



LHC PROPERTIES REPORTS

Board of Directors' Meeting

October 12, 2016

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Willowbrook Apartments

Trend Report

July 01, 2016 to September 30, 2016

Down Units	Average Occupied Percent	Average Occupied Units	Average Vacant Units	Average Vacant 1BR	Average Vacant 2BR	Model Units	Total Move Ins	Total Move Outs	Total Move Out Notice	Total Pre Leased Units	Forecasted Occupancy Percent
July, 2016											
0	96%	392	11	5	9	2	11	21	89	107	97%
August, 2016											
0	95%	390	20	9	8	2	12	4	48	71	97%
September, 2016											
0	96%	394	12	6	7	2	10	9	45	36	96%



Property Address: 7001 Bundy Road
New Orleans, LA 70127

Total Units: 408
1 Bedrooms: 216
2 Bedrooms: 192
80 units at 80% AMI

Property Manager: Aloha Ratleff
Property Manager Email:
aratleff@latterblumpm.com
Property Manager Phone: 504-218-7750

Management Company: Latter & Blum
Christopher Riggs
criggs@latterblumpm.com

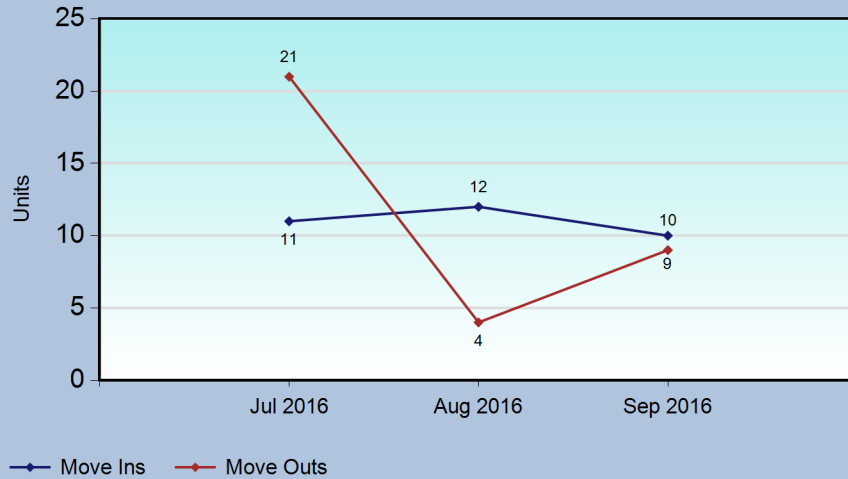


Willowbrook Apartments

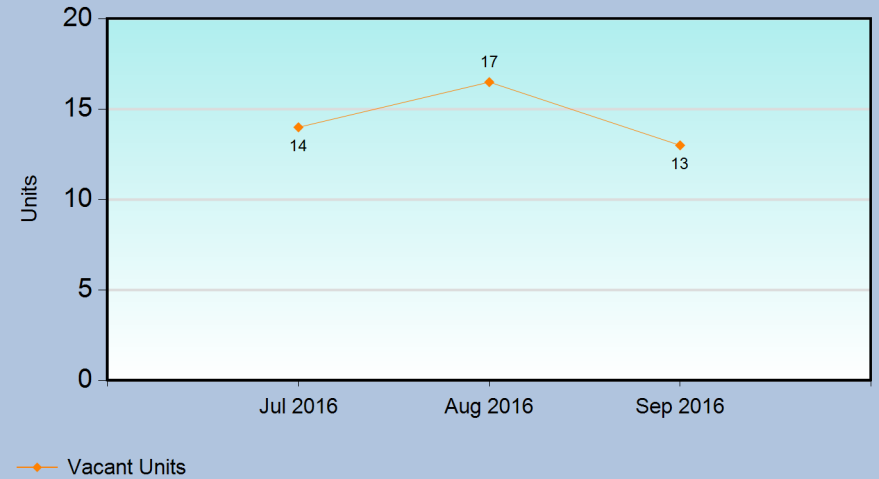
Trend Report

July 01, 2016 to September 30, 2016

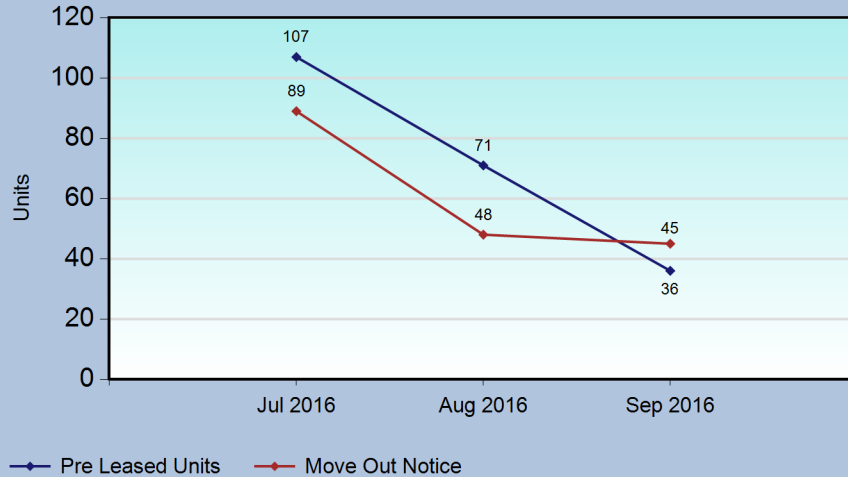
Move In vs Move Outs



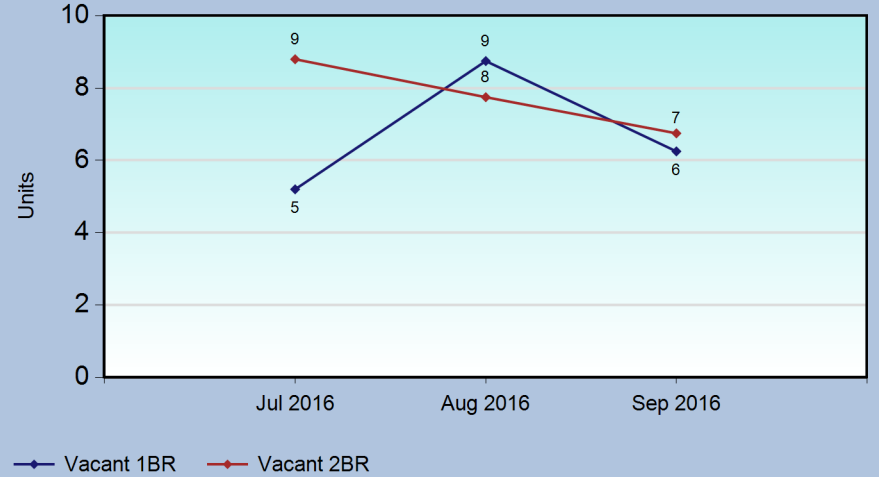
Vacant Units



Pre-Lease Units vs Move Out Notice



Vacant Units by Bedrooms



Budget Comparison

Period = Aug 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5010	REVENUE									
5020	RENTAL INCOME									
5047	Rent-Agency	142,968.00	139,000.00	3,968.00	2.85	284,686.00	278,000.00	6,686.00	2.40	1,668,000.00
5050	Market Rent	155,172.00	157,670.00	-2,498.00	-1.58	311,594.00	315,340.00	-3,746.00	-1.19	1,892,040.00
5051	Less-Vacancy	-12,172.00	-20,766.90	8,594.90	41.39	-22,066.00	-38,567.10	16,501.10	42.79	-237,336.00
5052	Loss/Gain to Lease	-1,790.00	-3,500.00	1,710.00	48.86	-3,820.00	-7,000.00	3,180.00	45.43	-42,000.00
5053	Less-Model Units/Office/Storage	-1,470.00	-1,470.00	0.00	0.00	-2,940.00	-2,940.00	0.00	0.00	-17,640.00
5054	Less-Employee Apartments	0.00	-795.00	795.00	100.00	0.00	-1,590.00	1,590.00	100.00	-9,540.00
5060	Less-Concessions	-1,000.00	-2,000.00	1,000.00	50.00	-1,500.00	-4,000.00	2,500.00	62.50	-31,000.00
5061	Additional Rent	85.00	0.00	85.00	N/A	110.00	0.00	110.00	N/A	0.00
5066	Write-Offs/Bad Debt Allowance	-3,726.00	-3,153.40	-572.60	-18.16	-8,287.00	-6,306.80	-1,980.20	-31.40	-37,840.80
5067	Prior Month Agency Adjustments	1,175.00	0.00	1,175.00	N/A	2,387.00	0.00	2,387.00	N/A	0.00
5072	Prior Month Rent Adjustments	-602.00	0.00	-602.00	N/A	-1,183.00	0.00	-1,183.00	N/A	0.00
5081	TOTAL RENTAL INCOME	278,640.00	264,984.70	13,655.30	5.15	558,981.00	532,936.10	26,044.90	4.89	3,184,683.20
5170	TENANT OTHER INCOME									
5182	Locks & Keys	35.00	0.00	35.00	N/A	35.00	0.00	35.00	N/A	0.00
5190	Access/Gate Card Reimb.	75.00	0.00	75.00	N/A	175.00	0.00	175.00	N/A	0.00
5200	Security Deposit Forfeits	300.00	625.00	-325.00	-52.00	600.00	1,250.00	-650.00	-52.00	7,500.00
5210	Late Fees	1,650.00	2,250.00	-600.00	-26.67	3,792.00	4,500.00	-708.00	-15.73	27,000.00
5220	NSF Fees	105.00	0.00	105.00	N/A	105.00	0.00	105.00	N/A	0.00
5230	Application Fees	580.00	500.00	80.00	16.00	1,060.00	850.00	210.00	24.71	5,100.00
5235	Cleaning, Damages, etc	723.00	475.00	248.00	52.21	1,393.38	950.00	443.38	46.67	5,700.00
5240	Month-to-Month Fees	334.00	200.00	134.00	67.00	759.00	400.00	359.00	89.75	2,400.00
5260	Collections	123.33	0.00	123.33	N/A	523.33	0.00	523.33	N/A	0.00
5270	Pet Fees	0.00	0.00	0.00	N/A	0.00	300.00	-300.00	-100.00	1,200.00
5297	TOTAL TENANT OTHER INCOME	3,925.33	4,050.00	-124.67	-3.08	8,442.71	8,250.00	192.71	2.34	48,900.00
5500	OTHER INCOME									

