BOARD OF DIRECTORS

Agenda Item 9

Assets & Investments Committee
Dr. Daryl Burckel, Chairman

September 11, 2013

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BOBBY JINDAL
GOVERNOR

FREDERICK TOMBAR, III
EXECUTIVE DIRECTOR

Louisiana Housing Corporation

MEMORANDUM

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

From: Loretta Wallace, Program Administrator

Date: September 4, 2013

Re: Assets & Investments Committee

Notice is hereby given that the **Assets & Investments Committee (AIC) will not meet on Wednesday, September 11, 2013**, by order of AIC Chairman Dr. Daryl V. Burckel.

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

Budget Comparison

Period = Jul 2013
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5010	**REVENUE**									
5020	**RENTAL INCOME**									
5047	Rent-Agency	116,971.82	113,620.00	3,351.82	2.95	116,971.82	113,620.00	3,351.82	2.95	1,363,440.00
5050	Market Rent	181,168.18	184,520.00	-3,351.82	-1.82	181,168.18	184,520.00	-3,351.82	-1.82	2,214,240.00
5051	Less-Vacancy	-8,671.68	-17,888.40	9,216.72	51.52	-8,671.68	-17,888.40	9,216.72	51.52	-217,642.20
5052	Loss/Gain to Lease	-18,791.00	-17,000.00	-1,791.00	-10.54	-18,791.00	-17,000.00	-1,791.00	-10.54	-152,000.00
5053	Less-Model Units/Office/Storage	-1,470.00	-1,470.00	0.00	0.00	-1,470.00	-1,470.00	0.00	0.00	-17,640.00
5054	Less-Employee Apartments	0.00	-795.00	795.00	100.00	0.00	-795.00	795.00	100.00	-9,540.00
5060	Less-Concessions	-1,283.67	-500.00	-783.67	-156.73	-1,283.67	-500.00	-783.67	-156.73	-6,000.00
5061	Additional Rent	857.00	0.00	857.00	N/A	857.00	0.00	857.00	N/A	0.00
5066	Uncollectable/Accelerated	-3,919.00	-7,250.00	3,331.00	45.94	-3,919.00	-7,250.00	3,331.00	45.94	-87,000.00
5067	Agency- Prior Period Adjustment	868.00	0.00	868.00	N/A	868.00	0.00	868.00	N/A	0.00
5072	Prior Period Adjustments	569.49	0.00	569.49	N/A	569.49	0.00	569.49	N/A	0.00
5081	**TOTAL RENTAL INCOME**	**266,299.14**	**253,236.60**	**13,062.54**	**5.16**	**266,299.14**	**253,236.60**	**13,062.54**	**5.16**	**3,087,857.80**
5100	**TENANT OTHER INCOME**									
5182	Locks & Keys	95.00	0.00	95.00	N/A	95.00	0.00	95.00	N/A	0.00
5190	Access/Gate Card Reimb.	150.00	0.00	150.00	N/A	150.00	0.00	150.00	N/A	0.00
5200	Security Deposit Forfeits	-500.00	950.00	-1,450.00	-152.63	-500.00	950.00	-1,450.00	-152.63	11,400.00
5210	Late Fees	2,379.00	1,850.00	529.00	28.59	2,379.00	1,850.00	529.00	28.59	22,200.00
5230	Application Fees	485.00	300.00	185.00	61.67	485.00	300.00	185.00	61.67	3,600.00
5235	Cleaning, Damages, etc	767.00	450.00	317.00	70.44	767.00	450.00	317.00	70.44	5,400.00
5240	Month-to-Month Fees	50.00	100.00	-50.00	-50.00	50.00	100.00	-50.00	-50.00	1,200.00
5250	Legal Fees	734.00	0.00	734.00	N/A	734.00	0.00	734.00	N/A	0.00
5270	Pet Fees	0.00	300.00	-300.00	-100.00	0.00	300.00	-300.00	-100.00	1,800.00
5295	Tenant Reimbursement	0.00	75.00	-75.00	-100.00	0.00	75.00	-75.00	-100.00	900.00
5297	**TOTAL TENANT OTHER INCOME**	**4,160.00**	**4,025.00**	**135.00**	**3.35**	**4,160.00**	**4,025.00**	**135.00**	**3.35**	**46,500.00**
5500	**OTHER INCOME**									
5560	Laundry Income	1,373.99	1,200.00	173.99	14.50	1,373.99	1,200.00	173.99	14.50	14,400.00
5597	**TOTAL OTHER INCOME**	**1,373.99**	**1,200.00**	**173.99**	**14.50**	**1,373.99**	**1,200.00**	**173.99**	**14.50**	**14,400.00**
5880	**OTHER INCOME**									
5884	Administrative Fees	0.00	35.00	-35.00	-100.00	0.00	35.00	-35.00	-100.00	420.00
5898	**TOTAL OTHER INCOME**	**0.00**	**35.00**	**-35.00**	**-100.00**	**0.00**	**35.00**	**-35.00**	**-100.00**	**420.00**

Budget Comparison

Period = Jul 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5899	**TOTAL CORPORATE REVENUE**	**0.00**	**35.00**	**-35.00**	**-100.00**	**0.00**	**35.00**	**-35.00**	**-100.00**	**420.00**
5990	**TOTAL REVENUE**	**271,833.13**	**258,496.60**	**13,336.53**	**5.16**	**271,833.13**	**258,496.60**	**13,336.53**	**5.16**	**3,149,177.80**
6000	**OPERATING EXPENSES**									
6100	**CLEANING**									
6120	Cleaning Supplies	285.87	500.00	214.13	42.83	285.87	500.00	214.13	42.83	6,000.00
6125	Contract Porter/Maid	1,824.00	0.00	-1,824.00	N/A	1,824.00	0.00	-1,824.00	N/A	0.00
6170	Trash Removal	2,817.36	2,500.00	-317.36	-12.69	2,817.36	2,500.00	-317.36	-12.69	30,000.00
6190	**TOTAL CLEANING**	**4,927.23**	**3,000.00**	**-1,927.23**	**-64.24**	**4,927.23**	**3,000.00**	**-1,927.23**	**-64.24**	**36,000.00**
6200	**REPAIRS & MAINTENANCE**									
6207	Appliance Repair	601.69	500.00	-101.69	-20.34	601.69	500.00	-101.69	-20.34	6,000.00
6218	Bulbs & Ballast Supplies	276.45	500.00	223.55	44.71	276.45	500.00	223.55	44.71	6,000.00
6221	Door Repairs & Replacement	2.89	0.00	-2.89	N/A	2.89	0.00	-2.89	N/A	0.00
6225	Electrical	2,178.02	1,000.00	-1,178.02	-117.80	2,178.02	1,000.00	-1,178.02	-117.80	12,000.00
6235	Fire & Safety	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	4,550.00
6236	Gate Repair	0.00	600.00	600.00	100.00	0.00	600.00	600.00	100.00	7,200.00
6238	General Maintenance Supplies	2,090.08	0.00	-2,090.08	N/A	2,090.08	0.00	-2,090.08	N/A	0.00
6240	Glass, Screen & Window Repair	274.72	250.00	-24.72	-9.89	274.72	250.00	-24.72	-9.89	3,000.00
6280	HVAC	160.55	500.00	339.45	67.89	160.55	500.00	339.45	67.89	6,000.00
6285	HVAC Supplies	1,214.35	1,000.00	-214.35	-21.44	1,214.35	1,000.00	-214.35	-21.44	12,000.00
6300	Keys & Locks Supplies	339.40	300.00	-39.40	-13.13	339.40	300.00	-39.40	-13.13	3,600.00
6310	Landscaping	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	2,000.00
6320	Lawn Maintenance	3,650.00	3,650.00	0.00	0.00	3,650.00	3,650.00	0.00	0.00	43,800.00
6325	Maintenance Supplies	78.17	850.00	771.83	90.80	78.17	850.00	771.83	90.80	10,200.00
6327	Tools & Equipment	495.81	0.00	-495.81	N/A	495.81	0.00	-495.81	N/A	0.00
6347	Parking Space Expense	15.60	0.00	-15.60	N/A	15.60	0.00	-15.60	N/A	0.00
6363	Painting Supplies	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	6,000.00
6410	Plumbing	953.45	1,750.00	796.55	45.52	953.45	1,750.00	796.55	45.52	21,000.00
6415	Pool Maintenance & Supplies	1,174.62	0.00	-1,174.62	N/A	1,174.62	0.00	-1,174.62	N/A	0.00
6430	Roof/Structural	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	6,000.00
6440	Exterior Repairs	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	6,000.00
6450	Interior Repairs	359.92	500.00	140.08	28.02	359.92	500.00	140.08	28.02	6,000.00
6480	Miscellaneous Repairs	518.44	500.00	-18.44	-3.69	518.44	500.00	-18.44	-3.69	6,000.00
6490	**TOTAL REPAIRS & MAINTENANCE**	**14,384.16**	**14,000.00**	**-384.16**	**-2.74**	**14,384.16**	**14,000.00**	**-384.16**	**-2.74**	**167,350.00**

Budget Comparison

Period = Jul 2013
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6500	**OTHER SERVICES**									
6520	Alarm & Monitoring	255.80	500.00	244.20	48.84	255.80	500.00	244.20	48.84	6,000.00
6540	Pest Control	500.00	625.00	125.00	20.00	500.00	625.00	125.00	20.00	7,500.00
6550	Pool Service	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	6,000.00
6580	Guard Service	16,704.00	22,000.00	5,296.00	24.07	16,704.00	22,000.00	5,296.00	24.07	264,000.00
6615	Termite Treatment & Renewal	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,850.00
6618	Uniforms	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
6680	Miscellaneous Services	319.57	250.00	-69.57	-27.83	319.57	250.00	-69.57	-27.83	3,000.00
6690	**TOTAL OTHER SERVICES**	**17,779.37**	**23,975.00**	**6,195.63**	**25.84**	**17,779.37**	**23,975.00**	**6,195.63**	**25.84**	**290,550.00**
6800	**MAKE READY EXPENSE**									
6805	Windows/Blinds/Screens	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	6,000.00
6820	Carpet/Tile Cleaning	1,422.51	650.00	-772.51	-118.85	1,422.51	650.00	-772.51	-118.85	7,800.00
6830	Cleaning	0.00	450.00	450.00	100.00	0.00	450.00	450.00	100.00	5,400.00
6870	Dry Wall Repairs	0.00	800.00	800.00	100.00	0.00	800.00	800.00	100.00	9,600.00
6875	Painting	860.71	3,000.00	2,139.29	71.31	860.71	3,000.00	2,139.29	71.31	42,000.00
6880	Sheetrock & Drywall Repairs	500.00	0.00	-500.00	N/A	500.00	0.00	-500.00	N/A	0.00
6885	Miscellaneous Make Ready	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
6890	**TOTAL MAKE READY EXPENSE**	**2,783.22**	**5,650.00**	**2,866.78**	**50.74**	**2,783.22**	**5,650.00**	**2,866.78**	**50.74**	**73,800.00**
6900	**PAYROLL & RELATED EXPENSES**									
6902	Resident Manager	4,166.68	4,300.00	133.32	3.10	4,166.68	4,300.00	133.32	3.10	51,600.00
6906	Assistant Manager	2,454.42	2,557.00	102.58	4.01	2,454.42	2,557.00	102.58	4.01	30,684.00
6910	Leasing Agent	4,106.76	4,617.00	510.24	11.05	4,106.76	4,617.00	510.24	11.05	55,404.00
6913	Maintenance	3,728.75	0.00	-3,728.75	N/A	3,728.75	0.00	-3,728.75	N/A	0.00
6914	Maintenance I	0.00	3,554.00	3,554.00	100.00	0.00	3,554.00	3,554.00	100.00	42,648.00
6919	Maintenance II	6,035.25	3,294.00	-2,741.25	-83.22	6,035.25	3,294.00	-2,741.25	-83.22	39,528.00
6920	Housekeeping/Maid Salary	1,843.82	1,994.00	150.18	7.53	1,843.82	1,994.00	150.18	7.53	23,928.00
6922	Make Ready I	0.00	2,427.00	2,427.00	100.00	0.00	2,427.00	2,427.00	100.00	29,124.00
6930	Porter	0.00	1,733.00	1,733.00	100.00	0.00	1,733.00	1,733.00	100.00	20,796.00
6952	Payroll Taxes	6,835.70	6,094.80	-740.90	-12.16	6,835.70	6,094.80	-740.90	-12.16	73,137.60
6985	Health Insurance	1,200.00	1,200.00	0.00	0.00	1,200.00	1,200.00	0.00	0.00	14,400.00
6997	**TOTAL PAYROLL & RELATED EXPENSE**	**30,371.38**	**31,770.80**	**1,399.42**	**4.40**	**30,371.38**	**31,770.80**	**1,399.42**	**4.40**	**381,249.60**
7000	**ADMINISTRATIVE EXPENSES**									

Budget Comparison

Period = Jul 2013
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7004	Accounting/Bookkeeping Fees	225.00	225.00	0.00	0.00	225.00	225.00	0.00	0.00	2,700.00
7005	Administrative Fee-LBPMI	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
7007	Answering Service	257.60	175.00	-82.60	-47.20	257.60	175.00	-82.60	-47.20	2,100.00
7009	Bank Charges	156.00	100.00	-56.00	-56.00	156.00	100.00	-56.00	-56.00	1,200.00
7010	Copier Contract & Maint. Agreement	196.20	325.00	128.80	39.63	196.20	325.00	128.80	39.63	3,900.00
7013	Credit Bureau	191.35	850.00	658.65	77.49	191.35	850.00	658.65	77.49	10,200.00
7016	Employee Mileage,Meals & Education	40.00	250.00	210.00	84.00	40.00	250.00	210.00	84.00	3,000.00
7017	Employee Parking	41.65	0.00	-41.65	N/A	41.65	0.00	-41.65	N/A	0.00
7030	Office Supplies	679.36	425.00	-254.36	-59.85	679.36	425.00	-254.36	-59.85	5,100.00
7045	Postage & Overnight Mail	62.78	25.00	-37.78	-151.12	62.78	25.00	-37.78	-151.12	300.00
7060	Professional Fees	368.00	1,000.00	632.00	63.20	368.00	1,000.00	632.00	63.20	12,000.00
7070	Telephone	246.16	800.00	553.84	69.23	246.16	800.00	553.84	69.23	9,600.00
7075	Travel & Entertainment	188.00	0.00	-188.00	N/A	188.00	0.00	-188.00	N/A	0.00
7090	**TOTAL ADMINISTRATIVE**	**2,652.10**	**4,225.00**	**1,572.90**	**37.23**	**2,652.10**	**4,225.00**	**1,572.90**	**37.23**	**50,700.00**
7100	**MANAGEMENT FEES**									
7115	Management Fees-LBPMI	11,315.32	10,339.86	-975.46	-9.43	11,315.32	10,339.86	-975.46	-9.43	125,934.10
7145	**TOTAL MANAGEMENT FEES**	**11,315.32**	**10,339.86**	**-975.46**	**-9.43**	**11,315.32**	**10,339.86**	**-975.46**	**-9.43**	**125,934.10**
7150	**MARKETING**									
7153	Advertising	993.40	1,750.00	756.60	43.23	993.40	1,750.00	756.60	43.23	21,000.00
7154	Customer Relations	494.54	300.00	-194.54	-64.85	494.54	300.00	-194.54	-64.85	4,600.00
7160	Leasing Commission	450.00	750.00	300.00	40.00	450.00	750.00	300.00	40.00	11,500.00
7180	Referral Fees	400.00	500.00	100.00	20.00	400.00	500.00	100.00	20.00	6,000.00
7190	**TOTAL MARKETING**	**2,337.94**	**3,300.00**	**962.06**	**29.15**	**2,337.94**	**3,300.00**	**962.06**	**29.15**	**43,100.00**
7200	**UTILITIES**									
7210	Electricity	8,551.20	8,000.00	-551.20	-6.89	8,551.20	8,000.00	-551.20	-6.89	96,000.00
7212	Electricity-Vacant Space	1,733.21	250.00	-1,483.21	-593.28	1,733.21	250.00	-1,483.21	-593.28	3,000.00
7230	Water	7,702.57	7,600.00	-102.57	-1.35	7,702.57	7,600.00	-102.57	-1.35	91,200.00
7235	Sewer	4,776.54	9,200.00	4,423.46	48.08	4,776.54	9,200.00	4,423.46	48.08	110,400.00
7242	Internet Service	207.05	0.00	-207.05	N/A	207.05	0.00	-207.05	N/A	0.00
7290	**TOTAL UTILITIES**	**22,970.57**	**25,050.00**	**2,079.43**	**8.30**	**22,970.57**	**25,050.00**	**2,079.43**	**8.30**	**300,600.00**
7300	**NON RECAPTURABLE EXPENSES**									
7405	**TAXES & INSURANCE**									

