



BOARD OF DIRECTORS

Agenda Item 8

Assets & Investments Committee

Dr. Daryl Burckel, Chairman

January 8, 2014

Table of Contents

Memorandum	3
Willowbrook Apartments Budget Comparison	4
Willowbrook Apartments Trend/Dashboard Report	10
Viillage de Jardin Budget Comparison	20
Village de Jardin Trend/Dashboard Report	25
Mid-City Gardens Budget Comparison.....	35
Mid-City Gardens Trend/Dashboard Report.....	38

MEMORANDUM

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

From: Loretta Wallace, Program Administrator

Date: January 2, 2014

Re: Assets & Investments Committee

Notice is hereby given that an **Assets & Investments Committee Meeting will not be held on Wednesday, January 8, 2014**, by order of Director Dr. Daryl Burckel, Assets & Investments Committee Chairman.

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

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

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

LW:mb

Budget Comparison

Period = Nov 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5010	REVENUE									
5020	RENTAL INCOME									
5047	Rent-Agency	124,309.00	113,620.00	10,689.00	9.41	601,944.82	568,100.00	33,844.82	5.96	1,363,440.00
5050	Market Rent	173,831.00	184,520.00	-10,689.00	-5.79	888,755.18	922,600.00	-33,844.82	-3.67	2,214,240.00
5051	Less-Vacancy	-19,853.00	-22,360.50	2,507.50	11.21	-77,535.49	-98,386.20	20,850.71	21.19	-217,642.20
5052	Loss/Gain to Lease	-14,130.00	-13,000.00	-1,130.00	-8.69	-81,211.00	-75,000.00	-6,211.00	-8.28	-152,000.00
5053	Less-Model	-1,470.00	-1,470.00	0.00	0.00	-7,350.00	-7,350.00	0.00	0.00	-17,640.00
	Units/Office/Storage									
5054	Less-Employee Apartments	0.00	-795.00	795.00	100.00	0.00	-3,975.00	3,975.00	100.00	-9,540.00
5060	Less-Concessions	-900.00	-500.00	-400.00	-80.00	-4,778.67	-2,500.00	-2,278.67	-91.15	-6,000.00
5061	Additional Rent	450.00	0.00	450.00	N/A	2,566.50	0.00	2,566.50	N/A	0.00
5066	Uncollectable/Accelerated	-5,449.00	-7,250.00	1,801.00	24.84	-22,202.50	-36,250.00	14,047.50	38.75	-87,000.00
5067	Agency- Prior Period Adjustment	50.00	0.00	50.00	N/A	915.81	0.00	915.81	N/A	0.00
5069	Accelerated CAM, Tax & Insurance	0.00	0.00	0.00	N/A	-25.00	0.00	-25.00	N/A	0.00
5072	Prior Period Adjustments	-50.00	0.00	-50.00	N/A	-825.84	0.00	-825.84	N/A	0.00
5081	TOTAL RENTAL INCOME	256,788.00	252,764.50	4,023.50	1.59	1,300,253.81	1,267,238.80	33,015.01	2.61	3,087,857.80
5100	TENANT OTHER INCOME									
5182	Locks & Keys	130.00	0.00	130.00	N/A	425.00	0.00	425.00	N/A	0.00
5190	Access/Gate Card Reimb.	80.00	0.00	80.00	N/A	555.00	0.00	555.00	N/A	0.00
5200	Security Deposit Forfeits	1,073.00	950.00	123.00	12.95	4,291.00	4,750.00	-459.00	-9.66	11,400.00
5210	Late Fees	2,918.50	1,850.00	1,068.50	57.76	13,332.00	9,250.00	4,082.00	44.13	22,200.00
5230	Application Fees	260.00	300.00	-40.00	-13.33	2,455.00	1,500.00	955.00	63.67	3,600.00
5235	Cleaning, Damages, etc	2,497.75	450.00	2,047.75	455.06	7,166.50	2,250.00	4,916.50	218.51	5,400.00
5240	Month-to-Month Fees	150.00	100.00	50.00	50.00	700.00	500.00	200.00	40.00	1,200.00
5250	Legal Fees	0.00	0.00	0.00	N/A	917.50	0.00	917.50	N/A	0.00
5260	Collections	0.00	0.00	0.00	N/A	59.50	0.00	59.50	N/A	0.00
5270	Pet Fees	0.00	300.00	-300.00	-100.00	0.00	900.00	-900.00	-100.00	1,800.00
5280	Parking Fees	0.00	0.00	0.00	N/A	25.00	0.00	25.00	N/A	0.00
5295	Tenant Reimbursement	0.00	75.00	-75.00	-100.00	0.00	375.00	-375.00	-100.00	900.00
5297	TOTAL TENANT OTHER INCOME	7,109.25	4,025.00	3,084.25	76.63	29,926.50	19,525.00	10,401.50	53.27	46,500.00
5500	OTHER INCOME									
5560	Laundry Income	1,300.00	1,200.00	100.00	8.33	6,376.40	6,000.00	376.40	6.27	14,400.00
5590	Miscellaneous Income	0.00	0.00	0.00	N/A	1,243.00	0.00	1,243.00	N/A	0.00
5597	TOTAL OTHER INCOME	1,300.00	1,200.00	100.00	8.33	7,619.40	6,000.00	1,619.40	26.99	14,400.00