Budget Comparison

Period = Aug 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5560	Laundry Income	-260.35	600.00	-860.35	-143.39	-1,060.35	1,200.00	-2,260.35	-188.36	7,200.00
5590	Miscellaneous Income	0.00	65.00	-65.00	-100.00	0.00	130.00	-130.00	-100.00	780.00
5597	TOTAL OTHER INCOME	-260.35	665.00	-925.35	-139.15	-1,060.35	1,330.00	-2,390.35	-179.73	7,980.00
5880	OTHER INCOME									
5884	Administrative Fees	0.00	35.00	-35.00	-100.00	0.00	70.00	-70.00	-100.00	420.00
5898	TOTAL OTHER INCOME	0.00	35.00	-35.00	-100.00	0.00	70.00	-70.00	-100.00	420.00
5990	TOTAL REVENUE	282,304.98	269,734.70	12,570.28	4.66	566,363.36	542,586.10	23,777.26	4.38	3,241,983.20
6000	OPERATING EXPENSES									
6100	CLEANING									
6135	Paper/Janitorial Supplies	246.89	0.00	-246.89	N/A	246.89	0.00	-246.89	N/A	0.00
6170	Trash Removal	2,868.85	2,350.00	-518.85	-22.08	5,737.70	4,700.00	-1,037.70	-22.08	28,200.00
6190	TOTAL CLEANING	3,115.74	2,350.00	-765.74	-32.58	5,984.59	4,700.00	-1,284.59	-27.33	28,200.00
6200	REPAIRS & MAINTENANCE									
6207	Appliance Repair	373.95	350.00	-23.95	-6.84	505.42	700.00	194.58	27.80	4,200.00
6218	Bulbs & Ballast Supplies	1,622.50	150.00	-1,472.50	-981.67	1,764.40	650.00	-1,114.40	-171.45	3,200.00
6225	Electrical	969.84	325.00	-644.84	-198.41	1,889.14	650.00	-1,239.14	-190.64	3,900.00
6235	Fire & Safety	84.57	100.00	15.43	15.43	562.09	200.00	-362.09	-181.04	7,000.00
6236	Gate Repair	110.00	250.00	140.00	56.00	278.00	500.00	222.00	44.40	5,250.00
6240	Glass, Screen & Window Repair	1,183.34	50.00	-1,133.34	-2,266.68	1,415.34	100.00	-1,315.34	-1,315.34	600.00
6280	HVAC Repairs	857.00	500.00	-357.00	-71.40	2,218.96	1,000.00	-1,218.96	-121.90	5,100.00
6285	HVAC Supplies	1,130.45	400.00	-730.45	-182.61	1,721.27	800.00	-921.27	-115.16	3,900.00
6300	Keys & Locks	581.76	350.00	-231.76	-66.22	944.91	700.00	-244.91	-34.99	4,200.00
6310	Landscaping	0.00	0.00	0.00	N/A	0.00	2,500.00	2,500.00	100.00	5,000.00
6320	Lawn Maintenance	3,400.00	3,400.00	0.00	0.00	6,750.00	6,800.00	50.00	0.74	40,800.00
6325	Maintenance Supplies	300.33	500.00	199.67	39.93	2,442.44	1,000.00	-1,442.44	-144.24	6,000.00
6410	Plumbing	414.71	1,075.00	660.29	61.42	1,845.40	2,150.00	304.60	14.17	12,900.00
6430	Roof/Structural	0.00	1,000.00	1,000.00	100.00	0.00	2,000.00	2,000.00	100.00	12,000.00
6440	Exterior Repairs	3,450.00	750.00	-2,700.00	-360.00	5,619.75	1,500.00	-4,119.75	-274.65	9,000.00

Budget Comparison

Period = Aug 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6450	Interior Repairs	1,742.22	1,000.00	-742.22	-74.22	5,668.94	2,000.00	-3,668.94	-183.45	12,000.00
6480	Miscellaneous R&M	1,642.82	500.00	-1,142.82	-228.56	2,145.33	1,000.00	-1,145.33	-114.53	6,000.00
6490	TOTAL REPAIRS & MAINTENANCE	17,863.49	10,700.00	-7,163.49	-66.95	35,771.39	24,250.00	-11,521.39	-47.51	141,050.00
6500	CONTRACT SERVICES									
6520	Alarm & Monitoring	286.00	2,000.00	1,714.00	85.70	3,061.00	2,350.00	-711.00	-30.26	10,800.00
6540	Pest Control	675.00	2,500.00	1,825.00	73.00	1,650.00	3,175.00	1,525.00	48.03	15,400.00
6550	Pool Service	337.99	500.00	162.01	32.40	2,956.56	1,000.00	-1,956.56	-195.66	4,600.00
6580	Guard Service	21,444.48	18,500.00	-2,944.48	-15.92	42,694.23	37,000.00	-5,694.23	-15.39	222,000.00
6618	Uniforms	0.00	50.00	50.00	100.00	46.16	100.00	53.84	53.84	600.00
6680	Miscellaneous Services	192.20	250.00	57.80	23.12	192.20	500.00	307.80	61.56	3,000.00
6690	TOTAL CONTRACT SERVICES	22,935.67	23,800.00	864.33	3.63	50,600.15	44,125.00	-6,475.15	-14.67	256,400.00
6800	MAKE READY EXPENSE									
6805	Windows/Blinds/Screens	2,258.75	350.00	-1,908.75	-545.36	3,470.55	700.00	-2,770.55	-395.79	4,200.00
6820	Carpet/Tile Cleaning	1,760.00	800.00	-960.00	-120.00	2,465.00	1,600.00	-865.00	-54.06	9,600.00
6825	Carpet & Tile Replacement	2,823.08	2,000.00	-823.08	-41.15	5,366.44	4,000.00	-1,366.44	-34.16	24,000.00
6830	Cleaning	680.00	400.00	-280.00	-70.00	823.12	800.00	-23.12	-2.89	4,800.00
6870	Dry Wall Repairs	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
6875	Painting	13,072.67	1,500.00	-11,572.67	-771.51	19,141.04	3,000.00	-16,141.04	-538.03	22,000.00
6880	Sheetrock & Drywall Repairs	52.07	0.00	-52.07	N/A	52.07	0.00	-52.07	N/A	0.00
6885	Miscellaneous Make Ready	0.00	250.00	250.00	100.00	417.70	500.00	82.30	16.46	3,000.00
6890	TOTAL MAKE READY EXPENSE	20,646.57	5,425.00	-15,221.57	-280.58	31,735.92	10,850.00	-20,885.92	-192.50	69,100.00
6900	PAYROLL & RELATED EXPENSES									
6902	Property Manager	4,291.66	4,450.00	158.34	3.56	8,583.32	8,900.00	316.68	3.56	53,400.00
6906	Assistant Manager	0.00	2,700.00	2,700.00	100.00	0.00	5,400.00	5,400.00	100.00	32,400.00
6910	Leasing Agent	6,932.71	4,500.00	-2,432.71	-54.06	14,842.94	9,000.00	-5,842.94	-64.92	54,000.00
6913	Maintenance	7,985.78	0.00	-7,985.78	N/A	15,784.94	0.00	-15,784.94	N/A	0.00
6914	Maintenance I	2,646.42	3,623.00	976.58	26.96	6,723.85	7,246.00	522.15	7.21	43,476.00
6919	Maintenance II	0.00	3,146.00	3,146.00	100.00	747.25	6,292.00	5,544.75	88.12	37,752.00