Budget Comparison

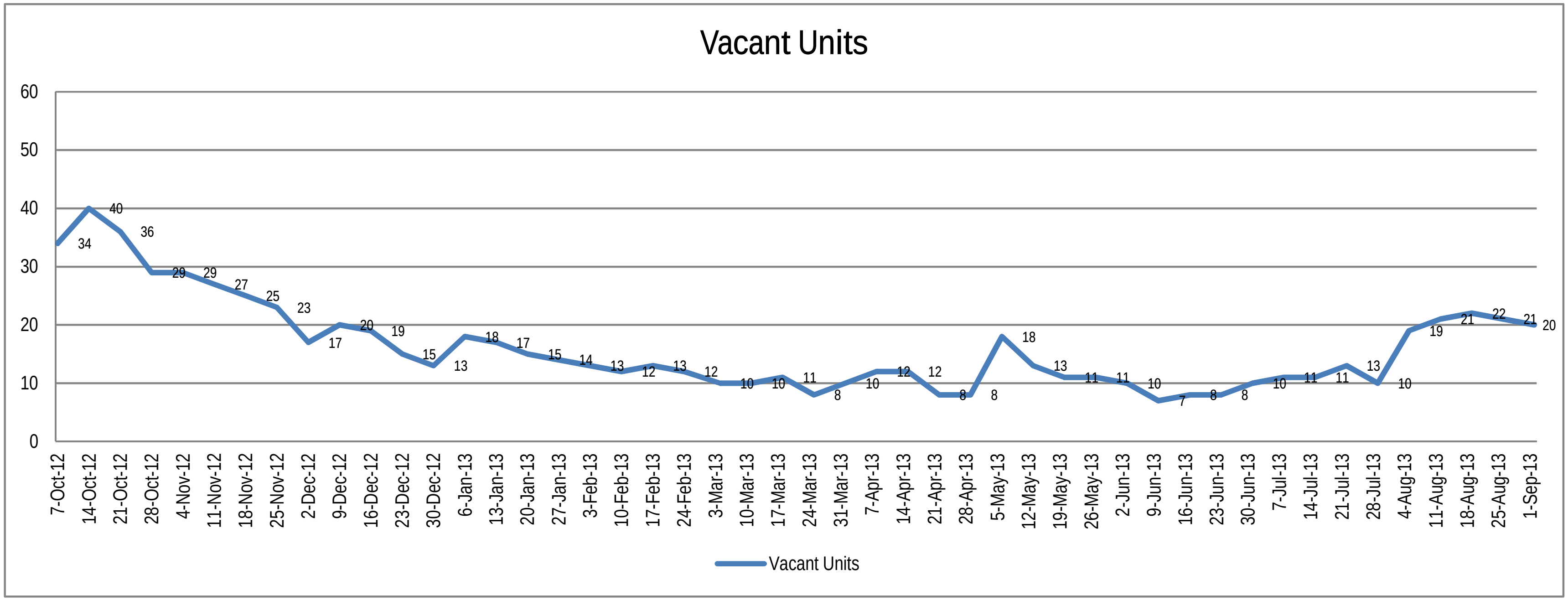
Period = Jul 2013
Book = Accrual

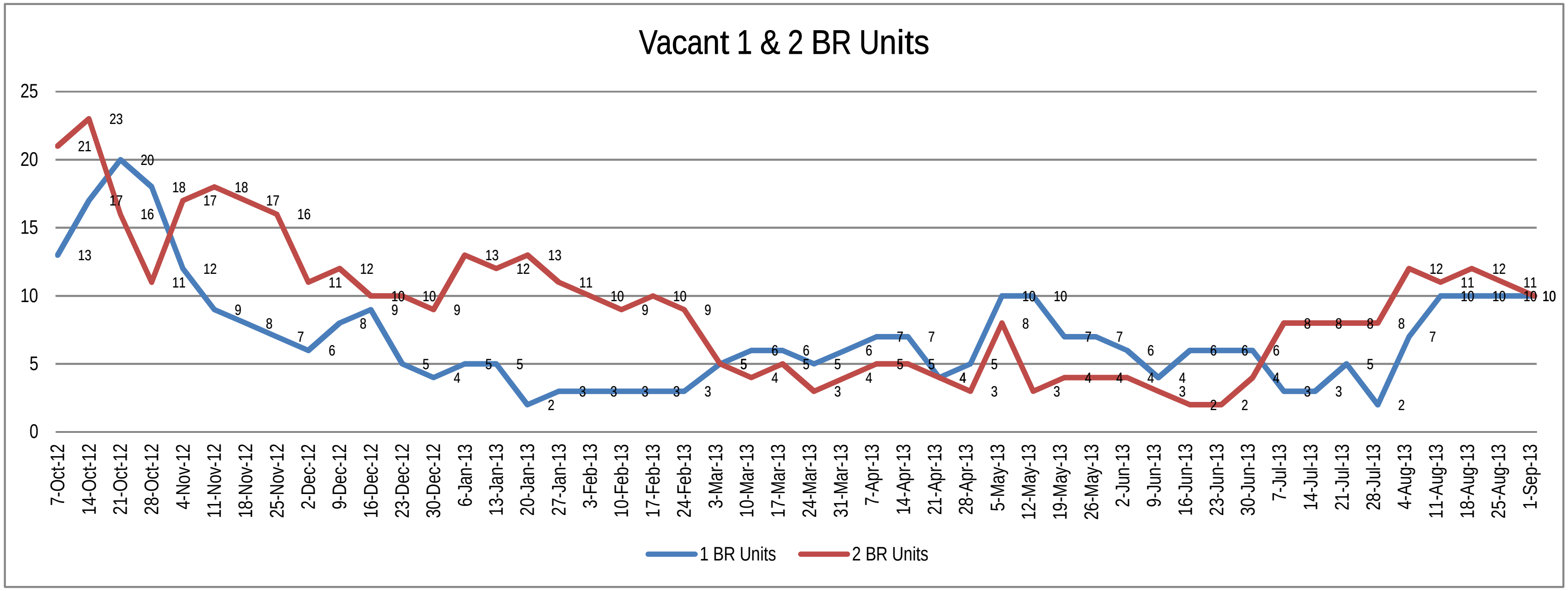
		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7460	Property & Liability Insurance	10,983.79	11,153.00	169.21	1.52	10,983.79	11,153.00	169.21	1.52	133,835.00
7490	**TOTAL TAXES & INSURANCE**	**10,983.79**	**11,153.00**	**169.21**	**1.52**	**10,983.79**	**11,153.00**	**169.21**	**1.52**	**133,835.00**
7599	**TOTAL OPERATING EXPENSES**	**120,505.08**	**132,463.66**	**11,958.58**	**9.03**	**120,505.08**	**132,463.66**	**11,958.58**	**9.03**	**1,603,118.70**
8275	**NET OPERATING INCOME**	**151,328.05**	**126,032.94**	**25,295.11**	**20.07**	**151,328.05**	**126,032.94**	**25,295.11**	**20.07**	**1,546,059.10**
8299	**NON OPERATING**									
8970	**NET AFTER NON OPERATING**	**151,328.05**	**126,032.94**	**25,295.11**	**20.07**	**151,328.05**	**126,032.94**	**25,295.11**	**20.07**	**1,546,059.10**
9601	**RESERVE REPLACEMENT EXPENDITURES**									
9605	Appliance Purchase	2,700.00	400.00	-2,300.00	-575.00	2,700.00	400.00	-2,300.00	-575.00	4,800.00
9610	Carpet Replacement	325.80	2,750.00	2,424.20	88.15	325.80	2,750.00	2,424.20	88.15	33,000.00
9618	Water Heaters	60.00	0.00	-60.00	N/A	60.00	0.00	-60.00	N/A	0.00
9620	HVAC Replacement	2,422.50	650.00	-1,772.50	-272.69	2,422.50	650.00	-1,772.50	-272.69	3,900.00
9660	Exterior Repairs	7,320.46	2,000.00	-5,320.46	-266.02	7,320.46	2,000.00	-5,320.46	-266.02	30,000.00
9670	Interior Repairs	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	6,000.00
9698	**TOTAL CAPITAL & RESERVE REPLACEMENT EXPENDITURES**	**12,828.76**	**6,300.00**	**-6,528.76**	**-103.63**	**12,828.76**	**6,300.00**	**-6,528.76**	**-103.63**	**77,700.00**
9792	**NET CAPITAL & RESERVE REPLACEMENT EXPENSES & REIMB.**	**-12,828.76**	**-6,300.00**	**-6,528.76**	**-103.63**	**-12,828.76**	**-6,300.00**	**-6,528.76**	**-103.63**	**-77,700.00**
9795	**NET BEFORE DEPRECIATION & AMORTIZATION**	**138,499.29**	**119,732.94**	**18,766.35**	**15.67**	**138,499.29**	**119,732.94**	**18,766.35**	**15.67**	**1,468,359.10**
9800	**DEPRECIATION & AMORTIZATION**									
9802	Depreciation Expense	97,500.00	97,500.00	0.00	0.00	97,500.00	97,500.00	0.00	0.00	1,170,000.00
9850	**TOTAL DEPRECIATION & AMORTIZATION**	**97,500.00**	**97,500.00**	**0.00**	**0.00**	**97,500.00**	**97,500.00**	**0.00**	**0.00**	**1,170,000.00**
9997	**NET INCOME (LOSS)**	**40,999.29**	**22,232.94**	**18,766.35**	**84.41**	**40,999.29**	**22,232.94**	**18,766.35**	**84.41**	**298,359.10**

Willowbrook Apartments

Willowbrook Apartments Trend Report

Oct. 7, 2012 to Sept. 1, 2013



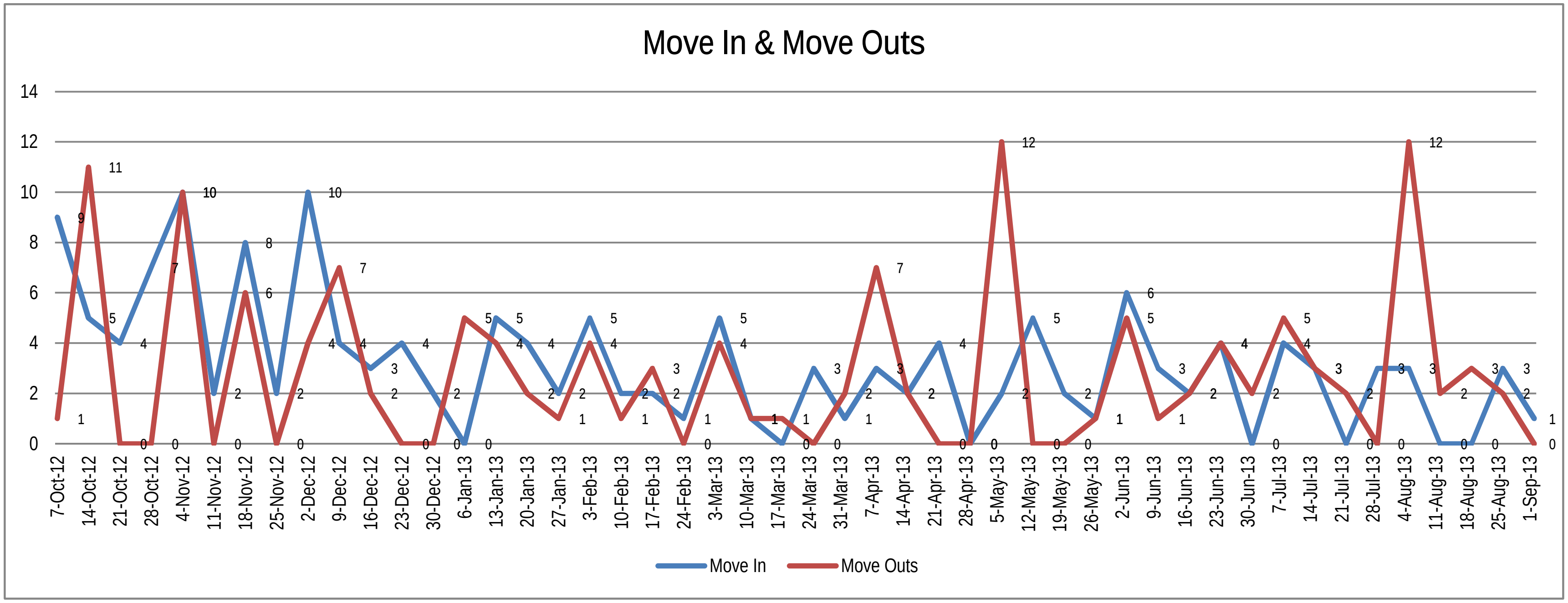


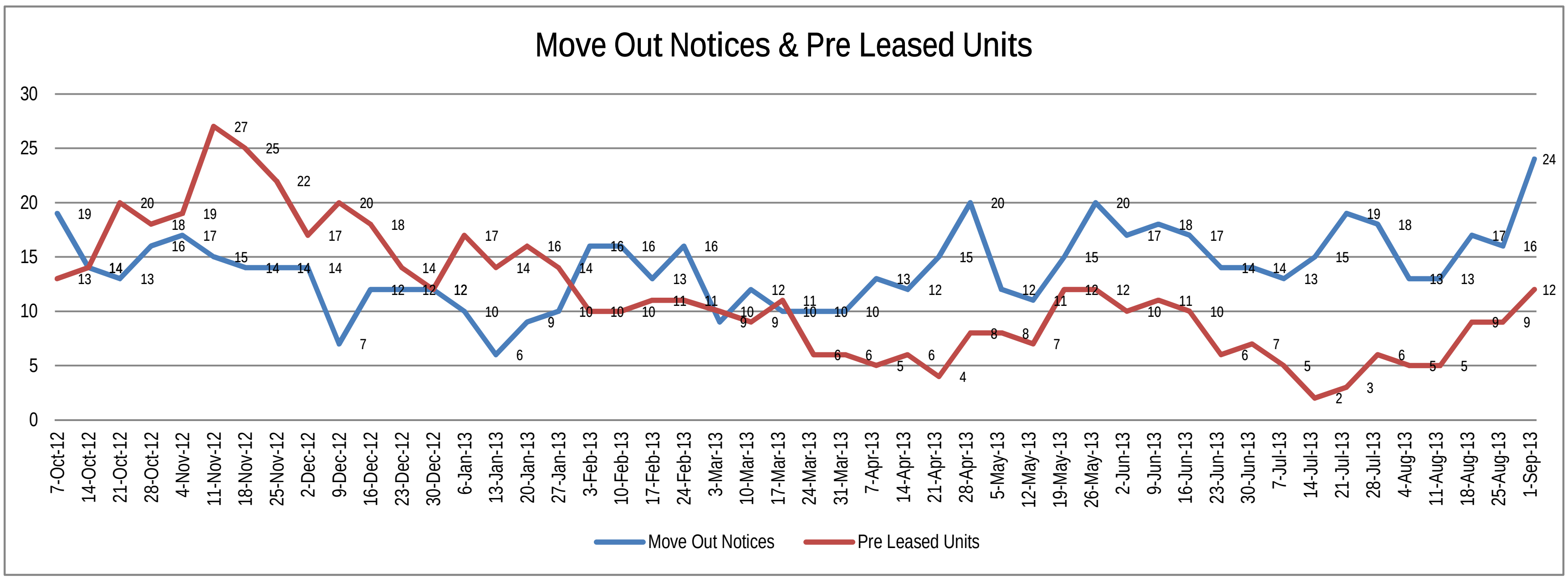
Willowbrook Apartments has 408 units

(2 model units)