Wednesday, December 18, 2013

03:35 AM

Budget Comparison

Period = Nov 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5880	OTHER INCOME									
5884	Administrative Fees	0.00	35.00	-35.00	-100.00	0.00	175.00	-175.00	-100.00	420.00
5898	TOTAL OTHER INCOME	0.00	35.00	-35.00	-100.00	0.00	175.00	-175.00	-100.00	420.00
5899	TOTAL CORPORATE REVENUE	0.00	35.00	-35.00	-100.00	0.00	175.00	-175.00	-100.00	420.00
5990	TOTAL REVENUE	265,197.25	258,024.50	7,172.75	2.78	1,337,799.71	1,292,938.80	44,860.91	3.47	3,149,177.80
6000	OPERATING EXPENSES									
6100	CLEANING									
6120	Cleaning Supplies	115.99	500.00	384.01	76.80	2,413.96	2,500.00	86.04	3.44	6,000.00
6125	Contract Porter/Maid	1,920.00	0.00	-1,920.00	N/A	5,568.00	0.00	-5,568.00	N/A	0.00
6170	Trash Removal	2,428.40	2,500.00	71.60	2.86	13,230.96	12,500.00	-730.96	-5.85	30,000.00
6190	TOTAL CLEANING	4,464.39	3,000.00	-1,464.39	-48.81	21,212.92	15,000.00	-6,212.92	-41.42	36,000.00
6200	REPAIRS & MAINTENANCE									
6207	Appliance Repair	0.00	500.00	500.00	100.00	2,179.74	2,500.00	320.26	12.81	6,000.00
6215	Bldg. Repairs & Maintenance	0.00	0.00	0.00	N/A	483.04	0.00	-483.04	N/A	0.00
6218	Bulbs & Ballast Supplies	0.00	500.00	500.00	100.00	662.76	2,500.00	1,837.24	73.49	6,000.00
6221	Door Repairs & Replacement	0.00	0.00	0.00	N/A	560.86	0.00	-560.86	N/A	0.00
6225	Electrical	0.00	1,000.00	1,000.00	100.00	3,134.63	5,000.00	1,865.37	37.31	12,000.00
6235	Fire & Safety	86.65	2,800.00	2,713.35	96.91	3,635.22	3,850.00	214.78	5.58	4,550.00
6236	Gate Repair	87.40	600.00	512.60	85.43	629.40	3,000.00	2,370.60	79.02	7,200.00
6238	General Maintenance	0.00	0.00	0.00	N/A	2,405.33	0.00	-2,405.33	N/A	0.00
	Supplies									
6240	Glass, Screen & Window Repair	146.32	250.00	103.68	41.47	567.36	1,250.00	682.64	54.61	3,000.00
6280	HVAC	0.00	500.00	500.00	100.00	355.55	2,500.00	2,144.45	85.78	6,000.00
6285	HVAC Supplies	258.95	1,000.00	741.05	74.10	4,176.32	5,000.00	823.68	16.47	12,000.00
6300	Keys & Locks Supplies	230.24	300.00	69.76	23.25	1,282.45	1,500.00	217.55	14.50	3,600.00
6310	Landscaping	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	2,000.00
6320	Lawn Maintenance	3,650.00	3,650.00	0.00	0.00	18,250.00	18,250.00	0.00	0.00	43,800.00
6324	Lighting Retrofit	0.00	0.00	0.00	N/A	137.80	0.00	-137.80	N/A	0.00
6325	Maintenance Supplies	1,003.83	850.00	-153.83	-18.10	3,173.13	4,250.00	1,076.87	25.34	10,200.00
6327	Tools & Equipment	0.00	0.00	0.00	N/A	564.89	0.00	-564.89	N/A	0.00
6347	Parking Space Expense	38.70	0.00	-38.70	N/A	54.30	0.00	-54.30	N/A	0.00
6363	Painting Supplies	0.00	500.00	500.00	100.00	0.00	2,500.00	2,500.00	100.00	6,000.00
6410	Plumbing	166.77	1,750.00	1,583.23	90.47	2,870.42	8,750.00	5,879.58	67.20	21,000.00