Budget Comparison

Period = Aug 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6920	Housekeeping/Maid Salary	3,580.00	2,080.00	-1,500.00	-72.12	4,320.00	4,160.00	-160.00	-3.85	24,960.00
6922	Make Ready I	0.00	2,520.00	2,520.00	100.00	0.00	5,040.00	5,040.00	100.00	30,240.00
6930	Porter	4,795.00	2,000.00	-2,795.00	-139.75	7,182.00	4,000.00	-3,182.00	-79.55	24,000.00
6952	Payroll Taxes	5,284.26	7,071.60	1,787.34	25.27	11,848.25	14,143.20	2,294.95	16.23	84,859.20
6985	Health Insurance	413.68	1,241.00	827.32	66.67	-310.26	2,482.00	2,792.26	112.50	14,892.00
6997	TOTAL PAYROLL & RELATED EXPENSES	35,929.51	33,331.60	-2,597.91	-7.79	69,722.29	66,663.20	-3,059.09	-4.59	399,979.20
7000	ADMINISTRATIVE EXPENSES									
7004	Accounting/Technology Fees -LBPMI	225.00	225.00	0.00	0.00	450.00	450.00	0.00	0.00	2,700.00
7005	Administrative Fee-LBPMI	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
7007	Answering Service	82.50	75.00	-7.50	-10.00	165.00	150.00	-15.00	-10.00	900.00
7009	Bank Charges	164.07	150.00	-14.07	-9.38	317.62	300.00	-17.62	-5.87	1,800.00
7010	Office Equipment Rental	178.42	425.00	246.58	58.02	376.96	850.00	473.04	55.65	5,100.00
7013	Credit Bureau	398.00	400.00	2.00	0.50	651.70	800.00	148.30	18.54	4,800.00
7016	Employee Mileage,Meals & Education	246.12	400.00	153.88	38.47	850.85	800.00	-50.85	-6.36	4,800.00
7025	Office Expense	407.47	600.00	192.53	32.09	407.47	1,200.00	792.53	66.04	7,200.00
7030	Office Supplies	0.00	0.00	0.00	N/A	1,317.32	0.00	-1,317.32	N/A	0.00
7045	Postage & Overnight Mail	11.62	25.00	13.38	53.52	126.53	50.00	-76.53	-153.06	300.00
7060	Professional Fees	5,365.00	450.00	-4,915.00	-1,092.22	7,030.00	900.00	-6,130.00	-681.11	5,400.00
7070	Telephone	605.05	675.00	69.95	10.36	1,785.04	1,350.00	-435.04	-32.23	8,100.00
7090	TOTAL ADMINISTRATIVE EXPENSES	7,683.25	3,475.00	-4,208.25	-121.10	13,478.49	6,950.00	-6,528.49	-93.94	41,700.00
7100	MANAGEMENT FEES									
7115	Management Fees-LBPMI	15,795.59	12,240.00	-3,555.59	-29.05	31,482.55	24,480.00	-7,002.55	-28.61	146,880.00
7145	TOTAL MANAGEMENT FEES	15,795.59	12,240.00	-3,555.59	-29.05	31,482.55	24,480.00	-7,002.55	-28.61	146,880.00
7150	MARKETING									
7153	Advertising	2,161.40	2,250.00	88.60	3.94	4,782.00	4,500.00	-282.00	-6.27	27,000.00
7154	Customer Relations	603.90	650.00	46.10	7.09	1,355.64	1,300.00	-55.64	-4.28	7,800.00
7160	Leasing Commission	0.00	600.00	600.00	100.00	0.00	1,200.00	1,200.00	100.00	7,200.00
7180	Referral Fees	0.00	400.00	400.00	100.00	400.00	800.00	400.00	50.00	4,800.00

Budget Comparison

Period = Aug 2016

Book = Accrual

		<u>PTD Actual</u>	<u>PTD Budget</u>	<u>Variance</u>	<u>% Var</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>% Var</u>	<u>Annual</u>
7190	TOTAL MARKETING	2,765.30	3,900.00	1,134.70	29.09	6,537.64	7,800.00	1,262.36	16.18	46,800.00
7200	UTILITIES									
7210	Electricity	9,387.98	7,250.00	-2,137.98	-29.49	16,750.88	14,500.00	-2,250.88	-15.52	87,000.00
7212	Electricity-Vacant Space	1,537.26	850.00	-687.26	-80.85	2,479.24	1,700.00	-779.24	-45.84	10,200.00
7230	Water	15,997.79	9,000.00	-6,997.79	-77.75	27,806.77	18,000.00	-9,806.77	-54.48	108,000.00
7235	Sewer	17,469.17	11,000.00	-6,469.17	-58.81	31,404.55	22,000.00	-9,404.55	-42.75	132,000.00
7290	TOTAL UTILITIES	44,392.20	28,100.00	-16,292.20	-57.98	78,441.44	56,200.00	-22,241.44	-39.58	337,200.00
7405	TAXES & INSURANCE									
7460	Property & Liability Insurance	7,881.64	7,882.00	0.36	0.00	15,763.31	15,764.00	0.69	0.00	94,584.00
7490	TOTAL TAXES & INSURANCE	7,881.64	7,882.00	0.36	0.00	15,763.31	15,764.00	0.69	0.00	94,584.00
7599	TOTAL OPERATING EXPENSES	179,008.96	131,203.60	-47,805.36	-36.44	339,517.77	261,782.20	-77,735.57	-29.69	1,561,893.20
8275	NET OPERATING INCOME	103,296.02	138,531.10	-35,235.08	-25.43	226,845.59	280,803.90	-53,958.31	-19.22	1,680,090.00
8299	NON OPERATING									
8970	NET AFTER NON OPERATING	103,296.02	138,531.10	-35,235.08	-25.43	226,845.59	280,803.90	-53,958.31	-19.22	1,680,090.00
9550	ESCROW AND RESERVE									
9556	Reserve Replacement	0.00	11,900.00	11,900.00	100.00	0.00	23,800.00	23,800.00	100.00	142,800.00
9563	NET ESCROW AND RESERVE	0.00	11,900.00	11,900.00	100.00	0.00	23,800.00	23,800.00	100.00	142,800.00
9601	CAPITAL & RESERVE REPLACEMENT EXPENDITURES									
9605	Appliance Purchase	0.00	600.00	600.00	100.00	0.00	1,200.00	1,200.00	100.00	7,200.00
9606	Exterior Improvements	0.00	12,000.00	12,000.00	100.00	0.00	44,000.00	44,000.00	100.00	121,750.00
9607	Interior Improvements	0.00	2,000.00	2,000.00	100.00	0.00	4,000.00	4,000.00	100.00	24,000.00
9620	HVAC Replacement	0.00	650.00	650.00	100.00	900.00	1,300.00	400.00	30.77	3,900.00

Budget Comparison

Period = Aug 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9698	TOTAL CAPITAL & RESERVE REPLACEMENT EXPENDITURES	0.00	15,250.00	15,250.00	100.00	900.00	50,500.00	49,600.00	98.22	156,850.00
9795	NET BEFORE DEPRECIATION & AMORTIZATION	103,296.02	111,381.10	-8,085.08	-7.26	225,945.59	206,503.90	19,441.69	9.41	1,380,440.00
9800	DEPRECIATION & AMORTIZATION									
9802	Depreciation Expense	95,942.17	0.00	-95,942.17	N/A	191,884.34	0.00	-191,884.34	N/A	0.00
9850	TOTAL DEPRECIATION & AMORTIZATION	95,942.17	0.00	-95,942.17	N/A	191,884.34	0.00	-191,884.34	N/A	0.00
9997	NET INCOME (LOSS)	7,353.85	111,381.10	-104,027.25	-93.40	34,061.25	206,503.90	-172,442.65	-83.51	1,380,440.00



Village de Jardin Trend Report

July 01, 2016 to September 30, 2016

Down Units	Average Occupied Percent	Average Occupied Units	Average Vacant Units	Average Vacant 1BR	Average Vacant 2BR	Model Units	Total Move Ins	Total Move Outs	Total Move Out Notice	Total Pre Leased Units	Forecasted Occupancy Percent
July, 2016											
0	99%	222	2	1	1	0	1	2	25	12	98%
August, 2016											
0	98%	220	4	3	1	0	9	8	0	13	100%
September, 2016											
0	100%	224	0	0	0	0	0	0	0	0	100%