Willowbrook Apartments Trend Report

Oct. 7, 2012 to Sept. 1, 2013



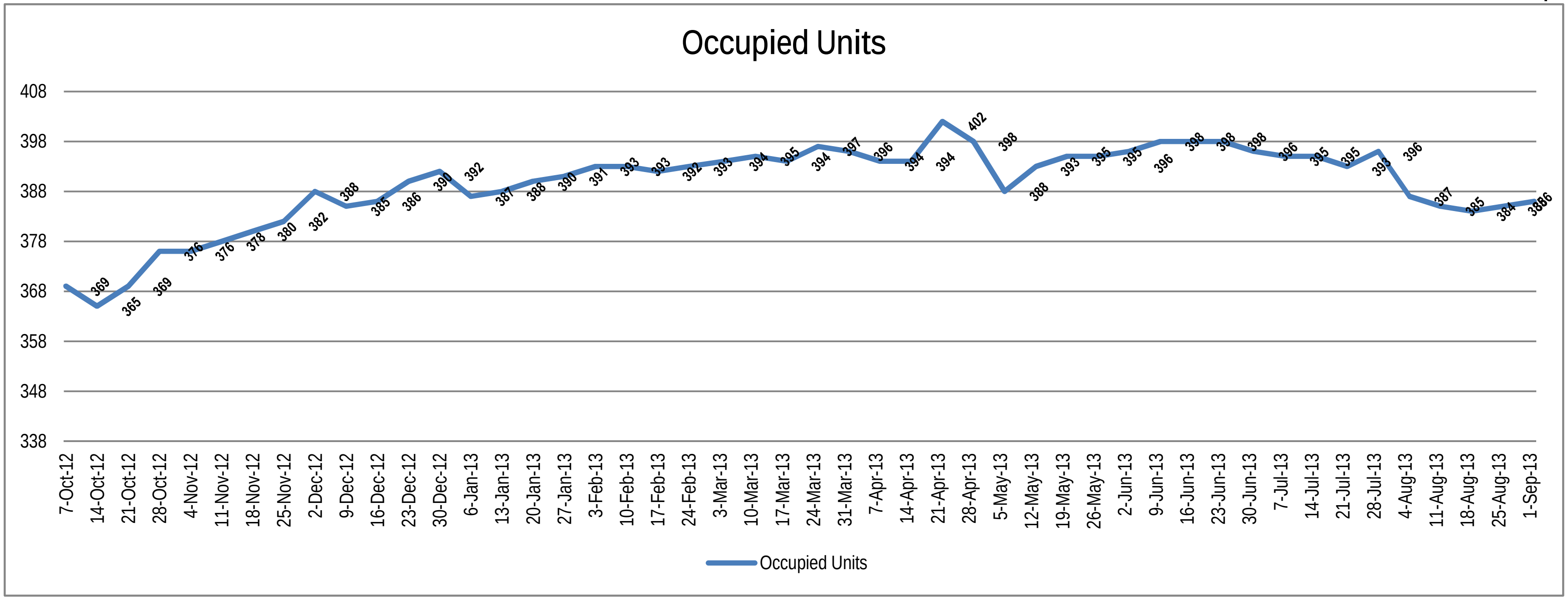


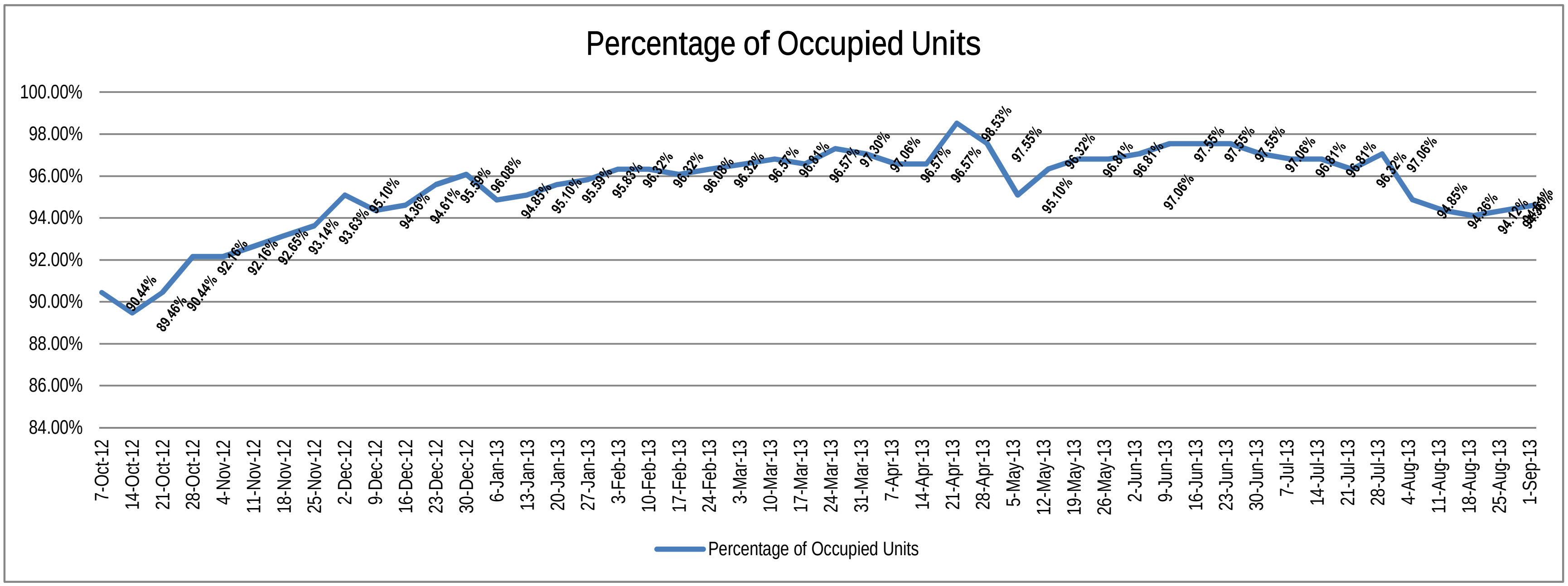
Willowbrook Apartments has 408 units

(2 model units)

Willowbrook Apartments Trend Report

Oct. 7, 2012 to Sept. 1, 2013



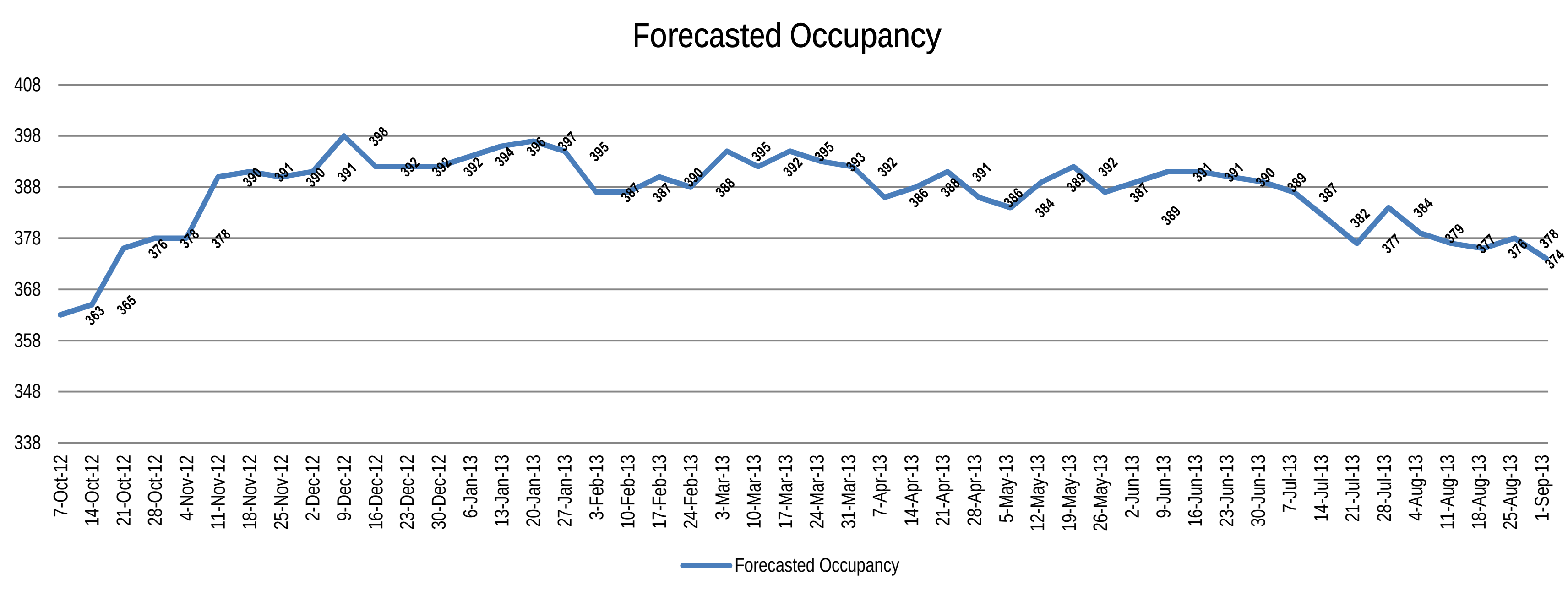


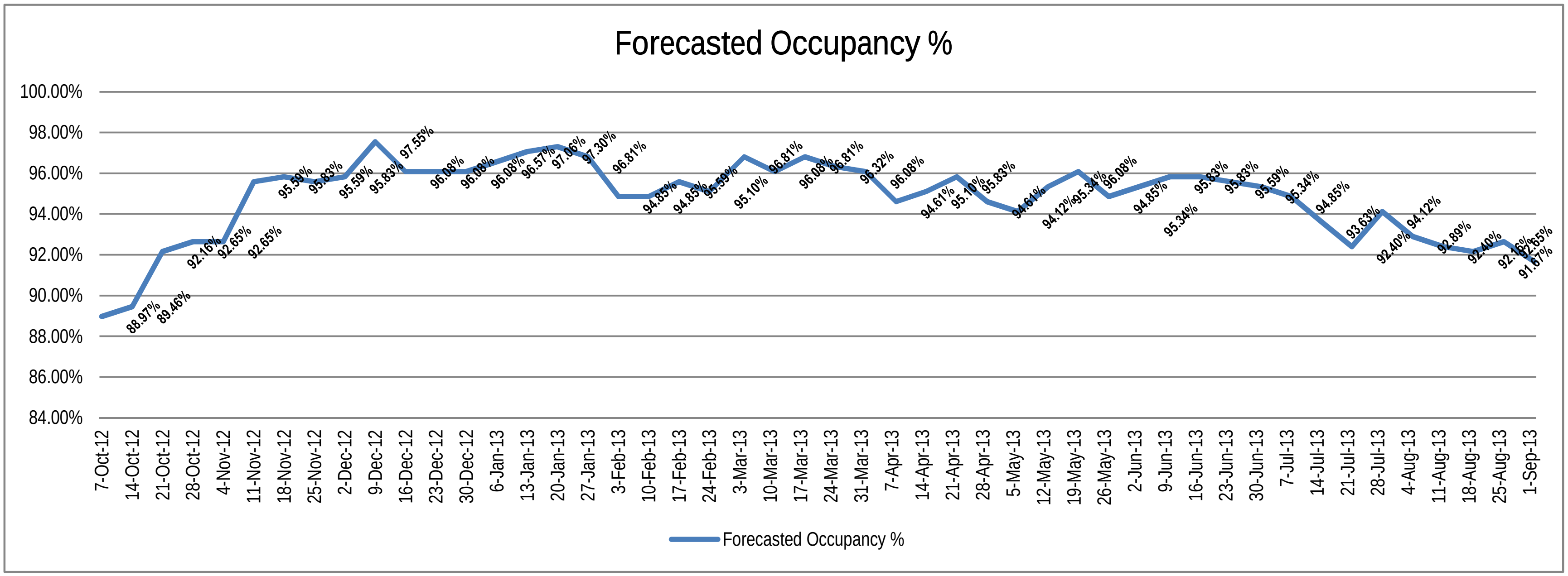
Willowbrook Apartments has 408 units

(2 model units)

Willowbrook Apartments Trend Report

Oct. 7, 2012 to Sept. 1, 2013





Willowbrook Apartments has 408 units
(2 model units)

Willowbrook Apartments Dashboard Report

Oct. 7, 2012 to Sept. 1, 2013

October 2012

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 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	2	9	1	369	90.44%	19	13	363	88.97%
14-Oct-12	Willowbrook	408	1	40	17	23	2	5	11	365	89.46%	14	14	365	89.46%
21-Oct-12	Willowbrook	408	1	36	20	16	2	4	0	369	90.44%	13	20	376	92.16%
28-Oct-12	Willowbrook	408	1	29	18	11	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%*

Monthly Total	(red)
Monthly Average	(yellow)

Willowbrook Apartments Dashboard Report

Oct. 7, 2012 to Sept. 1, 2013

November 2012

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 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	2	10	10	376	92.16%	17	19	378	92.65%
11-Nov-12	Willowbrook	408	1	27	9	18	2	2	0	378	92.65%	15	27	390	95.59%
18-Nov-12	Willowbrook	408	1	25	8	17	2	8	6	380	93.14%	14	25	391	95.83%
25-Nov-12	Willowbrook	408	1	23	7	16	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

LOUISIANA HOUSING CORPORATION

Willowbrook Apartments Dashboard Report

Oct. 7, 2012 to Sept. 1, 2013

December 2012

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 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	2	10	4	388	95.10%	14	17	391	95.83%
09-Dec-12	Willowbrook	408	1	20	8	12	2	4	7	385	94.36%	7	20	398	97.55%
16-Dec-12	Willowbrook	408	1	19	9	10	2	3	2	386	94.61%	12	18	392	96.08%
23-Dec-12	Willowbrook	408	1	15	5	10	2	4	0	390	95.59%	12	14	392	96.08%
30-Dec-12	Willowbrook	408	1	13	4	9	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%*

Monthly Total	(red)
Monthly Average	(yellow)

Willowbrook Apartments Dashboard Report

Oct. 7, 2012 to Sept. 1, 2013

January 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 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	2	0	5	387	94.85%	10	17	394	96.57%
13-Jan-13	Willowbrook	408	1	17	5	12	2	5	4	388	95.10%	6	14	396	97.06%
20-Jan-13	Willowbrook	408	1	15	2	13	2	4	2	390	95.59%	9	16	397	97.30%
27-Jan-13	Willowbrook	408	1	14	3	11	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	

Willowbrook Apartments Dashboard Report

Oct. 7, 2012 to Sept. 1, 2013

February 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 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	2	5	4	393	96.32%	16	10	387	94.85%
10-Feb-13	Willowbrook	408	1	12	3	9	2	2	1	393	96.32%	16	10	387	94.85%
17-Feb-13	Willowbrook	408	1	13	3	10	2	2	3	392	96.08%	13	11	390	95.59%
24-Feb-13	Willowbrook	408	1	12	3	9	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%*