Wednesday, December 18, 2013

08:35 AM

Budget Comparison

Period = Nov 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6415	Pool Maintenance & Supplies	0.00	0.00	0.00	N/A	1,174.62	0.00	-1,174.62	N/A	0.00
6430	Roof/Structural	485.00	500.00	15.00	3.00	2,695.66	2,500.00	-195.66	-7.83	6,000.00
6440	Exterior Repairs	0.00	500.00	500.00	100.00	22.40	2,500.00	2,477.60	99.10	6,000.00
6450	Interior Repairs	800.00	500.00	-300.00	-60.00	1,584.92	2,500.00	915.08	36.60	6,000.00
6480	Miscellaneous Repairs	0.00	500.00	500.00	100.00	1,478.44	2,500.00	1,021.56	40.86	6,000.00
6490	TOTAL REPAIRS & MAINTENANCE	6,953.86	16,200.00	9,246.14	57.07	52,079.24	71,850.00	19,770.76	27.52	167,350.00
6500	OTHER SERVICES									
6520	Alarm & Monitoring	125.00	500.00	375.00	75.00	1,487.18	2,500.00	1,012.82	40.51	6,000.00
6540	Pest Control	675.00	625.00	-50.00	-8.00	4,540.88	3,125.00	-1,415.88	-45.31	7,500.00
6550	Pool Service	397.95	500.00	102.05	20.41	1,858.68	2,500.00	641.32	25.65	6,000.00
6580	Guard Service	16,356.00	22,000.00	5,644.00	25.65	99,006.00	110,000.00	10,994.00	9.99	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	485.66	500.00	14.34	2.87	1,200.00
6680	Miscellaneous Services	0.00	250.00	250.00	100.00	319.57	1,250.00	930.43	74.43	3,000.00
6690	TOTAL OTHER SERVICES	17,553.95	23,975.00	6,421.05	26.78	107,697.97	119,875.00	12,177.03	10.16	290,550.00
6800	MAKE READY EXPENSE									
6805	Windows/Blinds/Screens	560.89	500.00	-60.89	-12.18	1,202.83	2,500.00	1,297.17	51.89	6,000.00
6820	Carpet/Tile Cleaning	492.45	650.00	157.55	24.24	2,754.96	3,250.00	495.04	15.23	7,800.00
6830	Cleaning	0.00	450.00	450.00	100.00	4,263.44	2,250.00	-2,013.44	-89.49	5,400.00
6870	Dry Wall Repairs	0.00	800.00	800.00	100.00	0.00	4,000.00	4,000.00	100.00	9,600.00
6875	Painting	725.42	4,500.00	3,774.58	83.88	5,137.38	19,500.00	14,362.62	73.65	42,000.00
6880	Sheetrock & Drywall Repairs	0.00	0.00	0.00	N/A	673.09	0.00	-673.09	N/A	0.00
6885	Miscellaneous Make Ready	0.00	250.00	250.00	100.00	0.00	1,250.00	1,250.00	100.00	3,000.00
6890	TOTAL MAKE READY EXPENSE	1,778.76	7,150.00	5,371.24	75.12	14,031.70	32,750.00	18,718.30	57.16	73,800.00
6900	PAYROLL & RELATED EXPENSES									
6902	Resident Manager	4,291.66	4,300.00	8.34	0.19	21,145.85	21,500.00	354.15	1.65	51,600.00
6906	Assistant Manager	2,528.48	2,557.00	28.52	1.12	12,507.25	12,785.00	277.75	2.17	30,684.00
6910	Leasing Agent	3,327.63	4,617.00	1,289.37	27.93	16,680.11	23,085.00	6,404.89	27.74	55,404.00
6913	Maintenance	3,429.50	0.00	-3,429.50	N/A	18,116.50	0.00	-18,116.50	N/A	0.00
6914	Maintenance I	0.00	3,554.00	3,554.00	100.00	0.00	17,770.00	17,770.00	100.00	42,648.00
6919	Maintenance II	2,695.00	3,294.00	599.00	18.18	19,066.65	16,470.00	-2,596.65	-15.77	39,528.00
6920	Housekeeping/Maid Salary	1,899.48	1,994.00	94.52	4.74	9,357.74	9,970.00	612.26	6.14	23,928.00
6922	Make Ready I	2,329.25	2,427.00	97.75	4.03	3,769.25	12,135.00	8,365.75	68.94	29,124.00
6930	Porter	0.00	1,733.00	1,733.00	100.00	1,650.00	8,665.00	7,015.00	80.96	20,796.00