Property Address: 8800 Lake Forest Blvd
New Orleans, LA 70127

Total Units: 224
1 Bedrooms: 134
2 Bedrooms: 90

Property Manager: Tennille Esnault
Property Manager Email:
tesnault@latterblumpm.com
Property Manager Phone: 504-309-8011

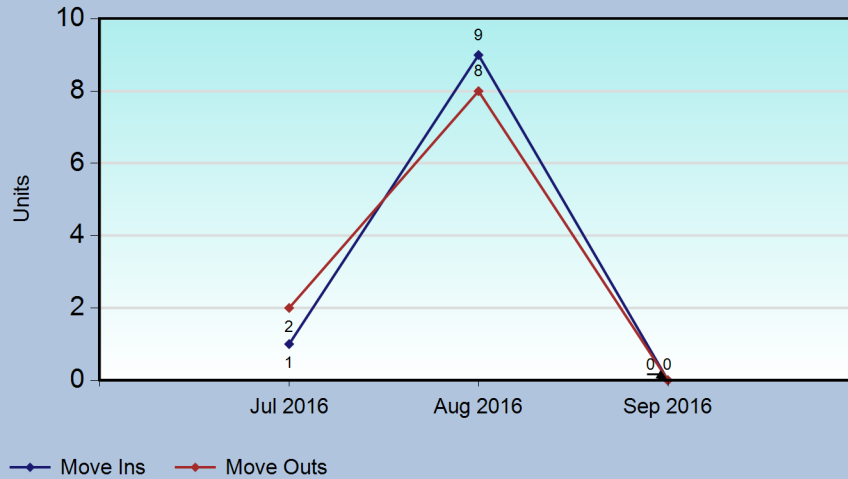
Management Company: Latter & Blum
Christopher Riggs
criggs@latterblumpm.com



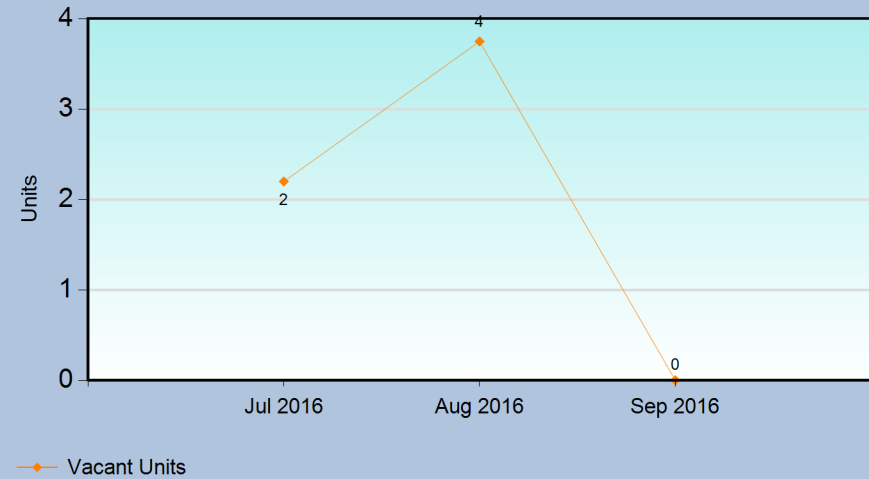
Village de Jardin Trend Report

July 01, 2016 to September 30, 2016

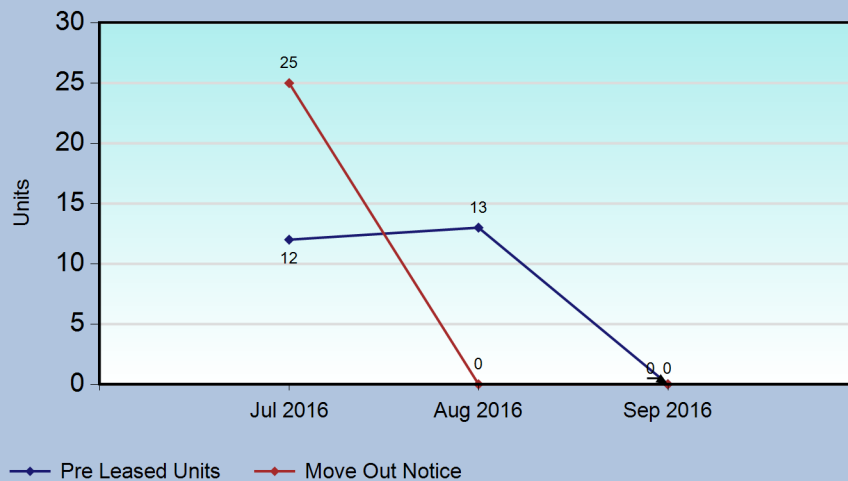
Move In vs Move Outs



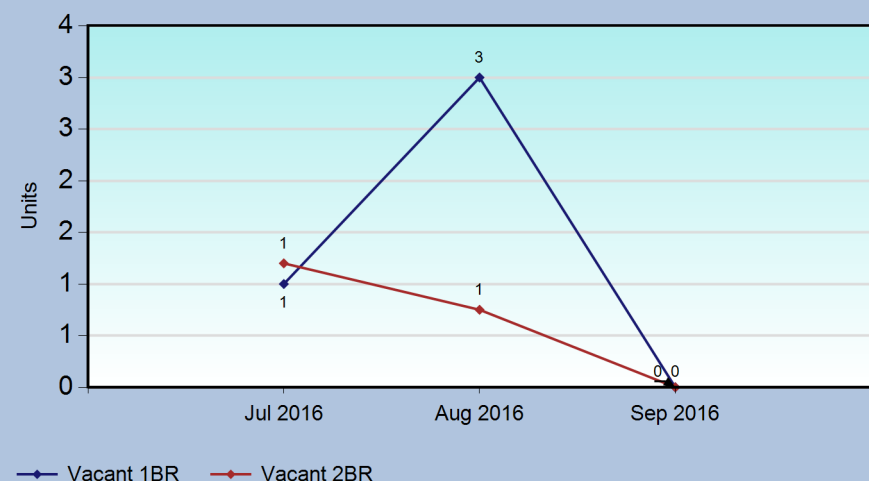
Vacant Units



Pre-Lease Units vs Move Out Notice



Vacant Units by Bedrooms



Budget Comparison

Period = Aug 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5010	REVENUE									
5020	RENTAL INCOME									
5047	Rent-Agency	16,765.00	16,250.00	515.00	3.17	33,672.00	32,500.00	1,172.00	3.61	195,000.00
5050	Market Rent	137,035.00	137,550.00	-515.00	-0.37	273,928.00	275,100.00	-1,172.00	-0.43	1,650,600.00
5051	Less-Vacancy	-2,645.00	-7,690.00	5,045.00	65.60	-4,433.71	-15,380.00	10,946.29	71.17	-92,280.00
5052	Loss/Gain to Lease	6,840.00	6,000.00	840.00	14.00	13,280.00	12,000.00	1,280.00	10.67	72,000.00
5054	Less-Employee Apartments	0.00	-900.00	900.00	100.00	0.00	-1,800.00	1,800.00	100.00	-10,800.00
5060	Less-Concessions	-900.00	0.00	-900.00	N/A	-1,800.00	0.00	-1,800.00	N/A	0.00
5066	Write-Offs/Bad Debt Allowance	-450.00	-300.00	-150.00	-50.00	-450.00	-600.00	150.00	25.00	-3,600.00
5072	Prior Month Rent Adjustments	25.00	0.00	25.00	N/A	75.00	0.00	75.00	N/A	0.00
5081	TOTAL RENTAL INCOME	156,670.00	150,910.00	5,760.00	3.82	314,271.29	301,820.00	12,451.29	4.13	1,810,920.00
5170	TENANT OTHER INCOME									
5182	Locks & Keys	114.71	0.00	114.71	N/A	124.71	0.00	124.71	N/A	0.00
5200	Security Deposit Forfeits	500.00	300.00	200.00	66.67	1,050.00	300.00	750.00	250.00	2,100.00
5210	Late Fees	850.00	700.00	150.00	21.43	1,700.00	1,400.00	300.00	21.43	8,400.00
5220	NSF Fees	0.00	35.00	-35.00	-100.00	0.00	35.00	-35.00	-100.00	210.00
5230	Application Fees	140.00	0.00	140.00	N/A	280.00	0.00	280.00	N/A	0.00
5235	Cleaning, Damages, etc	630.00	100.00	530.00	530.00	720.00	175.00	545.00	311.43	1,050.00
5240	Month-to-Month Fees	175.00	125.00	50.00	40.00	350.00	250.00	100.00	40.00	1,500.00
5270	Pet Fees	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	900.00
5297	TOTAL TENANT OTHER INCOME	2,409.71	1,260.00	1,149.71	91.25	4,224.71	2,160.00	2,064.71	95.59	14,160.00
5500	OTHER INCOME									
5560	Laundry Income	2,053.70	850.00	1,203.70	141.61	2,053.70	1,700.00	353.70	20.81	10,200.00
5590	Miscellaneous Income	0.00	2,800.00	-2,800.00	-100.00	0.00	5,600.00	-5,600.00	-100.00	33,600.00
5597	TOTAL OTHER INCOME	2,053.70	3,650.00	-1,596.30	-43.73	2,053.70	7,300.00	-5,246.30	-71.87	43,800.00
5990	TOTAL REVENUE	161,133.41	155,820.00	5,313.41	3.41	320,549.70	311,280.00	9,269.70	2.98	1,868,880.00