Monthly Total	
Monthly Average	

LOUISIANA HOUSING CORPORATION

Willowbrook Apartments Dashboard Report

Oct. 7, 2012 to Sept. 1, 2013

March 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 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	2	5	4	394	96.57%	9	10	395	96.81%
11-Mar-13	Willowbrook	408	1	10	6	4	2	1	1	395	96.81%	12	9	392	96.08%
18-Mar-13	Willowbrook	408	1	11	6	5	2	0	1	394	96.57%	10	11	395	96.81%
25-Mar-13	Willowbrook	408	1	8	5	3	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

Willowbrook Apartments Dashboard Report

Oct. 7, 2012 to Sept. 1, 2013

April 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 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	2	1	2	396	97.06%	10	6	392	96.08%
08-Apr-13	Willowbrook	408	1	12	7	5	2	3	7	394	96.57%	13	5	386	94.61%
15-Apr-13	Willowbrook	408	0	12	7	5	2	2	2	394	96.57%	12	6	388	95.10%
22-Apr-13	Willowbrook	408	0	8	4	4	2	4	0	402	98.53%	15	4	391	95.83%
29-Apr-13	Willowbrook	408	0	8	5	3	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%*

Monthly Total

Monthly Average

Willowbrook Apartments Dashboard Report

Oct. 7, 2012 to Sept. 1, 2013

May 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 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	2	2	12	388	95.10%	12	8	384	94.12%
13-May-13	Willowbrook	408	0	13	10	3	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 Sept. 1, 2013

June 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 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-Jun-13	Willowbrook	408	1	7	4	3	2	3	1	398	97.55%	18	11	391	95.83%
17-Jun-13	Willowbrook	408	0	8	6	2	2	2	2	398	97.55%	17	10	391	95.83%
24-Jun-13	Willowbrook	408	0	8	6	2	2	4	4	398	97.55%	14	6	390	95.59%
				8.25	*5.5*	*2.75*		*15*	*12*	*390.75*	*97.43%*	*66*	*37*	*390.25*	*95.65%*

July 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %
01-Jul-13	Willowbrook	408	0	10	6	4	2	0	2	396	97.06%	14	7	389	95.34%
				10	*6*	*4*		*0*	*2*	*396*	*97.06%*	*14*	*7*	*389.00*	*95.34%*

Monthly Total

Monthly Average

Willowbrook Apartments Dashboard Report

Oct. 7, 2012 to Sept. 1, 2013

August 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %
05-Aug-13	Willowbrook	408	0	19	7	12	2	3	12	387	94.85%	13	5	379	92.89%
12-Aug-13	Willowbrook	408	0	21	10	11	2	0	2	385	94.36%	13	5	377	92.40%
19-Aug-13	Willowbrook	408	0	22	10	12	2	0	3	384	94.12%	17	9	376	92.16%
26-Aug-13	Willowbrook	408	0	21	10	11	2	3	2	385	94.36%	16	9	378	92.65%
				20.75	*9.25*	*11.5*		*6*	*19*	*385.25*	*94.42%*	*59*	*28*	*377.50*	*92.52%*

September 2013

Week	Property Name	Total Units	Down Units	Vacant Units	1 BR Vacant	2 BR Vacant	Model Units	Move Ins	Move Outs	Occupied Units	Occupied Units %	Move Out Notices	Pre Leased Units	Forecasted Occupancy	Forecasted Occupancy %
02-Sep-13	Willowbrook	408	0	20	10	10	2	1	0	386	94.61%	24	12	374	91.67%
				20	*10*	*10*		*1*	*0*	*386*	*94.61%*	*24*	*12*	*374.00*	*91.67%*

Monthly Total	
Monthly Average	

Budget Comparison

Period = Jul 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5010	**REVENUE**									
5020	**RENTAL INCOME**									
5047	Rent-Agency	20,446.00	21,000.00	-554.00	-2.64	20,446.00	21,000.00	-554.00	-2.64	291,000.00
5050	Market Rent	133,254.00	132,700.00	554.00	0.42	133,254.00	132,700.00	554.00	0.42	1,553,400.00
5051	Less-Vacancy	-7,956.13	-16,907.00	8,950.87	52.94	-7,956.13	-16,907.00	8,950.87	52.94	-148,320.50
5052	Loss/Gain to Lease	400.00	400.00	0.00	0.00	400.00	400.00	0.00	0.00	4,800.00
5054	Less-Employee Apartments	0.00	-795.00	795.00	100.00	0.00	-795.00	795.00	100.00	-9,540.00
5066	Uncollectable/Accelerated	38.72	-800.00	838.72	104.84	38.72	-800.00	838.72	104.84	-6,600.00
5072	Prior Period Adjustments	861.00	0.00	861.00	N/A	861.00	0.00	861.00	N/A	0.00
5081	**TOTAL RENTAL INCOME**	**147,043.59**	**135,598.00**	**11,445.59**	**8.44**	**147,043.59**	**135,598.00**	**11,445.59**	**8.44**	**1,684,739.50**
5100	**TENANT OTHER INCOME**									
5182	Locks & Keys	5.00	0.00	5.00	N/A	5.00	0.00	5.00	N/A	0.00
5200	Security Deposit Forfeits	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,800.00
5210	Late Fees	600.00	450.00	150.00	33.33	600.00	450.00	150.00	33.33	5,400.00
5220	NSF Fees	35.00	35.00	0.00	0.00	35.00	35.00	0.00	0.00	210.00
5230	Application Fees	280.00	0.00	280.00	N/A	280.00	0.00	280.00	N/A	0.00
5235	Cleaning, Damages, etc	100.00	0.00	100.00	N/A	100.00	0.00	100.00	N/A	600.00
5240	Month-to-Month Fees	125.00	0.00	125.00	N/A	125.00	0.00	125.00	N/A	0.00
5270	Pet Fees	300.00	300.00	0.00	0.00	300.00	300.00	0.00	0.00	1,800.00
5297	**TOTAL TENANT OTHER INCOME**	**1,445.00**	**785.00**	**660.00**	**84.08**	**1,445.00**	**785.00**	**660.00**	**84.08**	**9,810.00**
5500	**OTHER INCOME**									
5560	Laundry Income	911.16	275.00	636.16	231.33	911.16	275.00	636.16	231.33	4,000.00
5597	**TOTAL OTHER INCOME**	**911.16**	**275.00**	**636.16**	**231.33**	**911.16**	**275.00**	**636.16**	**231.33**	**4,000.00**
5880	**OTHER INCOME**									
5884	Administrative Fees	0.00	35.00	-35.00	-100.00	0.00	35.00	-35.00	-100.00	420.00
5898	**TOTAL OTHER INCOME**	**0.00**	**35.00**	**-35.00**	**-100.00**	**0.00**	**35.00**	**-35.00**	**-100.00**	**420.00**
5899	**TOTAL CORPORATE REVENUE**	**0.00**	**35.00**	**-35.00**	**-100.00**	**0.00**	**35.00**	**-35.00**	**-100.00**	**420.00**
5990	**TOTAL REVENUE**	**149,399.75**	**136,693.00**	**12,706.75**	**9.30**	**149,399.75**	**136,693.00**	**12,706.75**	**9.30**	**1,698,969.50**
6000	**OPERATING EXPENSES**									
6100	**CLEANING**									

Budget Comparison

Period = Jul 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6120	Cleaning Supplies	77.70	0.00	-77.70	N/A	77.70	0.00	-77.70	N/A	0.00
6170	Trash Removal	1,524.00	1,495.00	-29.00	-1.94	1,524.00	1,495.00	-29.00	-1.94	17,940.00
6190	**TOTAL CLEANING**	**1,601.70**	**1,495.00**	**-106.70**	**-7.14**	**1,601.70**	**1,495.00**	**-106.70**	**-7.14**	**17,940.00**
6200	**REPAIRS & MAINTENANCE**									
6207	Appliance Repair	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00
6225	Electrical	4,914.80	150.00	-4,764.80	-3,176.53	4,914.80	150.00	-4,764.80	-3,176.53	1,800.00
6232	Elevator Repairs	427.99	1,850.00	1,422.01	76.87	427.99	1,850.00	1,422.01	76.87	22,200.00
6235	Fire & Safety	4,155.00	45.00	-4,110.00	-9,133.33	4,155.00	45.00	-4,110.00	-9,133.33	2,700.00
6240	Glass, Screen & Window Repair	460.00	0.00	-460.00	N/A	460.00	0.00	-460.00	N/A	0.00
6280	HVAC	237.08	500.00	262.92	52.58	237.08	500.00	262.92	52.58	4,750.00
6285	HVAC Supplies	248.08	0.00	-248.08	N/A	248.08	0.00	-248.08	N/A	0.00
6300	Keys & Locks Supplies	65.39	25.00	-40.39	-161.56	65.39	25.00	-40.39	-161.56	300.00
6320	Lawn Maintenance	3,696.33	3,320.00	-376.33	-11.34	3,696.33	3,320.00	-376.33	-11.34	40,620.00
6325	Maintenance Supplies	1,106.20	225.00	-881.20	-391.64	1,106.20	225.00	-881.20	-391.64	2,700.00
6363	Painting Supplies	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
6410	Plumbing	683.82	200.00	-483.82	-241.91	683.82	200.00	-483.82	-241.91	2,400.00
6450	Interior Repairs	139.67	50.00	-89.67	-179.34	139.67	50.00	-89.67	-179.34	600.00
6480	Miscellaneous Repairs	574.25	150.00	-424.25	-282.83	574.25	150.00	-424.25	-282.83	1,800.00
6490	**TOTAL REPAIRS & MAINTENANCE**	**16,708.61**	**6,815.00**	**-9,893.61**	**-145.17**	**16,708.61**	**6,815.00**	**-9,893.61**	**-145.17**	**83,470.00**
6500	**OTHER SERVICES**									
6540	Pest Control	407.98	450.00	42.02	9.34	407.98	450.00	42.02	9.34	5,400.00
6580	Guard Service	11,065.00	6,935.00	-4,130.00	-59.55	11,065.00	6,935.00	-4,130.00	-59.55	83,220.00
6618	Uniforms	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	600.00
6690	**TOTAL OTHER SERVICES**	**11,472.98**	**7,535.00**	**-3,937.98**	**-52.26**	**11,472.98**	**7,535.00**	**-3,937.98**	**-52.26**	**89,220.00**
6800	**MAKE READY EXPENSE**									
6805	Windows/Blinds/Screens	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
6820	Carpet/Tile Cleaning	245.00	200.00	-45.00	-22.50	245.00	200.00	-45.00	-22.50	2,400.00
6830	Cleaning	50.00	650.00	600.00	92.31	50.00	650.00	600.00	92.31	7,800.00
6870	Dry Wall Repairs	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
6875	Painting	0.00	750.00	750.00	100.00	0.00	750.00	750.00	100.00	9,000.00
6885	Miscellaneous Make Ready	0.00	65.00	65.00	100.00	0.00	65.00	65.00	100.00	780.00
6890	**TOTAL MAKE READY EXPENSE**	**295.00**	**1,790.00**	**1,495.00**	**83.52**	**295.00**	**1,790.00**	**1,495.00**	**83.52**	**21,480.00**
6900	**PAYROLL & RELATED EXPENSES**									

Budget Comparison

Period = Jul 2013
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6902	Resident Manager	3,750.00	3,750.00	0.00	0.00	3,750.00	3,750.00	0.00	0.00	45,675.00
6906	Assistant Manager	0.00	2,916.00	2,916.00	100.00	0.00	2,916.00	2,916.00	100.00	35,520.00
6910	Leasing Agent	5,250.00	2,080.00	-3,170.00	-152.40	5,250.00	2,080.00	-3,170.00	-152.40	25,998.00
6914	Maintenance I	5,540.75	3,120.00	-2,420.75	-77.59	5,540.75	3,120.00	-2,420.75	-77.59	37,956.00
6919	Maintenance II	0.00	2,775.00	2,775.00	100.00	0.00	2,775.00	2,775.00	100.00	33,300.00
6920	Housekeeping/Maid Salary	0.00	1,728.00	1,728.00	100.00	0.00	1,728.00	1,728.00	100.00	20,736.00
6930	Porter	3,351.50	1,728.00	-1,623.50	-93.95	3,351.50	1,728.00	-1,623.50	-93.95	20,736.00
6952	Payroll Taxes	5,502.68	4,392.30	-1,110.38	-25.28	5,502.68	4,392.30	-1,110.38	-25.28	53,534.70
6985	Health Insurance	1,000.00	800.00	-200.00	-25.00	1,000.00	800.00	-200.00	-25.00	9,600.00
6997	**TOTAL PAYROLL & RELATED EXPENSE**	**24,394.93**	**23,289.30**	**-1,105.63**	**-4.75**	**24,394.93**	**23,289.30**	**-1,105.63**	**-4.75**	**283,055.70**
7000	**ADMINISTRATIVE EXPENSES**									
7004	Accounting/Bookkeeping Fees	200.00	200.00	0.00	0.00	200.00	200.00	0.00	0.00	2,400.00
7005	Administrative Fee-LBPMI	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
7009	Bank Charges	49.00	100.00	51.00	51.00	49.00	100.00	51.00	51.00	1,200.00
7010	Copier Contract & Maint. Agreement	378.15	265.00	-113.15	-42.70	378.15	265.00	-113.15	-42.70	3,180.00
7013	Credit Bureau	196.35	250.00	53.65	21.46	196.35	250.00	53.65	21.46	3,000.00
7016	Employee Mileage,Meals & Education	25.40	75.00	49.60	66.13	25.40	75.00	49.60	66.13	900.00
7030	Office Supplies	274.73	425.00	150.27	35.36	274.73	425.00	150.27	35.36	5,100.00
7045	Postage & Overnight Mail	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
7060	Professional Fees	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	750.00
7070	Telephone	398.00	875.00	477.00	54.51	398.00	875.00	477.00	54.51	10,500.00
7090	**TOTAL ADMINISTRATIVE**	**1,521.63**	**2,390.00**	**868.37**	**36.33**	**1,521.63**	**2,390.00**	**868.37**	**36.33**	**27,930.00**
7100	**MANAGEMENT FEES**									
7115	Management Fees-LBPMI	6,720.00	6,720.00	0.00	0.00	6,720.00	6,720.00	0.00	0.00	80,640.00
7145	**TOTAL MANAGEMENT FEES**	**6,720.00**	**6,720.00**	**0.00**	**0.00**	**6,720.00**	**6,720.00**	**0.00**	**0.00**	**80,640.00**
7150	**MARKETING**									
7153	Advertising	1,715.60	3,600.00	1,884.40	52.34	1,715.60	3,600.00	1,884.40	52.34	43,200.00
7154	Customer Relations	22.88	100.00	77.12	77.12	22.88	100.00	77.12	77.12	1,200.00
7160	Leasing Commission	450.00	400.00	-50.00	-12.50	450.00	400.00	-50.00	-12.50	6,800.00
7165	Leasing Expense	275.88	0.00	-275.88	N/A	275.88	0.00	-275.88	N/A	0.00
7180	Referral Fees	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	2,500.00
7190	**TOTAL MARKETING**	**2,464.36**	**4,600.00**	**2,135.64**	**46.43**	**2,464.36**	**4,600.00**	**2,135.64**	**46.43**	**53,700.00**

