	80.00%

Monthly Total

Monthly Average