Budget Comparison

Period = Aug 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6000	OPERATING EXPENSES									
6100	CLEANING									
6170	Trash Removal	1,252.60	1,250.00	-2.60	-0.21	2,360.20	2,500.00	139.80	5.59	15,000.00
6190	TOTAL CLEANING	1,252.60	1,250.00	-2.60	-0.21	2,360.20	2,500.00	139.80	5.59	15,000.00
6200	REPAIRS & MAINTENANCE									
6207	Appliance Repair	0.00	200.00	200.00	100.00	119.02	400.00	280.98	70.24	2,400.00
6218	Bulbs & Ballast Supplies	0.00	0.00	0.00	N/A	172.52	0.00	-172.52	N/A	0.00
6225	Electrical	761.85	850.00	88.15	10.37	1,496.85	1,700.00	203.15	11.95	10,200.00
6232	Elevator Repairs	1,605.75	725.00	-880.75	-121.48	2,970.59	1,450.00	-1,520.59	-104.87	8,700.00
6235	Fire & Safety	0.00	4,500.00	4,500.00	100.00	0.00	4,545.00	4,545.00	100.00	10,860.00
6280	HVAC Repairs	1,342.96	2,500.00	1,157.04	46.28	1,976.20	5,000.00	3,023.80	60.48	26,700.00
6285	HVAC Supplies	0.00	250.00	250.00	100.00	2,726.73	500.00	-2,226.73	-445.35	3,000.00
6300	Keys & Locks	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
6320	Lawn Maintenance	4,622.73	3,500.00	-1,122.73	-32.08	8,573.16	7,000.00	-1,573.16	-22.47	42,000.00
6325	Maintenance Supplies	650.09	400.00	-250.09	-62.52	1,288.26	800.00	-488.26	-61.03	4,800.00
6410	Plumbing	422.47	500.00	77.53	15.51	2,882.74	1,000.00	-1,882.74	-188.27	6,000.00
6450	Interior Repairs	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	3,000.00
6480	Miscellaneous R&M	0.00	400.00	400.00	100.00	205.00	800.00	595.00	74.38	4,800.00
6490	TOTAL REPAIRS & MAINTENANCE	9,405.85	14,175.00	4,769.15	33.64	22,411.07	23,895.00	1,483.93	6.21	123,660.00
6500	CONTRACT SERVICES									
6520	Alarm & Monitoring	155.00	0.00	-155.00	N/A	952.98	0.00	-952.98	N/A	0.00
6540	Pest Control	4,500.00	1,120.00	-3,380.00	-301.79	5,550.00	2,240.00	-3,310.00	-147.77	13,440.00
6580	Guard Service	16,445.52	10,992.00	-5,453.52	-49.61	32,112.35	21,984.00	-10,128.35	-46.07	131,904.00
6615	Termite Treatment & Renewal	0.00	2,000.00	2,000.00	100.00	0.00	2,000.00	2,000.00	100.00	4,000.00
6618	Uniforms	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	1,200.00
6690	TOTAL CONTRACT SERVICES	21,100.52	14,112.00	-6,988.52	-49.52	38,615.33	26,374.00	-12,241.33	-46.41	150,544.00
6800	MAKE READY EXPENSE									
6805	Windows/Blinds/Screens	38.15	35.00	-3.15	-9.00	38.15	70.00	31.85	45.50	420.00

Budget Comparison

Period = Aug 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6820	Carpet/Tile Cleaning	887.01	2,000.00	1,112.99	55.65	887.01	2,050.00	1,162.99	56.73	8,400.00
6830	Cleaning	1,610.47	300.00	-1,310.47	-436.82	2,092.47	600.00	-1,492.47	-248.74	3,600.00
6870	Dry Wall Repairs	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	900.00
6875	Painting	34.19	600.00	565.81	94.30	34.19	1,200.00	1,165.81	97.15	7,200.00
6885	Miscellaneous Make Ready	0.00	65.00	65.00	100.00	0.00	130.00	130.00	100.00	780.00
6890	TOTAL MAKE READY EXPENSE	2,569.82	3,075.00	505.18	16.43	3,051.82	4,200.00	1,148.18	27.34	21,300.00
6900	PAYROLL & RELATED EXPENSES									
6902	Property Manager	4,360.00	4,370.83	10.83	0.25	8,795.00	8,741.66	-53.34	-0.61	52,450.00
6906	Assistant Manager	2,128.80	2,920.00	791.20	27.10	4,706.50	5,840.00	1,133.50	19.41	35,040.00
6910	Leasing Agent	2,499.26	2,080.00	-419.26	-20.16	4,873.34	4,160.00	-713.34	-17.15	24,960.00
6914	Maintenance I	1,453.63	3,800.00	2,346.37	61.75	4,200.33	7,600.00	3,399.67	44.73	45,600.00
6919	Maintenance II	4,039.92	2,920.00	-1,119.92	-38.35	7,137.50	5,840.00	-1,297.50	-22.22	35,040.00
6930	Porter	3,694.13	4,000.00	305.87	7.65	7,240.63	8,000.00	759.37	9.49	48,000.00
6952	Payroll Taxes	5,452.73	6,001.50	548.77	9.14	11,085.99	12,003.00	917.01	7.64	72,018.00
6985	Health Insurance	1,034.20	600.00	-434.20	-72.37	2,585.50	1,200.00	-1,385.50	-115.46	7,200.00
6997	TOTAL PAYROLL & RELATED EXPENSES	24,662.67	26,692.33	2,029.66	7.60	50,624.79	53,384.66	2,759.87	5.17	320,308.00
7000	ADMINISTRATIVE EXPENSES									
7004	Accounting/Technology Fees -LBPMI	225.00	225.00	0.00	0.00	450.00	450.00	0.00	0.00	2,700.00
7005	Administrative Fee-LBPMI	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
7009	Bank Charges	95.86	85.00	-10.86	-12.78	188.04	170.00	-18.04	-10.61	1,020.00
7010	Office Equipment Rental	210.29	300.00	89.71	29.90	440.61	600.00	159.39	26.56	3,600.00
7013	Credit Bureau	172.70	125.00	-47.70	-38.16	172.70	250.00	77.30	30.92	1,500.00
7016	Employee Mileage, Meals & Education	292.63	250.00	-42.63	-17.05	406.07	500.00	93.93	18.79	3,000.00
7025	Office Expense	0.00	275.00	275.00	100.00	0.00	550.00	550.00	100.00	3,300.00
7030	Office Supplies	52.11	0.00	-52.11	N/A	285.91	0.00	-285.91	N/A	0.00
7045	Postage & Overnight Mail	0.00	25.00	25.00	100.00	8.84	50.00	41.16	82.32	300.00
7060	Professional Fees	0.00	0.00	0.00	N/A	-250.00	625.00	875.00	140.00	1,625.00
7070	Telephone	693.99	1,050.00	356.01	33.91	3,180.67	2,100.00	-1,080.67	-51.46	12,600.00