Budget Comparison

Period = Jul 2013
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7193	**ELECTRICITY**									
7195	Electricity-Income	2,490.65	0.00	2,490.65	N/A	2,490.65	0.00	2,490.65	N/A	0.00
7198	**NET ELECTRICITY**	**-2,490.65**	**0.00**	**2,490.65**	**N/A**	**-2,490.65**	**0.00**	**2,490.65**	**N/A**	**0.00**
7200	**UTILITIES**									
7210	Electricity	31,051.19	30,000.00	-1,051.19	-3.50	31,051.19	30,000.00	-1,051.19	-3.50	85,000.00
7212	Electricity-Vacant Space	379.90	400.00	20.10	5.03	379.90	400.00	20.10	5.03	4,800.00
7230	Water	5,736.99	4,000.00	-1,736.99	-43.42	5,736.99	4,000.00	-1,736.99	-43.42	48,000.00
7235	Sewer	7,678.65	4,500.00	-3,178.65	-70.64	7,678.65	4,500.00	-3,178.65	-70.64	54,000.00
7290	**TOTAL UTILITIES**	**44,846.73**	**38,900.00**	**-5,946.73**	**-15.29**	**44,846.73**	**38,900.00**	**-5,946.73**	**-15.29**	**191,800.00**
7300	**NON RECAPTURABLE EXPENSES**									
7405	**TAXES & INSURANCE**									
7460	Property & Liability Insurance	2,375.00	12,928.00	10,553.00	81.63	2,375.00	12,928.00	10,553.00	81.63	155,116.00
7490	**TOTAL TAXES & INSURANCE**	**2,375.00**	**12,928.00**	**10,553.00**	**81.63**	**2,375.00**	**12,928.00**	**10,553.00**	**81.63**	**155,116.00**
7599	**TOTAL OPERATING EXPENSES**	**109,910.29**	**106,462.30**	**-3,447.99**	**-3.24**	**109,910.29**	**106,462.30**	**-3,447.99**	**-3.24**	**1,004,351.70**
8275	**NET OPERATING INCOME**	**39,489.46**	**30,230.70**	**9,258.76**	**30.63**	**39,489.46**	**30,230.70**	**9,258.76**	**30.63**	**694,617.80**
8299	**NON OPERATING**									
8970	**NET AFTER NON OPERATING**	**39,489.46**	**30,230.70**	**9,258.76**	**30.63**	**39,489.46**	**30,230.70**	**9,258.76**	**30.63**	**694,617.80**
9601	**RESERVE REPLACEMENT EXPENDITURES**									
9660	Exterior Repairs	0.00	20,000.00	20,000.00	100.00	0.00	20,000.00	20,000.00	100.00	20,000.00
9698	**TOTAL CAPITAL & RESERVE REPLACEMENT EXPENDITURES**	**0.00**	**20,000.00**	**20,000.00**	**100.00**	**0.00**	**20,000.00**	**20,000.00**	**100.00**	**20,000.00**
9792	**NET CAPITAL & RESERVE REPLACEMENT EXPENSES & REIMB.**	**0.00**	**-20,000.00**	**20,000.00**	**100.00**	**0.00**	**-20,000.00**	**20,000.00**	**100.00**	**-20,000.00**
9795	**NET BEFORE DEPRECIATION & AMORTIZATION**	**39,489.46**	**10,230.70**	**29,258.76**	**285.99**	**39,489.46**	**10,230.70**	**29,258.76**	**285.99**	**674,617.80**

Budget Comparison

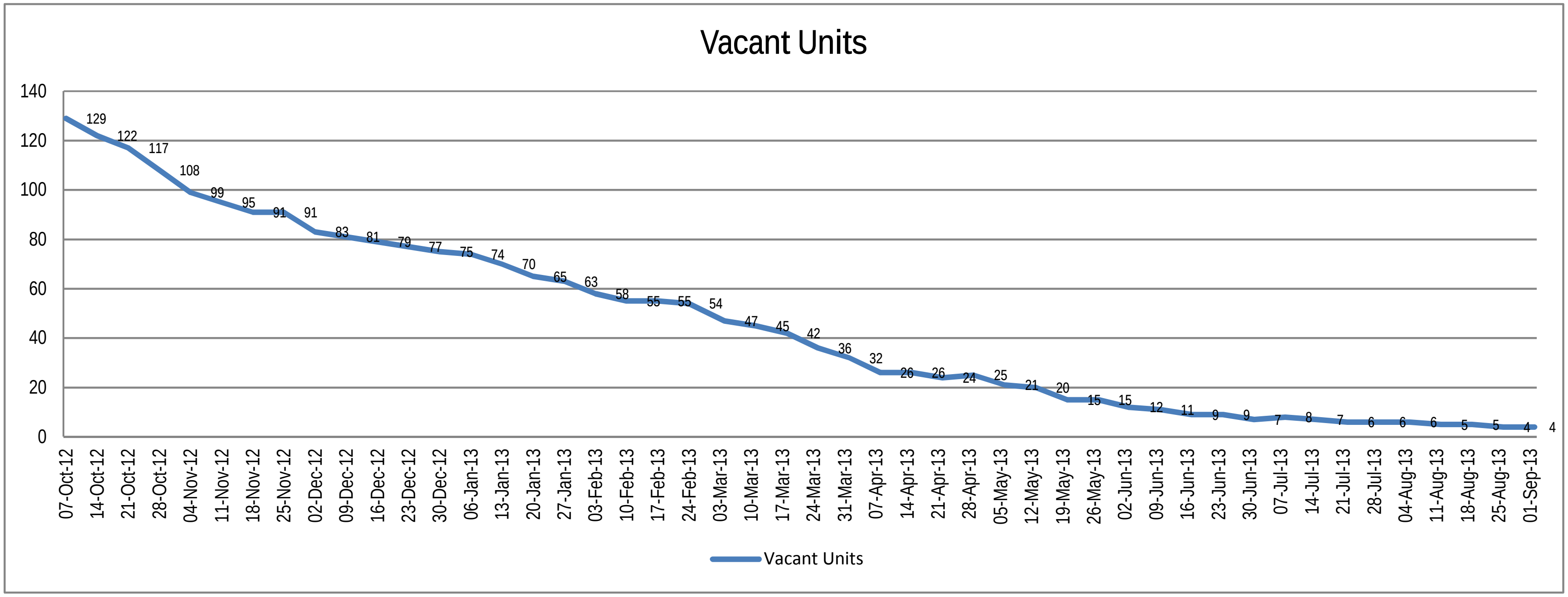
Period = Jul 2013
Book = Accrual

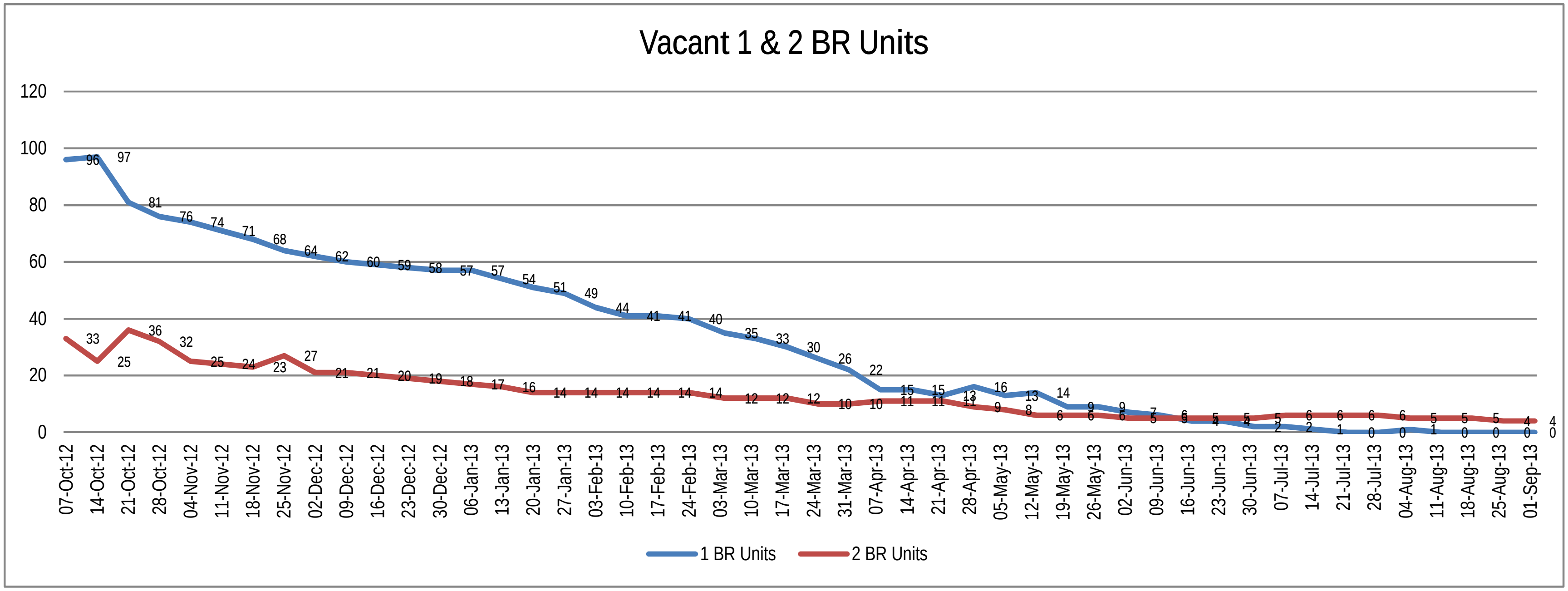
		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9800	**DEPRECIATION & AMORTIZATION**									
9802	Depreciation Expense	26,500.00	26,500.00	0.00	0.00	26,500.00	26,500.00	0.00	0.00	318,000.00
9850	**TOTAL DEPRECIATION & AMORTIZATION**	**26,500.00**	**26,500.00**	**0.00**	**0.00**	**26,500.00**	**26,500.00**	**0.00**	**0.00**	**318,000.00**
9997	**NET INCOME (LOSS)**	**12,989.46**	**-16,269.30**	**29,258.76**	**179.84**	**12,989.46**	**-16,269.30**	**29,258.76**	**179.84**	**356,617.80**

Village de Jardin

Village de Jardin Trend Report

Oct. 7, 2012 to Sept. 2, 2013

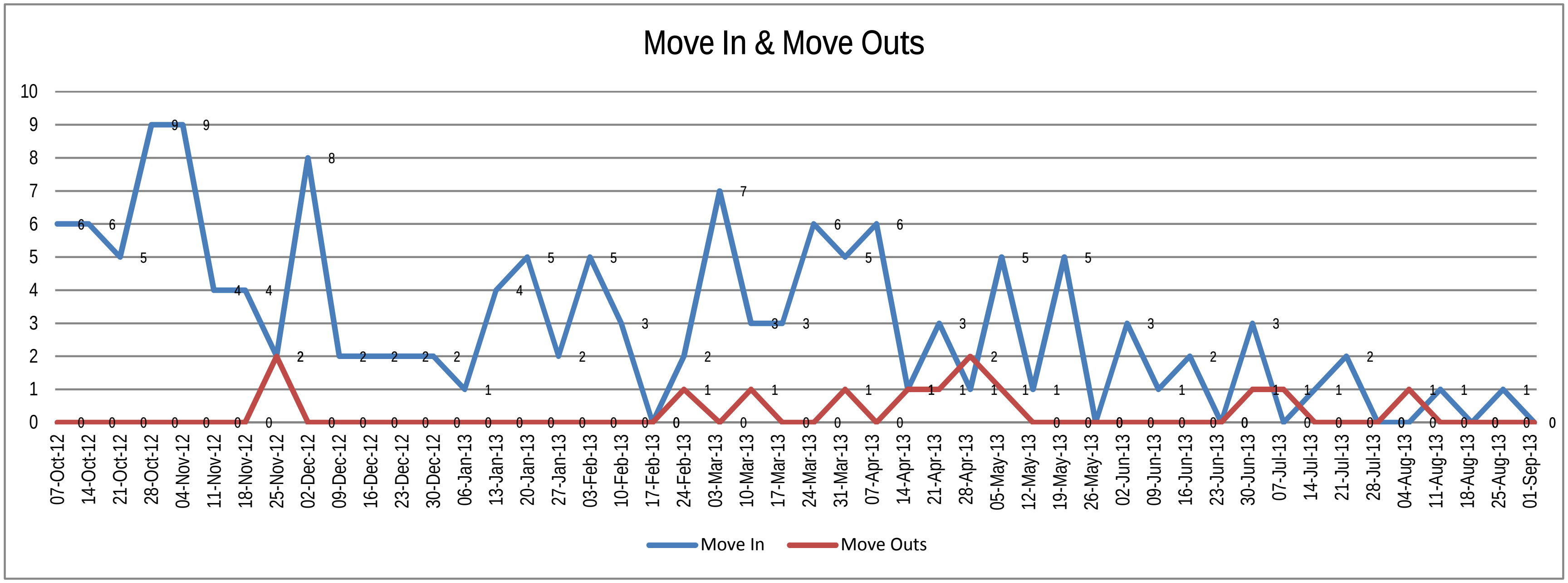


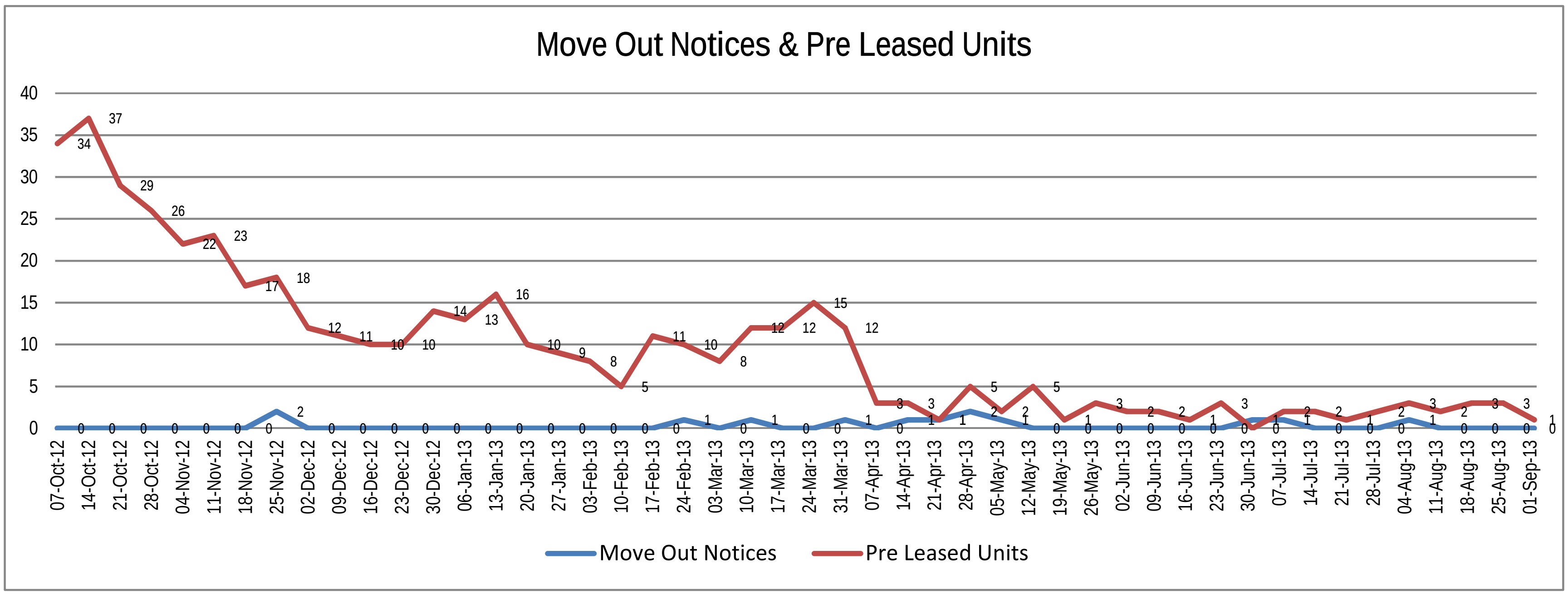


Village de Jardin has 224 units
(includes 1 model units)