Wednesday, December 18, 2013

09:35 AM

Budget Comparison

Period = Nov 2013

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6952	Payroll Taxes	6,330.30	6,094.80	-235.50	-3.86	30,511.00	30,474.00	-37.00	-0.12	73,137.60
6985	Health Insurance	800.00	1,200.00	400.00	33.33	4,500.00	6,000.00	1,500.00	25.00	14,400.00
6997	TOTAL PAYROLL & RELATED EXPENSE	27,631.30	31,770.80	4,139.50	13.03	137,304.35	158,854.00	21,549.65	13.57	381,249.60
7000	ADMINISTRATIVE EXPENSES									
7004	Accounting/Bookkeeping Fees	225.00	225.00	0.00	0.00	1,125.00	1,125.00	0.00	0.00	2,700.00
7005	Administrative Fee-LBPMI	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
7007	Answering Service	240.00	175.00	-65.00	-37.14	1,265.40	875.00	-390.40	-44.62	2,100.00
7009	Bank Charges	81.44	100.00	18.56	18.56	546.29	500.00	-46.29	-9.26	1,200.00
7010	Copier Contract & Maint. Agreement	255.22	325.00	69.78	21.47	1,908.26	1,625.00	-283.26	-17.43	3,900.00
7013	Credit Bureau	63.75	850.00	786.25	92.50	646.95	4,250.00	3,603.05	84.78	10,200.00
7016	Employee Mileage, Meals & Education	36.29	250.00	213.71	85.48	269.60	1,250.00	980.40	78.43	3,000.00
7017	Employee Parking	0.00	0.00	0.00	N/A	60.45	0.00	-60.45	N/A	0.00
7020	Office Equipment Rental	0.00	0.00	0.00	N/A	-252.05	0.00	252.05	N/A	0.00
7025	Office Expense	339.26	0.00	-339.26	N/A	291.14	0.00	-291.14	N/A	0.00
7030	Office Supplies	638.71	425.00	-213.71	-50.28	4,106.34	2,125.00	-1,981.34	-93.24	5,100.00
7045	Postage & Overnight Mail	0.00	25.00	25.00	100.00	100.43	125.00	24.57	19.66	300.00
7060	Professional Fees	367.00	1,000.00	633.00	63.30	1,849.40	5,000.00	3,150.60	63.01	12,000.00
7065	Subscriptions	-87.40	0.00	87.40	N/A	0.00	0.00	0.00	N/A	0.00
7070	Telephone	454.80	800.00	345.20	43.15	1,666.40	4,000.00	2,333.60	58.34	9,600.00
7075	Travel & Entertainment	156.90	0.00	-156.90	N/A	726.65	0.00	-726.65	N/A	0.00
7085	Miscellaneous Administrative	0.00	0.00	0.00	N/A	302.50	0.00	-302.50	N/A	0.00
7090	TOTAL ADMINISTRATIVE	2,770.97	4,225.00	1,454.03	34.41	14,612.76	21,125.00	6,512.24	30.83	50,700.00
7100	MANAGEMENT FEES									
7115	Management Fees-LBPMI	10,613.14	10,317.98	-295.16	-2.86	53,888.96	51,705.54	-2,183.42	-4.22	125,934.10
7145	TOTAL MANAGEMENT FEES	10,613.14	10,317.98	-295.16	-2.86	53,888.96	51,705.54	-2,183.42	-4.22	125,934.10
7150	MARKETING									
7153	Advertising	1,585.40	1,750.00	164.60	9.41	7,936.18	8,750.00	813.82	9.30	21,000.00
7154	Customer Relations	272.87	300.00	27.13	9.04	2,788.95	1,500.00	-1,288.95	-85.93	4,600.00
7160	Leasing Commission	600.00	750.00	150.00	20.00	2,500.00	3,750.00	1,250.00	33.33	11,500.00
7165	Leasing Expense	0.00	0.00	0.00	N/A	75.00	0.00	-75.00	N/A	0.00
7180	Referral Fees	400.00	500.00	100.00	20.00	2,200.00	2,500.00	300.00	12.00	6,000.00
7190	TOTAL MARKETING	2,858.27	3,300.00	441.73	13.39	15,500.13	16,500.00	999.87	6.06	43,100.00