Budget Comparison

Period = Aug 2016

Book = Accrual

		<u>PTD Actual</u>	<u>PTD Budget</u>	<u>Variance</u>	<u>% Var</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>% Var</u>	<u>Annual</u>
7090	TOTAL ADMINISTRATIVE EXPENSES	1,742.58	2,385.00	642.42	26.94	4,882.84	5,395.00	512.16	9.49	30,245.00
7100	MANAGEMENT FEES									
7115	Management Fees-LBPMI	8,669.21	6,720.00	-1,949.21	-29.01	17,355.42	13,440.00	-3,915.42	-29.13	80,640.00
7145	TOTAL MANAGEMENT FEES	8,669.21	6,720.00	-1,949.21	-29.01	17,355.42	13,440.00	-3,915.42	-29.13	80,640.00
7150	MARKETING									
7153	Advertising	1,101.75	1,800.00	698.25	38.79	2,607.89	3,600.00	992.11	27.56	21,600.00
7154	Customer Relations	590.96	250.00	-340.96	-136.38	661.96	500.00	-161.96	-32.39	3,000.00
7160	Leasing Commission	0.00	300.00	300.00	100.00	0.00	600.00	600.00	100.00	3,600.00
7165	Leasing Expense	-100.00	200.00	300.00	150.00	-200.00	400.00	600.00	150.00	2,900.00
7180	Referral Fees	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
7190	TOTAL MARKETING	1,592.71	2,550.00	957.29	37.54	3,069.85	5,100.00	2,030.15	39.81	31,600.00
7200	UTILITIES									
7210	Electricity	31,088.06	19,000.00	-12,088.06	-63.62	67,143.08	38,000.00	-29,143.08	-76.69	228,000.00
7212	Electricity-Vacant Space	75.37	50.00	-25.37	-50.74	25.37	100.00	74.63	74.63	600.00
7230	Water	13,788.14	5,500.00	-8,288.14	-150.69	10,688.14	11,000.00	311.86	2.84	66,000.00
7235	Sewer	12,750.05	7,500.00	-5,250.05	-70.00	11,250.05	15,000.00	3,749.95	25.00	90,000.00
7289	Utilities - Reimbursements	-3,832.37	0.00	3,832.37	N/A	-5,305.78	0.00	5,305.78	N/A	0.00
7290	TOTAL UTILITIES	53,869.25	32,050.00	-21,819.25	-68.08	83,800.86	64,100.00	-19,700.86	-30.73	384,600.00
7405	TAXES & INSURANCE									
7460	Property & Liability Insurance	8,789.89	8,789.00	-0.89	-0.01	17,579.81	17,578.00	-1.81	-0.01	105,468.00
7490	TOTAL TAXES & INSURANCE	8,789.89	8,789.00	-0.89	-0.01	17,579.81	17,578.00	-1.81	-0.01	105,468.00
7599	TOTAL OPERATING EXPENSES	133,655.10	111,798.33	-21,856.77	-19.55	243,751.99	215,966.66	-27,785.33	-12.87	1,263,365.00
8275	NET OPERATING INCOME	27,478.31	44,021.67	-16,543.36	-37.58	76,797.71	95,313.34	-18,515.63	-19.43	605,515.00
8299	NON OPERATING									

Budget Comparison

Period = Aug 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8970	NET AFTER NON OPERATING	27,478.31	44,021.67	-16,543.36	-37.58	76,797.71	95,313.34	-18,515.63	-19.43	605,515.00
9550	ESCROW AND RESERVE									
9556	Reserve Replacement	0.00	4,667.00	4,667.00	100.00	0.00	9,334.00	9,334.00	100.00	56,004.00
9563	NET ESCROW AND RESERVE	0.00	4,667.00	4,667.00	100.00	0.00	9,334.00	9,334.00	100.00	56,004.00
9601	CAPITAL & RESERVE REPLACEMENT EXPENDITURES									
9605	Appliance Purchase	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	800.00
9606	Exterior Improvements	0.00	3,750.00	3,750.00	100.00	0.00	6,000.00	6,000.00	100.00	10,500.00
9607	Interior Improvements	0.00	0.00	0.00	N/A	0.00	750.00	750.00	100.00	4,500.00
9610	Carpet Replacement	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,600.00
9698	TOTAL CAPITAL & RESERVE REPLACEMENT EXPENDITURES	0.00	3,750.00	3,750.00	100.00	0.00	6,750.00	6,750.00	100.00	19,400.00
9795	NET BEFORE DEPRECIATION & AMORTIZATION	27,478.31	35,604.67	-8,126.36	-22.82	76,797.71	79,229.34	-2,431.63	-3.07	530,111.00
9800	DEPRECIATION & AMORTIZATION									
9802	Depreciation Expense	106,974.94	0.00	-106,974.94	N/A	213,949.88	0.00	-213,949.88	N/A	0.00
9850	TOTAL DEPRECIATION & AMORTIZATION	106,974.94	0.00	-106,974.94	N/A	213,949.88	0.00	-213,949.88	N/A	0.00
9997	NET INCOME (LOSS)	-79,496.63	35,604.67	-115,101.30	-323.28	-137,152.17	79,229.34	-216,381.51	-273.11	530,111.00



Mid City Gardens Trend Report

July 01, 2016 to September 30, 2016

Down Units	Average Occupied Percent	Average Occupied Units	Average Vacant Units	Average Vacant 1BR	Average Vacant 2BR	Average Vacant 3BR	Model Units	Total Move Ins	Total Move Outs	Total Move Out Notice	Total Pre Leased Units	Forecasted Occupancy Percent
July, 2016												
0	85%	51	9	1	7	1	0	2	1	5	6	86%
August, 2016												
0	89%	53	7	1	5	1	0	4	2	4	7	90%
September, 2016												
0	92%	55	5	2	3	1	60	5	2	1	7	94%



Property Address: 1690 North Blvd
Baton Rouge, LA 70802

Total Units: 60
1 Bedrooms: 16
2 Bedrooms: 24
3 Bedrooms: 20

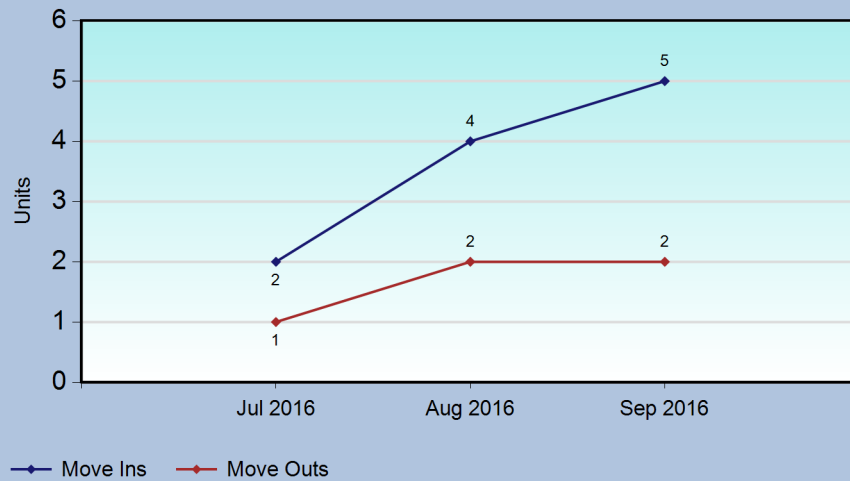
Management Company: Latter & Blum
Property Manager: Sylvia Dunn
Property Manager Email: midcitygardens@latterblumpm.com
Property Manager Phone: 225-302-5544