Village de Jardin Trend Report

Oct. 7, 2012 to Sept. 2, 2013

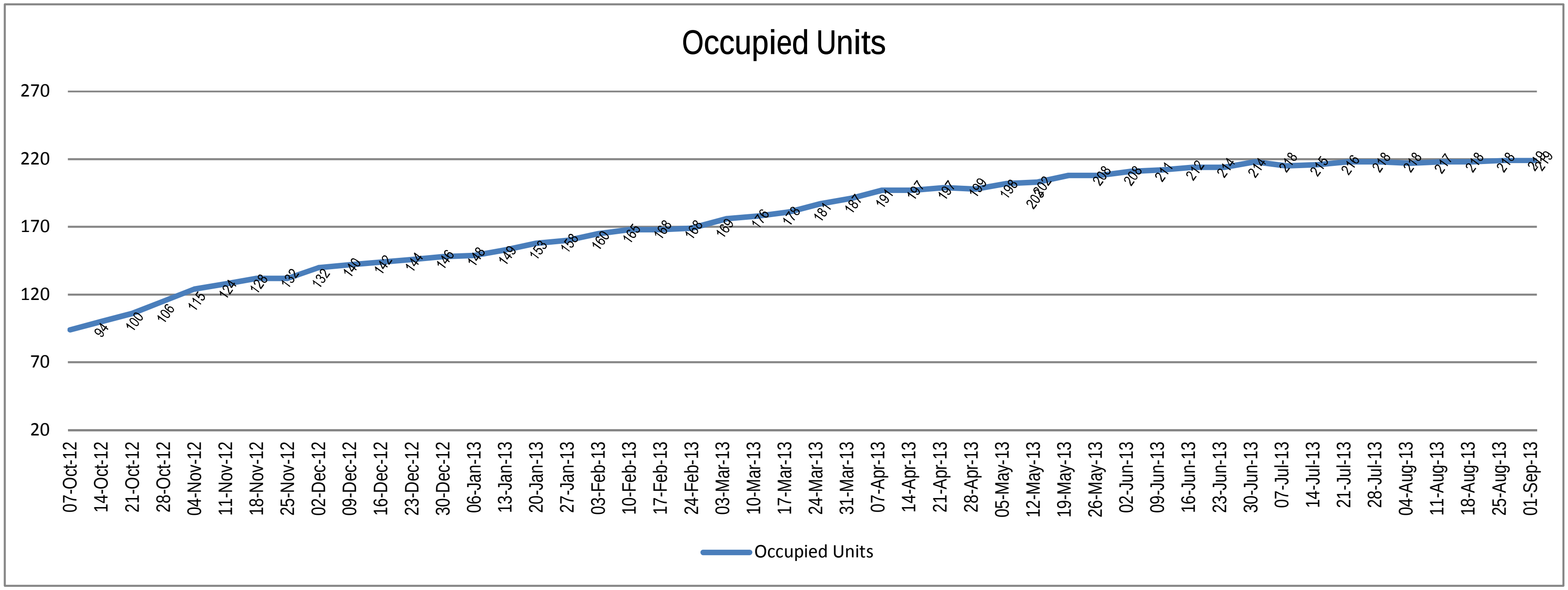


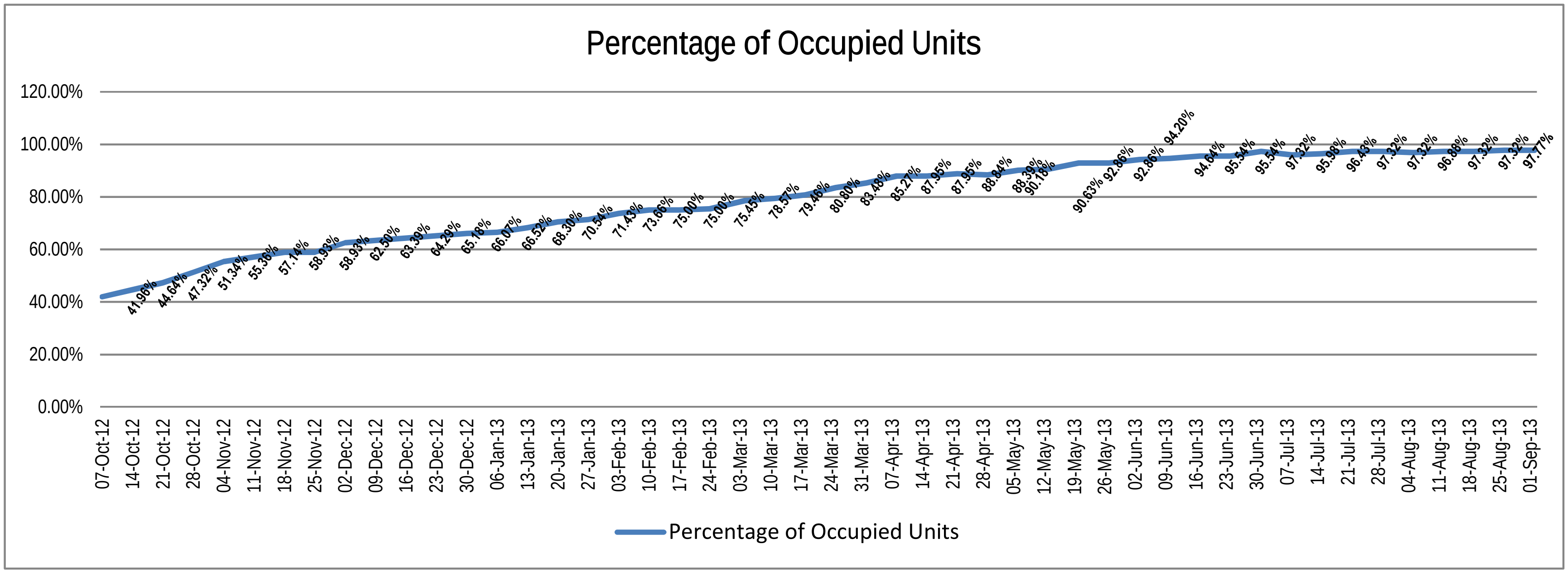


Village de Jardin has 224 units
(includes 1 model units)

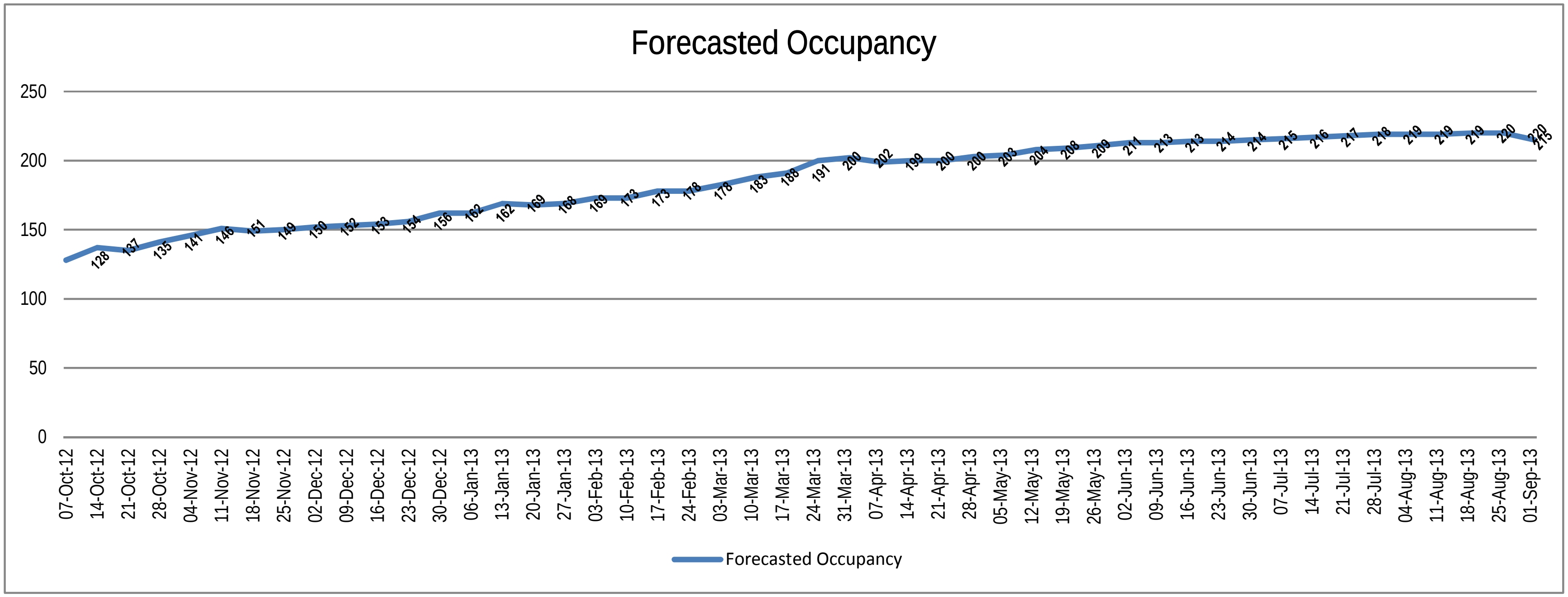
Village de Jardin Trend Report

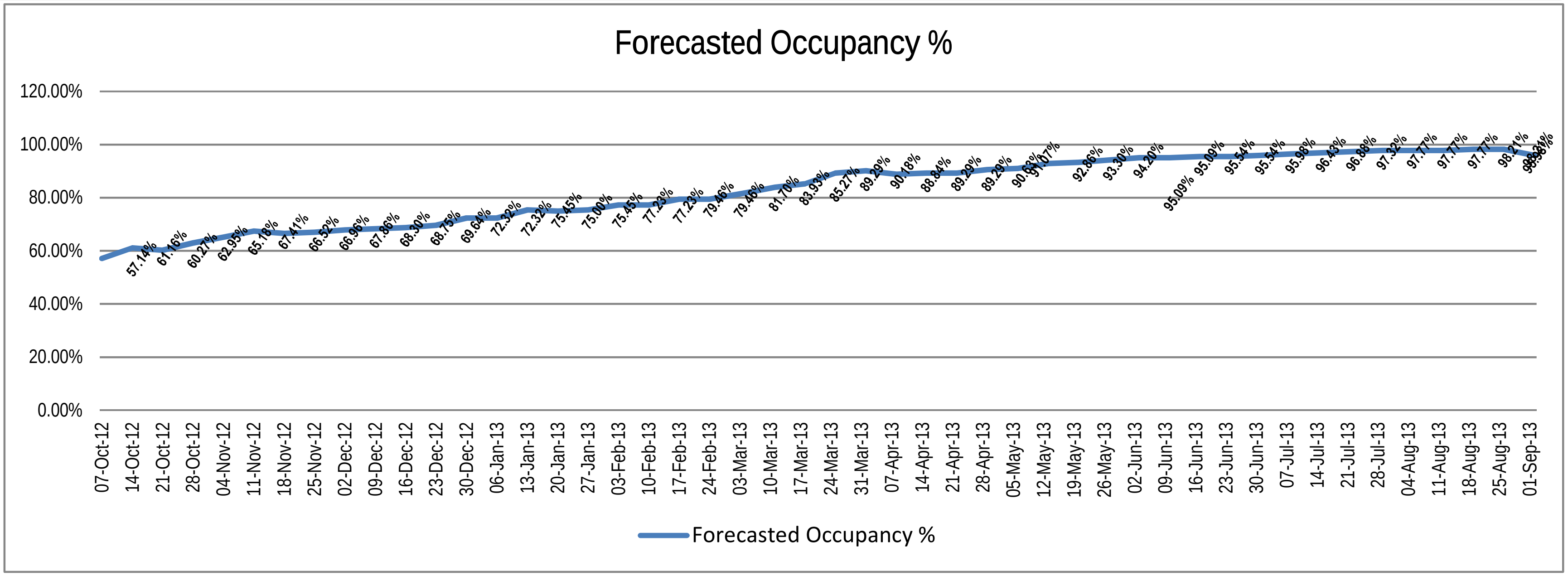
Oct. 7, 2012 to Sept. 2, 2013





Village de Jardin has 224 units
(includes 1 model units)





Village de Jardin has 224 units
(includes 1 model units)

Village de Jardin Dashboard Report

Oct. 7, 2012 to Sept. 2, 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	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%*

Monthly Total

Monthly Average

Village de Jardin Dashboard Report

Oct. 7, 2012 to Sept. 2, 2013

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	

Village de Jardin Dashboard Report

Oct. 7, 2012 to Sept. 2, 2013

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%*

Monthly Total

Monthly Average

Village de Jardin Dashboard Report

Oct. 7, 2012 to Sept. 2, 2013

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

Village de Jardin Dashboard Report

Oct. 7, 2012 to Sept. 2, 2013

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%*

Monthly Total	
Monthly Average	

LOUISIANA HOUSING CORPORATION

Village de Jardin Dashboard Report

Oct. 7, 2012 to Sept. 2, 2013

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

Village de Jardin Dashboard Report

Oct. 7, 2012 to Sept. 2, 2013

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%*

Monthly Total	(red)
Monthly Average	(yellow)

Village de Jardin Dashboard Report

Oct. 7, 2012 to Sept. 2, 2013

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	(red)
Monthly Average	(yellow)

Village de Jardin Dashboard Report

Oct. 7, 2012 to Sept. 2, 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%
10-Jun-13	Village de Jardin	224	0	11	6	5		1	1	0	212	94.64%	1	2	213	95.09%
17-Jun-13	Village de Jardin	224	0	9	4	5		1	2	0	214	95.54%	1	1	214	95.54%
24-Jun-13	Village de Jardin	224	0	9	4	5		1	0	0	214	95.54%	3	3	214	95.54%
				10.25	*5.25*	*5.00*			*6*	*0*	*212*	*94.65%*	*5*	*8*	*213.50*	*95.32%*

July 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-Jul-13	Village de Jardin	224	0	7	2	5		1	3	1	218	97.32%	3	0	215	95.98%
29-Jul-13	Village de Jardin	224	0	6	0	6	0	1	0	0	218	97.32%	1	2	219	97.77%
				6.50	*1.00*	*5.50*	*0.00*		*3*	*1*	*218*	*97.32%*	*4*	*2*	*217.00*	*96.87%*

Monthly Total	
Monthly Average	

Village de Jardin Dashboard Report

Oct. 7, 2012 to Sept. 2, 2013

August 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 %
05-Aug-13	Village de Jardin	224	0	6	1	5	0	1	0	1	217	96.88%	1	3	219	97.77%
12-Aug-13	Village de Jardin	224	0	5	0	5	0	1	1	0	218	97.32%	1	2	219	97.77%
19-Aug-13	Village de Jardin	224	0	5	0	5	0	1	0	0	218	97.32%	1	3	220	98.21%
26-Aug-13	Village de Jardin	224	0	4	0	4	0	1	1	0	219	97.77%	2	3	220	98.21%
				5.00	*0.25*	*4.75*	*0.00*		*2*	*1*	*218*	*97.32%*	*5*	*11*	*219.50*	*97.99%*

September 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 %
02-Sep-13	Village de Jardin	224	0	4	0	4	0	1	0	0	219	97.77%	5	1	215	95.98%
				4.00	*0.00*	*4.00*	*0.00*		*0*	*0*	*219*	*97.77%*	*5*	*1*	*215.00*	*95.98%*

Monthly Total

Monthly Average

LHC/Mid-City Gardens Apartments
INCOME STATEMENT
Twelve-period trend with actual period totals through December 31, 2013