Budget Comparison

Period = Nov 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7200	UTILITIES									
7210	Electricity	7,424.75	8,000.00	575.25	7.19	40,764.37	40,000.00	-764.37	-1.91	96,000.00
7212	Electricity-Vacant Space	997.66	250.00	-747.66	-299.06	7,134.70	1,250.00	-5,884.70	-470.78	3,000.00
7230	Water	8,725.14	7,600.00	-1,125.14	-14.80	47,363.55	38,000.00	-9,363.55	-24.64	91,200.00
7235	Sewer	10,908.41	9,200.00	-1,708.41	-18.57	54,527.15	46,000.00	-8,527.15	-18.54	110,400.00
7242	Internet Service	207.05	0.00	-207.05	N/A	1,035.25	0.00	-1,035.25	N/A	0.00
7290	TOTAL UTILITIES	28,263.01	25,050.00	-3,213.01	-12.83	150,825.02	125,250.00	-25,575.02	-20.42	300,600.00
7300	NON RECAPTURABLE EXPENSES									
7405	TAXES & INSURANCE									
7460	Property & Liability Insurance	10,983.79	11,153.00	169.21	1.52	54,918.95	55,765.00	846.05	1.52	133,835.00
7490	TOTAL TAXES & INSURANCE	10,983.79	11,153.00	169.21	1.52	54,918.95	55,765.00	846.05	1.52	133,835.00
7599	TOTAL OPERATING EXPENSES	113,871.44	136,141.78	22,270.34	16.36	622,072.00	668,674.54	46,602.54	6.97	1,603,118.70
8275	NET OPERATING INCOME	151,325.81	121,882.72	29,443.09	24.16	715,727.71	624,264.26	91,463.45	14.65	1,546,059.10
8299	NON OPERATING									
8970	NET AFTER NON OPERATING	151,325.81	121,882.72	29,443.09	24.16	715,727.71	624,264.26	91,463.45	14.65	1,546,059.10
9601	RESERVE REPLACEMENT EXPENDITURES									
9605	Appliance Purchase	0.00	400.00	400.00	100.00	3,043.00	2,000.00	-1,043.00	-52.15	4,800.00
9610	Carpet Replacement	1,370.60	2,750.00	1,379.40	50.16	11,220.63	13,750.00	2,529.37	18.40	33,000.00
9618	Water Heaters	0.00	0.00	0.00	N/A	60.00	0.00	-60.00	N/A	0.00
9620	HVAC Replacement	0.00	0.00	0.00	N/A	2,422.50	2,600.00	177.50	6.83	3,900.00
9623	Office Furniture & Equipment	1,158.16	0.00	-1,158.16	N/A	1,158.16	0.00	-1,158.16	N/A	0.00
9660	Exterior Repairs	0.00	2,000.00	2,000.00	100.00	12,106.29	16,000.00	3,893.71	24.34	30,000.00
9670	Interior Repairs	0.00	500.00	500.00	100.00	-5,548.00	2,500.00	8,048.00	321.92	6,000.00
9698	TOTAL CAPITAL & RESERVE REPLACEMENT EXPENDITURES	2,528.76	5,650.00	3,121.24	55.24	24,462.58	36,850.00	12,387.42	33.62	77,700.00
9792	NET CAPITAL & RESERVE REPLACEMENT EXPENSES & REIMB.	-2,528.76	-5,650.00	3,121.24	55.24	-24,462.58	-36,850.00	12,387.42	33.62	-77,700.00