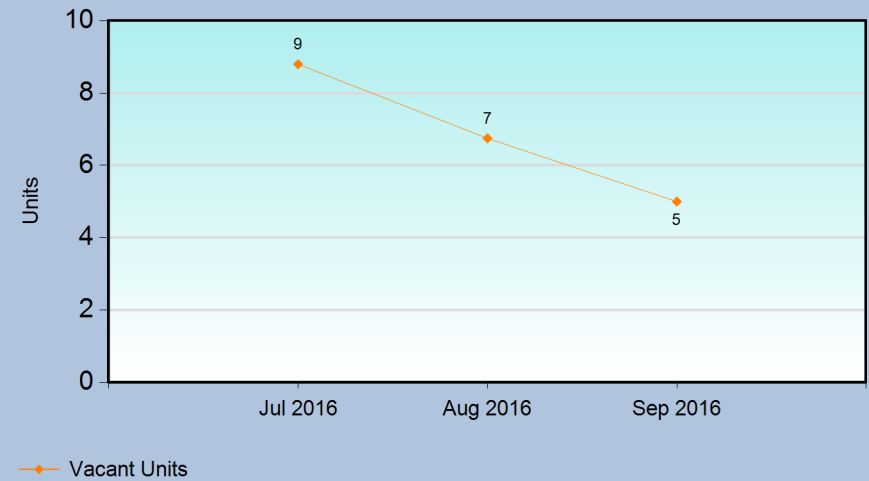
Mid City Gardens Trend Report

July 01, 2016 to September 30, 2016

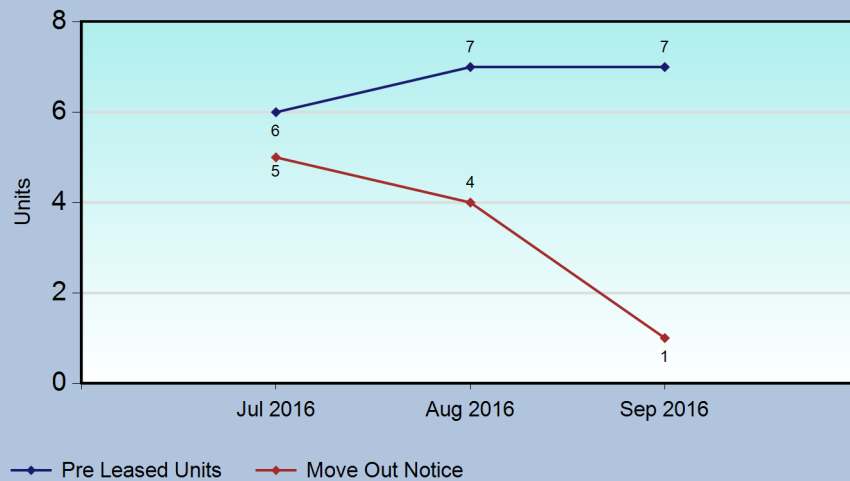
Move In vs Move Outs



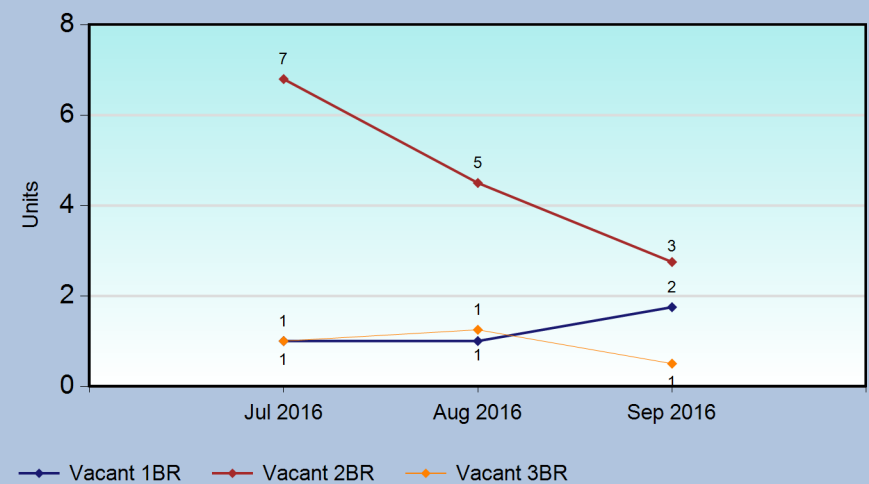
Vacant Units



Pre-Lease Units vs Move Out Notice



Vacant Units by Bedrooms



Budget Comparison

Period = Aug 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5010	REVENUE									
5020	RENTAL INCOME									
5047	Rent-Agency	3,062.00	3,432.00	-370.00	-10.78	6,124.00	6,864.00	-740.00	-10.78	41,184.00
5050	Market Rent	38,796.00	41,063.00	-2,267.00	-5.52	77,592.00	331,816.00	-254,224.00	-76.62	492,756.00
5051	Less-Vacancy	-4,542.00	-3,577.00	-965.00	-26.98	-10,693.00	-18,808.00	8,115.00	43.15	-42,924.00
5052	Loss/Gain to Lease	-894.00	0.00	-894.00	N/A	-1,788.00	0.00	-1,788.00	N/A	0.00
5072	Prior Month Rent	545.01	0.00	545.01	N/A	615.01	0.00	615.01	N/A	0.00
	Adjustments									
5081	TOTAL RENTAL INCOME	36,967.01	40,918.00	-3,950.99	-9.66	71,850.01	319,872.00	-248,021.99	-77.54	491,016.00
5170	TENANT OTHER INCOME									
5200	Security Deposit Forfeits	0.00	350.00	-350.00	-100.00	0.00	1,600.00	-1,600.00	-100.00	4,200.00
5210	Late Fees	1,050.00	650.00	400.00	61.54	2,150.00	3,400.00	-1,250.00	-36.76	7,800.00
5220	NSF Fees	0.00	0.00	0.00	N/A	0.00	150.00	-150.00	-100.00	0.00
5230	Application Fees	245.00	70.00	175.00	250.00	700.00	770.00	-70.00	-9.09	840.00
5235	Cleaning, Damages, etc	45.00	280.00	-235.00	-83.93	45.00	2,210.00	-2,165.00	-97.96	3,360.00
5297	TOTAL TENANT OTHER INCOME	1,340.00	1,350.00	-10.00	-0.74	2,895.00	8,130.00	-5,235.00	-64.39	16,200.00
5500	OTHER INCOME									
5560	Laundry Income	30.00	100.00	-70.00	-70.00	65.00	950.00	-885.00	-93.16	1,200.00
5590	Miscellaneous Income	0.00	0.00	0.00	N/A	0.00	150.00	-150.00	-100.00	0.00
5597	TOTAL OTHER INCOME	30.00	100.00	-70.00	-70.00	65.00	1,100.00	-1,035.00	-94.09	1,200.00
5990	TOTAL REVENUE	38,337.01	42,368.00	-4,030.99	-9.51	74,810.01	329,102.00	-254,291.99	-77.27	508,416.00
6000	OPERATING EXPENSES									
6100	CLEANING									
6170	Trash Removal	399.94	425.00	25.06	5.90	514.88	4,050.00	3,535.12	87.29	4,950.00
6190	TOTAL CLEANING	399.94	425.00	25.06	5.90	514.88	4,050.00	3,535.12	87.29	4,950.00
6200	REPAIRS & MAINTENANCE									

Budget Comparison

Period = Aug 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6207	Appliance Repair	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00
6218	Bulbs & Ballast Supplies	206.64	150.00	-56.64	-37.76	275.65	600.00	324.35	54.06	1,800.00
6225	Electrical	0.00	50.00	50.00	100.00	0.00	700.00	700.00	100.00	600.00
6230	Elevator Contract	248.62	290.00	41.38	14.27	573.24	2,080.00	1,506.76	72.44	3,480.00
6235	Fire & Safety	0.00	350.00	350.00	100.00	0.00	1,000.00	1,000.00	100.00	1,100.00
6236	Gate Repair	249.50	300.00	50.50	16.83	329.50	600.00	270.50	45.08	3,600.00
6280	HVAC Repairs	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	0.00
6285	HVAC Supplies	139.47	300.00	160.53	53.51	295.04	1,800.00	1,504.96	83.61	2,400.00
6300	Keys & Locks	4.29	100.00	95.71	95.71	4.29	200.00	195.71	97.86	1,200.00
6310	Landscaping	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	500.00
6320	Lawn Maintenance	2,233.33	2,410.00	176.67	7.33	4,641.66	15,020.00	10,378.34	69.10	28,920.00
6325	Maintenance Supplies	184.28	300.00	115.72	38.57	377.10	2,100.00	1,722.90	82.04	3,600.00
6347	Parking - Space Expense	0.00	0.00	0.00	N/A	0.00	1,800.00	1,800.00	100.00	0.00
6360	Painting	0.00	0.00	0.00	N/A	12.34	0.00	-12.34	N/A	0.00
6410	Plumbing	38.59	100.00	61.41	61.41	840.75	800.00	-40.75	-5.09	1,200.00
6490	TOTAL REPAIRS & MAINTENANCE	3,304.72	4,400.00	1,095.28	24.89	7,349.57	28,300.00	20,950.43	74.03	49,000.00
6500	CONTRACT SERVICES									
6520	Alarm & Monitoring	210.00	210.00	0.00	0.00	420.00	420.00	0.00	0.00	2,520.00
6540	Pest Control	100.00	100.00	0.00	0.00	200.00	920.00	720.00	78.26	1,200.00
6580	Guard Service	9,109.99	2,400.00	-6,709.99	-279.58	18,691.74	63,000.00	44,308.26	70.33	28,800.00
6615	Termite Treatment & Renewal	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	750.00
6618	Uniforms	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
6690	TOTAL CONTRACT SERVICES	9,419.99	2,710.00	-6,709.99	-247.60	19,311.74	64,840.00	45,528.26	70.22	33,770.00
6800	MAKE READY EXPENSE									
6805	Windows/Blinds/Screens	66.00	0.00	-66.00	N/A	66.00	0.00	-66.00	N/A	200.00
6820	Carpet/Tile Cleaning	116.50	200.00	83.50	41.75	116.50	1,900.00	1,783.50	93.87	2,400.00
6830	Cleaning	0.00	200.00	200.00	100.00	195.00	1,900.00	1,705.00	89.74	2,400.00
6875	Painting	2,300.00	0.00	-2,300.00	N/A	2,300.00	3,000.00	700.00	23.33	0.00
6880	Sheetrock & Drywall Repairs	0.00	0.00	0.00	N/A	0.00	700.00	700.00	100.00	400.00