Description	Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013	Jul 2013	Aug 2013	Sep 2013	Oct 2013	Nov 2013	Dec 2013	Total
INCOME ACCOUNTS													
RENT INCOME (GROSS)													
Rent Income-Apartments	40,445	40,141	40,158	38,456	38,456	38,456	38,456	0	0	0	0	0	274,568
RENT INCOME - SUPPLEMENT	0	304	972	2,674	2,674	2,674	2,674	0	0	0	0	0	11,972
Concessions	0	0	-55	0	-55	0	0	0	0	0	0	0	-110
Home 50%	-145	-354	-649	-764	-871	-827	-771	0	0	0	0	0	-4,380
GAIN/LOSS	0	-142	561	-215	-312	0	-42	0	0	0	0	0	-150
TOTAL RENT INCOME	40,300	39,949	40,987	40,152	39,892	40,303	40,317	0	0	0	0	0	281,900
VACANCIES													
Vacancies-Apartments	-33,638	-27,832	-21,540	-13,579	-11,443	-9,192	-8,695	0	0	0	0	0	-125,918
TOTAL VACANCIES	-33,638	-27,832	-21,540	-13,579	-11,443	-9,192	-8,695	0	0	0	0	0	-125,918
FINANCIAL INCOME													
Interest Income	0	0	1	1	1	1	1	0	0	0	0	0	6
TOTAL FINANCIAL INCOME	0	0	1	1	1	1	1	0	0	0	0	0	6
OTHER INCOME													
Laundry and Vending	0	63	89	106	43	0	0	0	0	0	0	0	301
Application Fees	175	425	325	200	125	100	125	0	0	0	0	0	1,475
NSF and Late Charges	0	80	180	575	490	200	530	0	0	0	0	0	2,055
Damages and Cleaning Fees	0	0	0	365	-365	0	0	0	0	0	0	0	0
Misc. Income	0	0	365	312	69	713	1,508	0	0	0	0	0	2,968
TOTAL OTHER INCOME	175	568	959	1,558	362	1,013	2,163	0	0	0	0	0	6,799
TOTAL INCOME	6,838	12,685	20,407	28,132	28,812	32,126	33,787	0	0	0	0	0	162,787
PROJECT EXPENSE ACCOUNTS													
RENTING EXPENSES													
Advertising	534	760	0	0	111	0	0	0	0	0	0	0	1,405
Other Renting Expense	291	67	486	397	40	115	88	0	0	0	0	0	1,484
TOTAL RENTING EXPENSES	825	827	486	397	151	115	88	0	0	0	0	0	2,889
ADMINISTRATIVE EXPENSES													
Office Salaries	1,036	315	918	1,026	1,503	540	936	0	0	0	0	0	6,274
Office Expenses	310	402	285	658	273	47	187	0	0	0	0	0	2,162
Management Fee	1,750	1,750	1,750	1,960	1,750	1,750	1,798	0	0	0	0	0	12,508
Manager or Super. Salary	2,480	2,480	2,480	2,480	3,720	2,480	2,480	0	0	0	0	0	18,600
Legal Expenses (Project)	0	0	0	121	121	484	0	0	0	0	0	0	726
Payroll Admin Fees	317	301	314	108	374	310	318	0	0	0	0	0	2,043
Telephone and Telegraph	605	656	924	755	916	526	745	0	0	0	0	0	5,128

Description	Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013	Jul 2013	Aug 2013	Sep 2013	Oct 2013	Nov 2013	Dec 2013	Total
Bad Debts	0	0	0	0	1,064	3,059	2,132	0	0	0	0	0	6,255
BANK SERVICE CHARGES	-15	15	0	0	0	0	0	0	0	0	0	0	0
TOTAL ADMIN. EXPENSES	6,482	5,919	6,671	7,108	9,722	9,197	8,596	0	0	0	0	0	53,695
OPERATING EXPENSES													
Electricity	5,130	4,351	2,803	4,423	3,746	2,078	5,940	0	0	0	0	0	28,471
Water	720	459	1,768	890	871	841	1,053	0	0	0	0	0	6,603
TOTAL OPERATING EXPENSES	5,850	4,810	4,571	5,313	4,618	2,919	6,993	0	0	0	0	0	35,073
MAINTENANCE EXPENSES													
Janitor/Cleaning Supplies	0	0	0	0	182	0	0	0	0	0	0	0	182
Janitor/Cleaning Co.	0	0	0	240	0	0	2,354	0	0	0	0	0	2,594
Exterminating Payroll-Contract	0	0	0	0	360	360	0	0	0	0	0	0	720
Garbage and Trash Removal	0	215	165	330	165	173	173	0	0	0	0	0	1,222
SECURITY PAYROLL/CONTRACT	235	210	55	445	420	3,408	5,350	0	0	0	0	0	10,123
Grounds Contract	0	0	0	0	2,158	2,158	2,333	0	0	0	0	0	6,650
Repairs Payroll	1,838	1,775	1,788	1,900	3,000	2,000	2,000	0	0	0	0	0	14,300
Repairs Material	0	0	119	217	61	138	320	0	0	0	0	0	855
Repairs Contract	0	0	0	627	0	0	0	0	0	0	0	0	627
Decorating Supplies	0	0	0	0	0	0	134	0	0	0	0	0	134
Misc. Maintenance Expense	0	0	0	79	0	0	0	0	0	0	0	0	79
TOTAL MAINTENANCE EXPENSE	2,072	2,200	2,127	3,838	6,346	8,238	12,665	0	0	0	0	0	37,486
TAXES AND INSURANCE													
Payroll Taxes (FICA)	492	420	477	497	756	461	498	0	0	0	0	0	3,600
Workmans Compensation	496	437	481	504	773	483	511	0	0	0	0	0	3,683
Health Ins/Employee Benefits	3,029	1,514	717	717	1,425	707	707	0	0	0	0	0	8,818
TOTAL TAXES & INS. EXPENSE	4,017	2,371	1,675	1,718	2,954	1,652	1,716	0	0	0	0	0	16,101
TOTAL PROJECT EXPENSES	19,246	16,127	15,529	18,374	23,790	22,120	30,057	0	0	0	0	0	145,244
NET OPERATING INCOME (NOI)	-12,409	-3,442	4,878	9,758	5,021	10,006	3,729	0	0	0	0	0	17,542
FINANCIAL EXPENSES													
TOTAL FINANCIAL EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0	0
CAPITAL IMPROVEMENTS													
Maintenance Equipment	1,727	130	0	0	0	0	0	0	0	0	0	0	1,856
Appliances	0	6,861	0	0	0	0	0	0	0	0	0	0	6,861

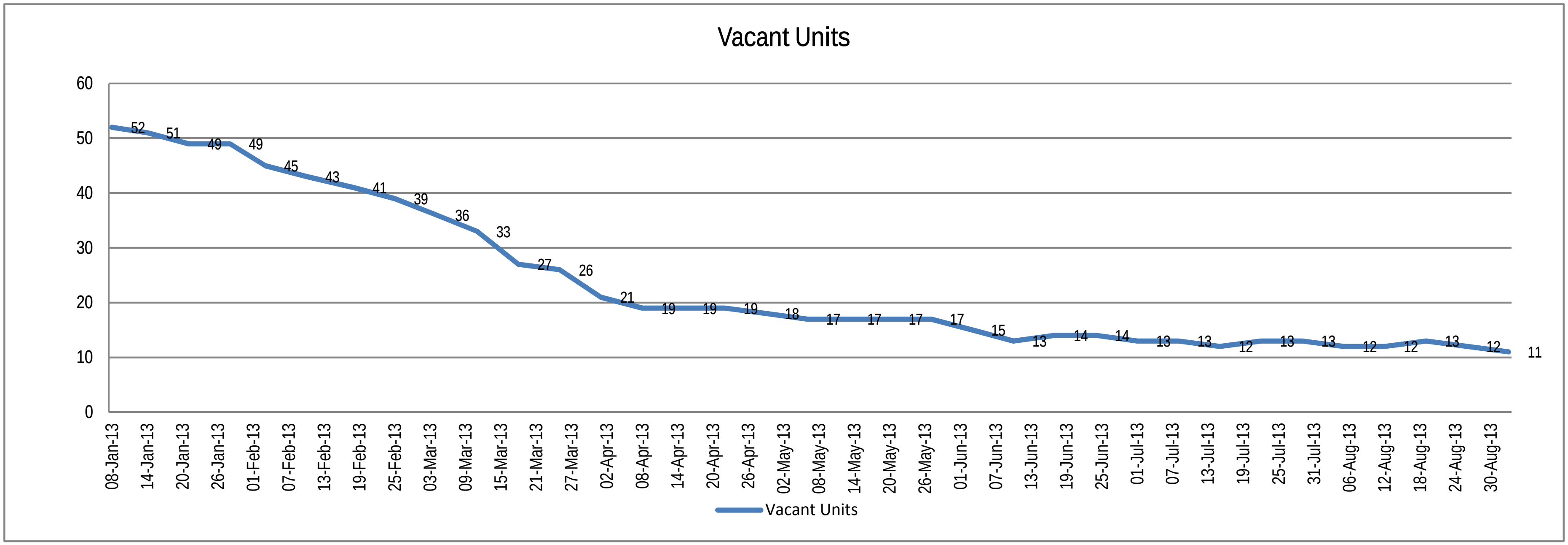
Description	Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013	Jul 2013	Aug 2013	Sep 2013	Oct 2013	Nov 2013	Dec 2013	Total
Furniture	0	0	0	2,500	0	0	0	0	0	0	0	0	2,500
EXIT DOOR	0	0	0	407	0	0	0	0	0	0	0	0	407
Repair Contract	5,800	0	0	0	500	0	0	0	0	0	0	0	6,300
Fence	0	0	0	0	0	1,209	0	0	0	0	0	0	1,209
TOTAL CAPITAL IMPROVEMENTS	7,527	6,991	0	2,907	500	1,209	0	0	0	0	0	0	19,134
DEPRECIATION/AMORTIZATION													
TOTAL DEPRECIATION EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Income	-19,935	-10,433	4,878	6,851	4,521	8,797	3,729	0	0	0	0	0	-1,592

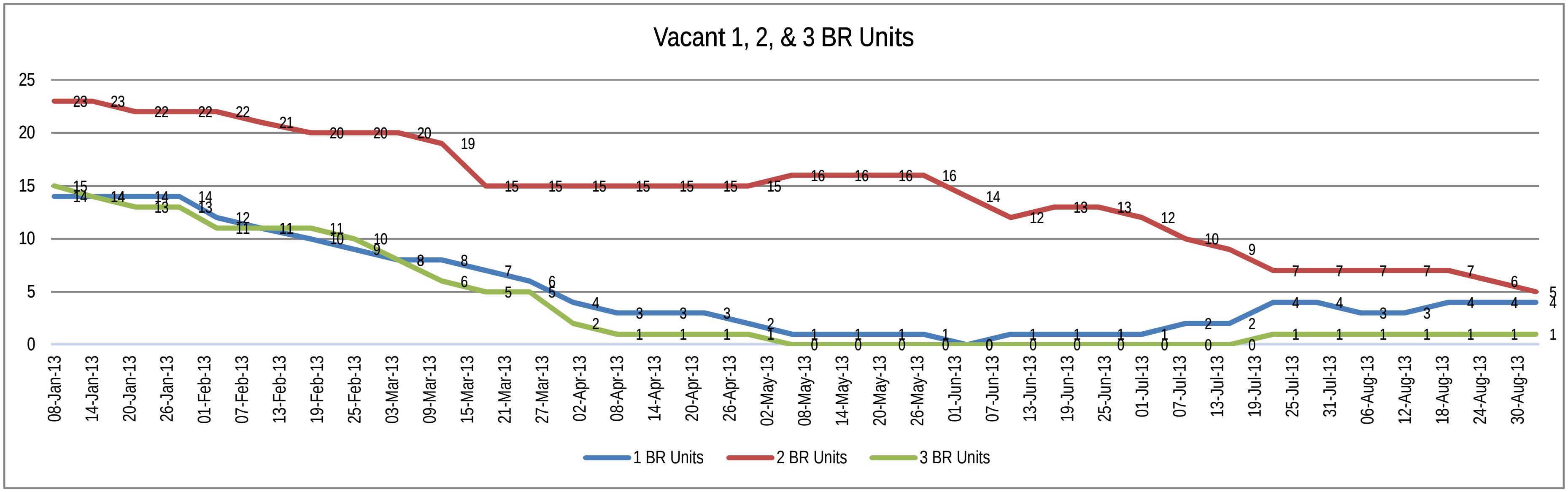
REQUIRED EXPENSES:
MONTHLY RESERVE DEPOSIT = $0.00

Mid-City Gardens

Mid City Gardens Trend Report

Jan. 8, 2013 to Sept. 2, 2013





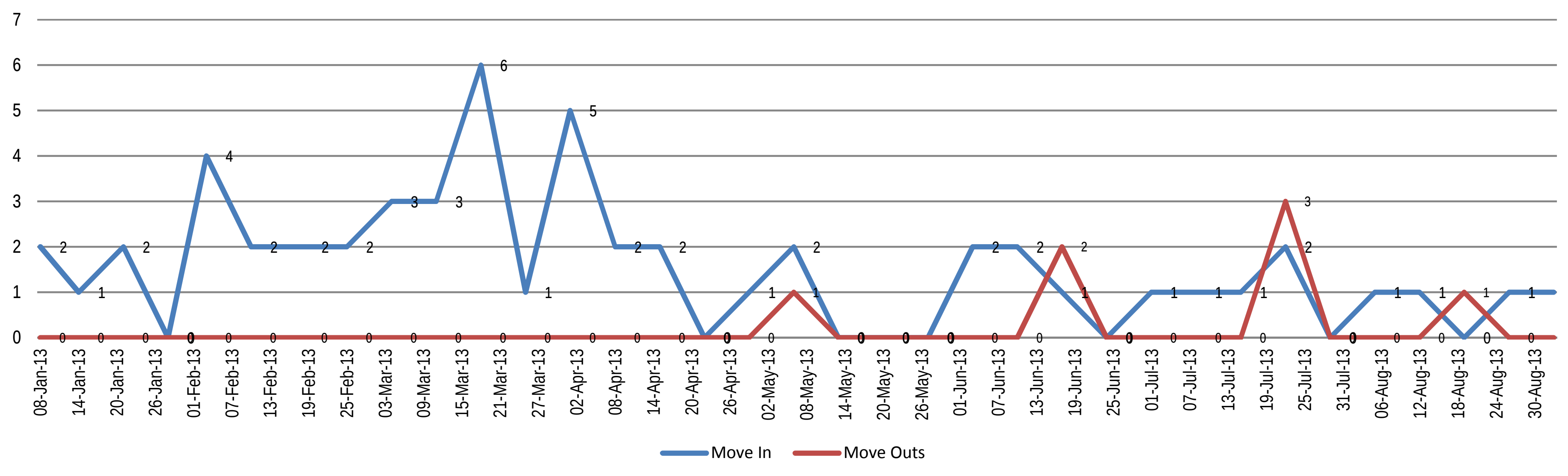
Mid City Gardens has 60 units
(includes 1 model unit)