Budget Comparison

Period = Aug 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6890	TOTAL MAKE READY EXPENSE	2,482.50	400.00	-2,082.50	-520.62	2,677.50	7,500.00	4,822.50	64.30	5,400.00
6900	PAYROLL & RELATED EXPENSES									
6902	Property Manager	2,916.66	2,916.67	0.01	0.00	5,833.32	22,843.34	17,010.02	74.46	35,000.04
6906	Assistant Manager	0.00	0.00	0.00	N/A	0.00	9,000.00	9,000.00	100.00	0.00
6913	Maintenance	2,965.22	2,816.00	-149.22	-5.30	5,853.33	21,382.00	15,528.67	72.62	34,693.12
6920	Housekeeping/Maid Salary	779.64	780.00	0.36	0.05	1,532.16	5,880.00	4,347.84	73.94	9,360.00
6952	Payroll Taxes	1,998.45	1,953.80	-44.65	-2.29	3,965.64	16,435.60	12,469.96	75.87	23,715.92
6985	Health Insurance	413.68	400.00	-13.68	-3.42	827.36	3,200.00	2,372.64	74.14	4,800.00
6997	TOTAL PAYROLL & RELATED EXPENSES	9,073.65	8,866.47	-207.18	-2.34	18,011.81	78,740.94	60,729.13	77.13	107,569.08
7000	ADMINISTRATIVE EXPENSES									
7004	Accounting/Technology Fees -LBPMI	225.00	225.00	0.00	0.00	450.00	1,500.00	1,050.00	70.00	2,700.00
7005	Administrative Fee-LBPMI	50.00	50.00	0.00	0.00	100.00	400.00	300.00	75.00	600.00
7007	Answering Service	0.00	63.00	63.00	100.00	63.00	486.00	423.00	87.04	756.00
7009	Bank Charges	95.00	75.00	-20.00	-26.67	217.76	600.00	382.24	63.71	900.00
7010	Office Equipment Rental	38.00	40.00	2.00	5.00	76.00	80.00	4.00	5.00	480.00
7013	Credit Bureau	47.65	50.00	2.35	4.70	450.70	550.00	99.30	18.05	600.00
7016	Employee Mileage,Meals & Education	0.00	75.00	75.00	100.00	0.00	450.00	450.00	100.00	1,020.00
7021	Office Rent Expense	750.00	750.00	0.00	0.00	1,500.00	24,300.00	22,800.00	93.83	9,000.00
7025	Office Expense	50.00	75.00	25.00	33.33	158.00	150.00	-8.00	-5.33	900.00
7030	Office Supplies	131.82	0.00	-131.82	N/A	131.82	450.00	318.18	70.71	0.00
7045	Postage & Overnight Mail	0.00	0.00	0.00	N/A	0.00	60.00	60.00	100.00	40.00
7060	Professional Fees	384.00	128.00	-256.00	-200.00	768.00	976.00	208.00	21.31	1,536.00
7070	Telephone	468.89	620.00	151.11	24.37	1,540.25	4,540.00	2,999.75	66.07	7,440.00
7090	TOTAL ADMINISTRATIVE EXPENSES	2,240.36	2,151.00	-89.36	-4.15	5,455.53	34,542.00	29,086.47	84.21	25,972.00
7100	MANAGEMENT FEES									
7115	Management Fees-LBPMI	1,931.68	2,250.49	318.81	14.17	3,761.95	16,720.98	12,959.03	77.50	27,005.88

Budget Comparison

Period = Aug 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7145	TOTAL MANAGEMENT FEES	1,931.68	2,250.49	318.81	14.17	3,761.95	16,720.98	12,959.03	77.50	27,005.88
7150	MARKETING									
7153	Advertising	358.00	250.00	-108.00	-43.20	876.00	2,000.00	1,124.00	56.20	3,000.00
7154	Customer Relations	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00
7180	Referral Fees	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	0.00
7190	TOTAL MARKETING	358.00	300.00	-58.00	-19.33	876.00	2,550.00	1,674.00	65.65	3,600.00
7200	UTILITIES									
7210	Electricity	5,428.17	4,700.00	-728.17	-15.49	9,014.96	14,200.00	5,185.04	36.51	56,400.00
7212	Electricity-Vacant Space	351.61	160.00	-191.61	-119.76	255.51	1,520.00	1,264.49	83.19	1,920.00
7230	Water	1,308.36	1,200.00	-108.36	-9.03	1,587.96	4,200.00	2,612.04	62.19	14,400.00
7235	Sewer	2,140.48	2,200.00	59.52	2.71	2,337.84	9,800.00	7,462.16	76.14	26,400.00
7242	Internet Service	1,356.96	420.00	-936.96	-223.09	2,023.89	840.00	-1,183.89	-140.94	5,040.00
7290	TOTAL UTILITIES	10,585.58	8,680.00	-1,905.58	-21.95	15,220.16	30,560.00	15,339.84	50.20	104,160.00
7301	NON RECAPTURABLE CLEANING									
7309	Non Recapturable Janitorial Contract	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	0.00
7315	TOTAL NON RECAPTURABLE CLEANING	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	0.00
7359	NON RECAPTURABLE OTHER SERVICES									
7376	Non Recapturable Miscellaneous	0.00	0.00	0.00	N/A	0.00	1,800.00	1,800.00	100.00	0.00
7377	TOTAL NON RECAPTURABLE OTHER SERVICES	0.00	0.00	0.00	N/A	0.00	1,800.00	1,800.00	100.00	0.00
7390	NON RECAPTURABLE UTILITIES									
7391	Non Recapturable Electricity	0.00	0.00	0.00	N/A	0.00	2,000.00	2,000.00	100.00	0.00
7394	Non Recapturable Water	0.00	0.00	0.00	N/A	0.00	400.00	400.00	100.00	0.00
7398	TOTAL NON RECAPTURABLE UTILITIES	0.00	0.00	0.00	N/A	0.00	2,400.00	2,400.00	100.00	0.00

Budget Comparison

Period = Aug 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7399	TOTAL NON RECAPTURABLE EXPENSES	0.00	0.00	0.00	N/A	0.00	5,700.00	5,700.00	100.00	0.00
7405	TAXES & INSURANCE									
7460	Property & Liability Insurance	2,958.58	3,000.00	41.42	1.38	5,917.16	6,000.00	82.84	1.38	36,000.00
7490	TOTAL TAXES & INSURANCE	2,958.58	3,000.00	41.42	1.38	5,917.16	6,000.00	82.84	1.38	36,000.00
7599	TOTAL OPERATING EXPENSES	42,755.00	33,182.96	-9,572.04	-28.85	79,096.30	279,503.92	200,407.62	71.70	397,426.96
8275	NET OPERATING INCOME	-4,417.99	9,185.04	-13,603.03	-148.10	-4,286.29	49,598.08	-53,884.37	-108.64	110,989.04
8299	NON OPERATING									
8970	NET AFTER NON OPERATING	-4,417.99	9,185.04	-13,603.03	-148.10	-4,286.29	49,598.08	-53,884.37	-108.64	110,989.04
9500	DEBT SERVICE									
9510	Interest-1st Mortgage	0.00	0.00	0.00	N/A	0.00	172,614.00	172,614.00	100.00	0.00
9545	TOTAL DEBT SERVICE	0.00	0.00	0.00	N/A	0.00	172,614.00	172,614.00	100.00	0.00
9550	ESCROW AND RESERVE									
9556	Reserve Replacement	0.00	1,500.00	1,500.00	100.00	0.00	3,000.00	3,000.00	100.00	18,000.00
9563	NET ESCROW AND RESERVE	0.00	1,500.00	1,500.00	100.00	0.00	3,000.00	3,000.00	100.00	18,000.00
9601	CAPITAL & RESERVE REPLACEMENT EXPENDITURES									
9605	Appliance Purchase	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,200.00
9610	Carpet Replacement	1,606.32	0.00	-1,606.32	N/A	3,144.02	0.00	-3,144.02	N/A	1,500.00
9620	HVAC Replacement	0.00	0.00	0.00	N/A	0.00	1,300.00	1,300.00	100.00	1,300.00
9698	TOTAL CAPITAL & RESERVE REPLACEMENT EXPENDITURES	1,606.32	0.00	-1,606.32	N/A	3,144.02	1,300.00	-1,844.02	-141.85	4,000.00

Budget Comparison

Period = Aug 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9795	NET BEFORE DEPRECIATION & AMORTIZATION	-6,024.31	7,685.04	-13,709.35	-178.39	-7,430.31	-127,315.92	119,885.61	94.16	88,989.04
9800	DEPRECIATION & AMORTIZATION									
9802	Depreciation Expense	41,815.54	0.00	-41,815.54	N/A	83,631.08	0.00	-83,631.08	N/A	0.00
9850	TOTAL DEPRECIATION & AMORTIZATION	41,815.54	0.00	-41,815.54	N/A	83,631.08	0.00	-83,631.08	N/A	0.00
9997	NET INCOME (LOSS)	-47,839.85	7,685.04	-55,524.89	-722.51	-91,061.39	-127,315.92	36,254.53	28.48	88,989.04