Louisiana Housing Corporation

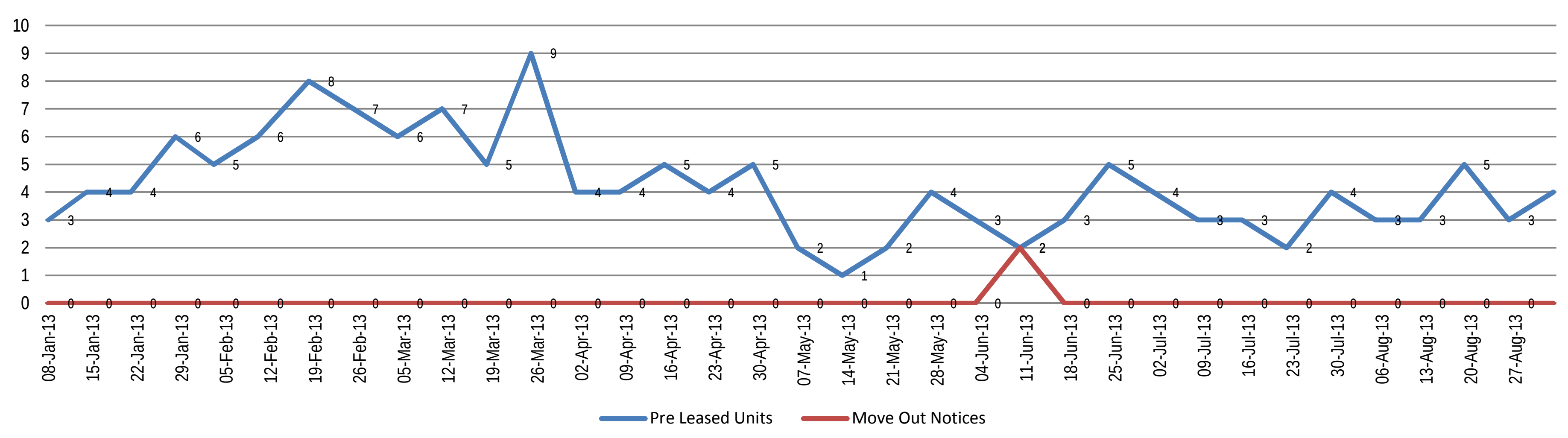
Mid City Gardens Trend Report

Jan. 8, 2013 to Sept. 2, 2013

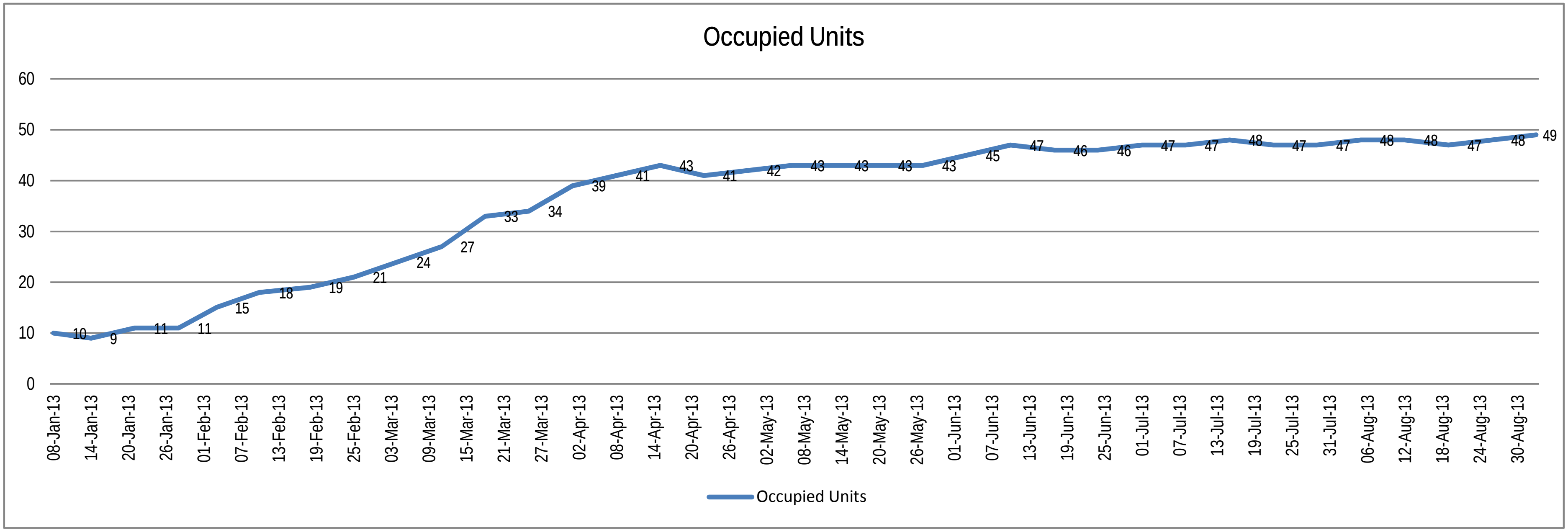
Move In & Move Outs

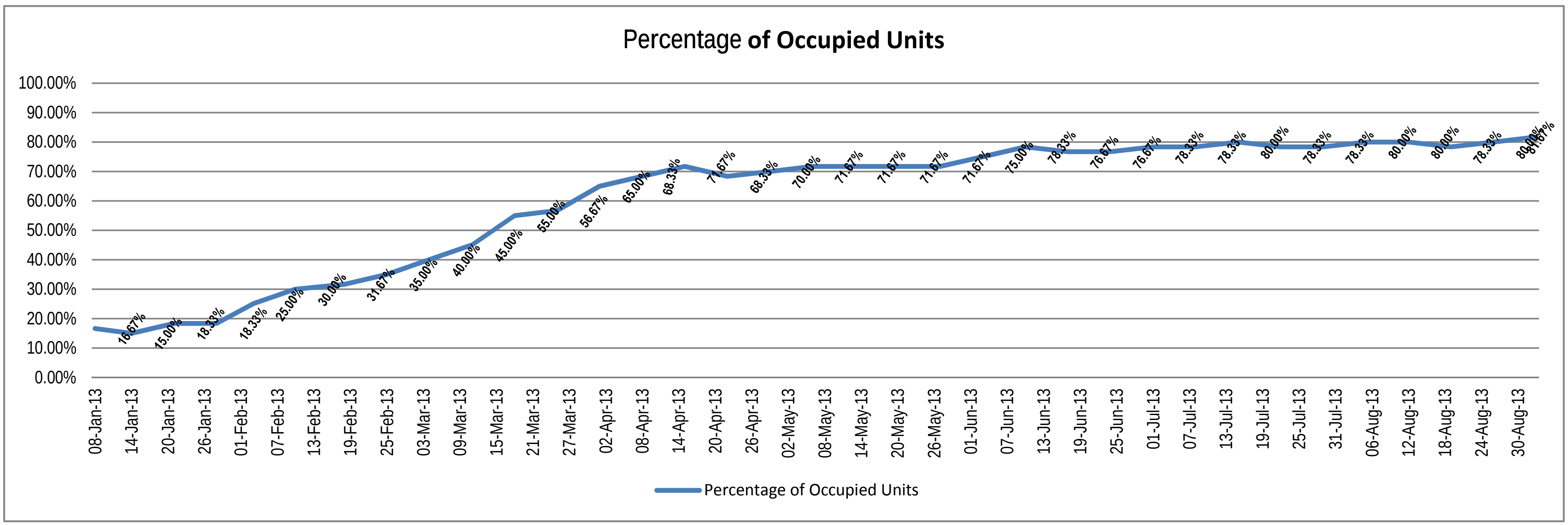


Move Out Notices & Pre Leased Units



Mid City Gardens has 60 units
(includes 1 model unit)

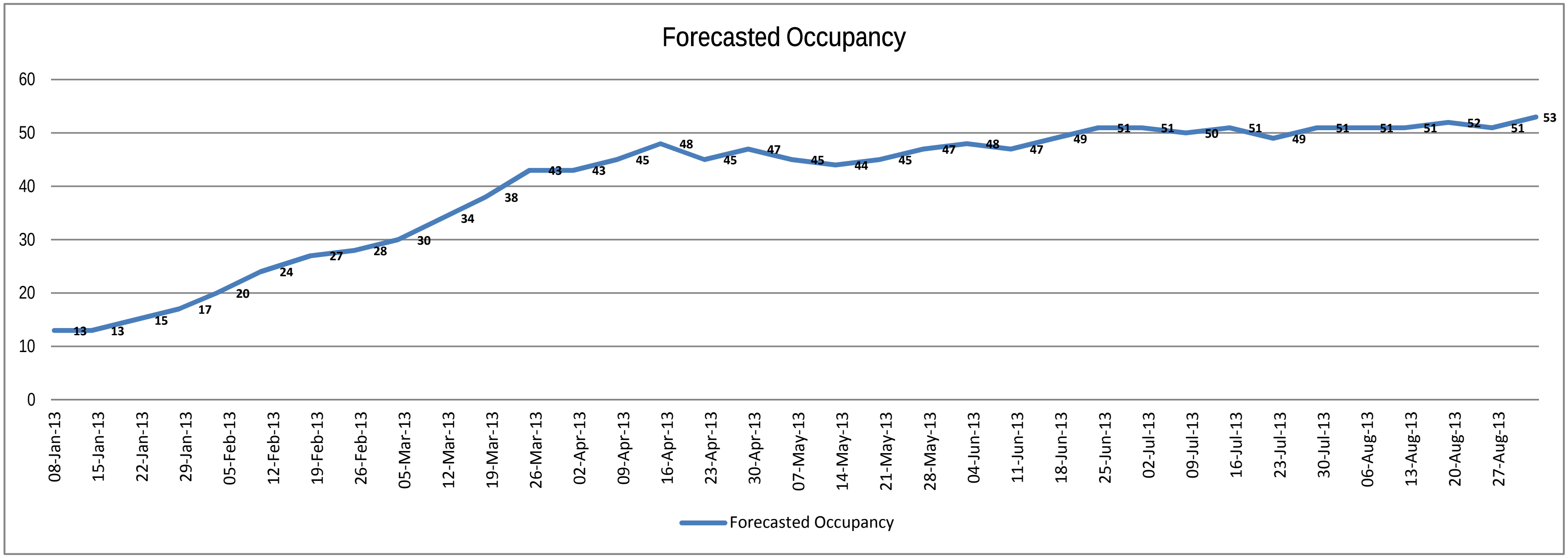


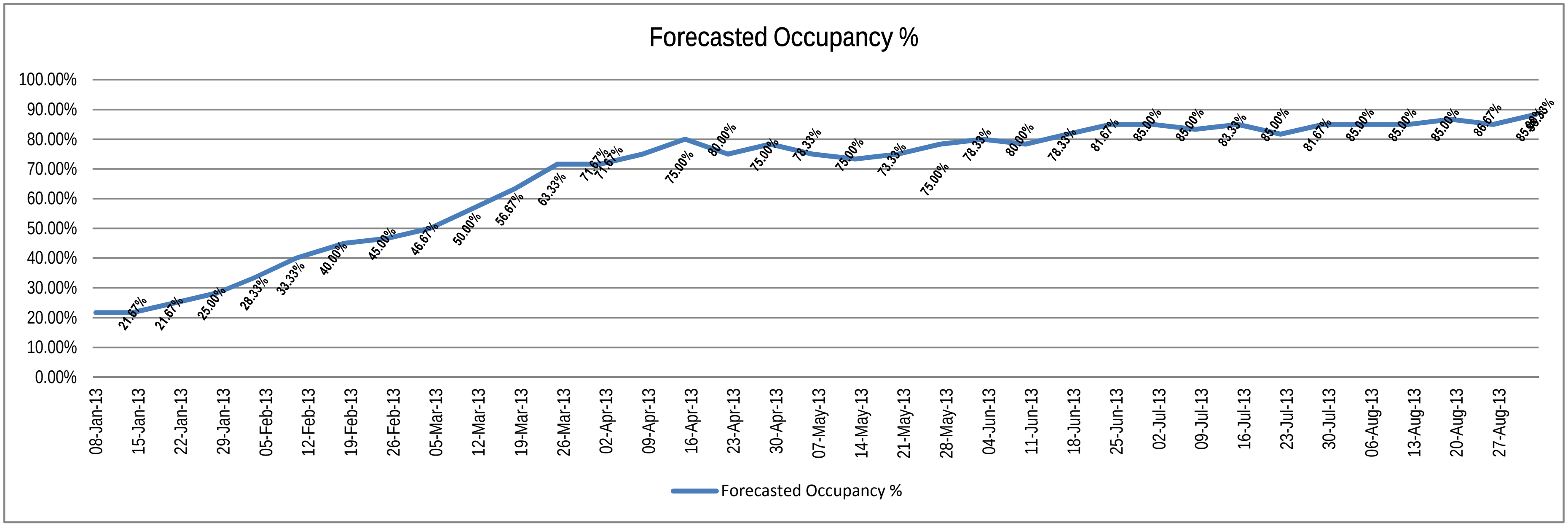


Mid City Gardens has 60 units
(includes 1 model unit)

Mid City Gardens Trend Report

Jan. 8, 2013 to Sept. 2, 2013





Mid City Gardens has 60 units
(includes 1 model unit)

Mid City Gardens Dashboard Report

Jan. 8, 2013 to Sept. 2, 2013

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%*

Monthly Total	
Monthly Average	

Mid City Gardens Dashboard Report

Jan. 8, 2013 to Sept. 2, 2013

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

Mid City Gardens Dashboard Report

Jan. 8, 2013 to Sept. 2, 2013

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%*

Monthly Total	
Monthly Average	

Mid City Gardens Dashboard Report

Jan. 8, 2013 to Sept. 2, 2013

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	

Mid City Gardens Dashboard Report

Jan. 8, 2013 to Sept. 2, 2013

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%
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*	*13*	*45.60*	*76.00%*

Monthly Total	
Monthly Average	

Mid City Gardens Dashboard Report

Jan. 8, 2013 to Sept. 2, 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	Mid-City Gardens	60	0	15	0	14	0	1	2	0	45	75.00%	0	3	48	80.00%
03-Jun-13	Mid-City Gardens	60	0	15	0	14	0	1	2	0	45	75.00%	0	3	48	80.00%
10-Jun-13	Mid-City Gardens	60	0	13	1	12	0	1	2	0	47	78.33%	2	2	47	78.33%
17-Jun-13	Mid-City Gardens	60	0	14	1	13	0	1	1	2	46	76.67%	0	3	49	81.67%
24-Jun-13	Mid-City Gardens	60	0	14	1	13	0	1	0	0	46	76.67%	0	5	51	85.00%
				14.2	*0.6*	*13.2*	*0*		*7*	*2*	*45.8*	*76.33%*	*2*	*16*	*48.60*	*81.00%*

Monthly Total	(red)
Monthly Average	(yellow)

Mid City Gardens Dashboard Report

Jan. 8, 2013 to Sept. 2, 2013

July 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-Jul-13	Mid-City Gardens	60	0	13	1	12	0	1	1	0	47	78.33%	0	4	51	85.00%
08-Jul-13	Mid-City Gardens	60	0	13	2	10	0	1	1	0	47	78.33%	0	3	50	83.33%
15-Jul-13	Mid-City Gardens	60	0	12	2	9	0	1	1	0	48	80.00%	0	3	51	85.00%
22-Jul-13	Mid-City Gardens	60	0	13	4	7	1	1	2	3	47	78.33%	0	2	49	81.67%
29-Jul-13	Mid-City Gardens	60	0	13	4	7	1	1	0	0	47	78.33%	0	4	51	85.00%
				12.8	*2.6*	*9*	*0.4*		*5*	*3*	*47.2*	*78.67%*	*0*	*16*	*50.40*	*84.00%*

Monthly Total	
Monthly Average	

Mid City Gardens Dashboard Report

Jan. 8, 2013 to Sept. 2, 2013

August 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 %
05-Aug-13	Mid-City Gardens	60	0	12	3	7	1	1	1	0	48	80.00%	0	3	51	85.00%
12-Aug-13	Mid-City Gardens	60	0	12	3	7	1	1	1	0	48	80.00%	0	3	51	85.00%
19-Aug-13	Mid-City Gardens	60	0	13	4	7	1	1	0	1	47	78.33%	0	5	52	86.67%
26-Aug-13	Mid-City Gardens	60	0	12	4	6	1	1	1	0	48	80.00%	0	3	51	85.00%
				12.25	*3.5*	*6.75*	*1*		*3*	*1*	*47.75*	*79.58%*	*0*	*14*	*51.25*	*85.42%*

September 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 %
02-Sep-13	Mid-City Gardens	60	0	11	4	5	1	1	1	0	49	81.67%	0	4	53	88.33%
				11	*4*	*5*	*1*		*1*	*0*	*49*	*81.67%*	*0*	*4*	*53.00*	*88.33%*

Monthly Total

Monthly Average