Budget Comparison

Period = Nov 2013

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>
9795	NET BEFORE DEPRECIATION & AMORTIZATION	148,797.05	116,232.72	32,564.33	28.02	691,265.13	587,414.26	103,850.87	17.68	1,468,359.10
9800	DEPRECIATION & AMORTIZATION									
9802	Depreciation Expense	97,500.00	97,500.00	0.00	0.00	487,500.00	487,500.00	0.00	0.00	1,170,000.00
9850	TOTAL DEPRECIATION & AMORTIZATION	97,500.00	97,500.00	0.00	0.00	487,500.00	487,500.00	0.00	0.00	1,170,000.00
9997	NET INCOME (LOSS)	51,297.05	18,732.72	32,564.33	173.84	203,765.13	99,914.26	103,850.87	103.94	298,359.10



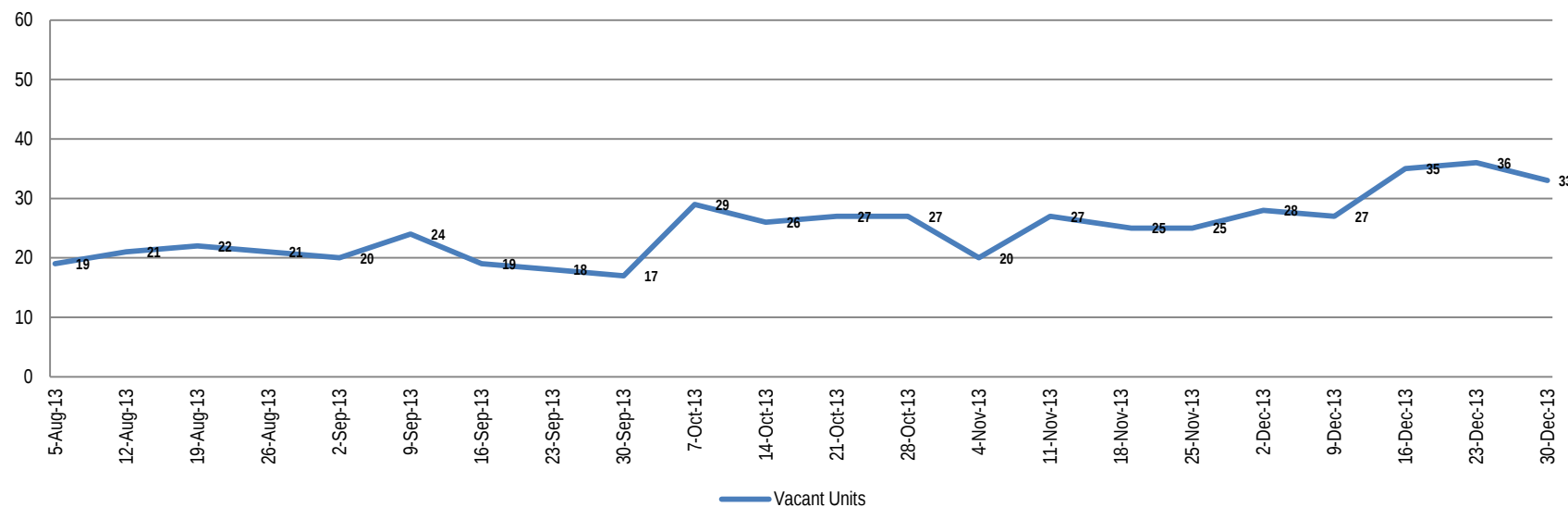
Willowbrook Apartments



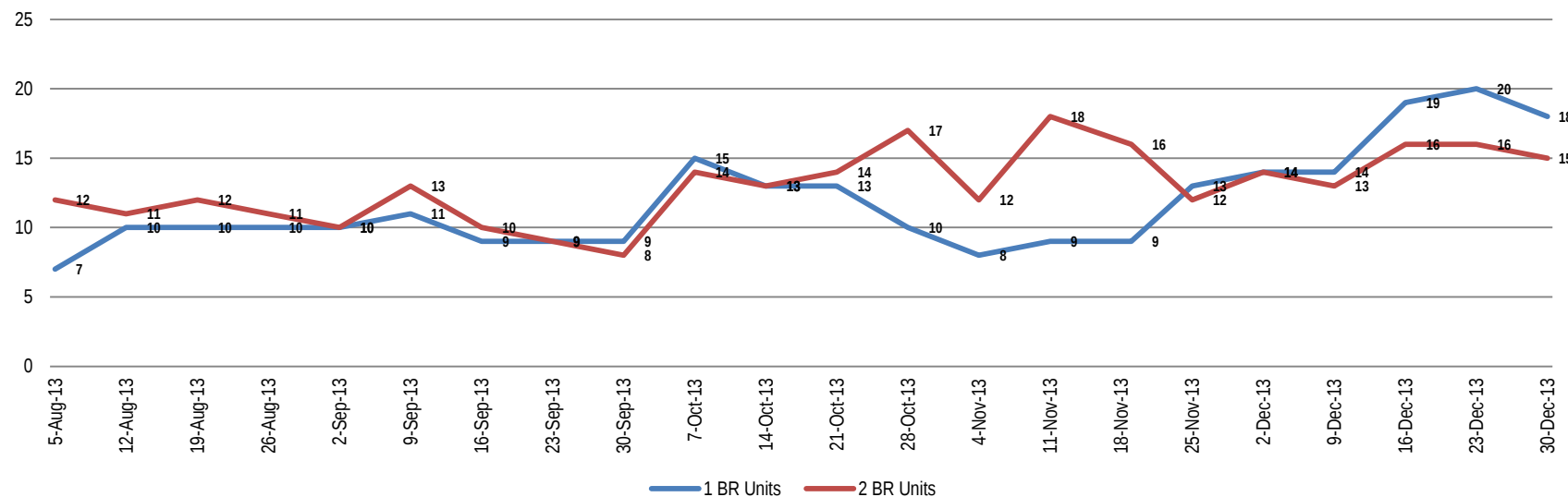
Willowbrook Apartments Trend Report

Aug. 5, 2013 to Dec. 30, 2013

Vacant Units

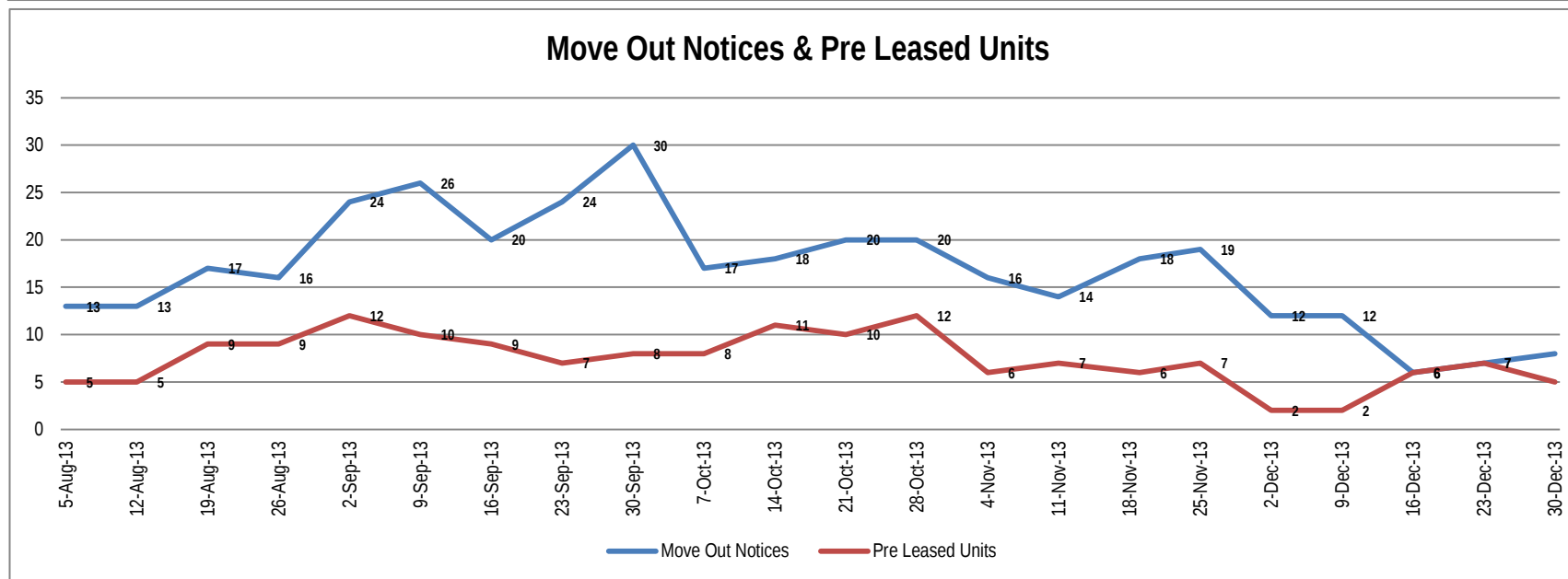
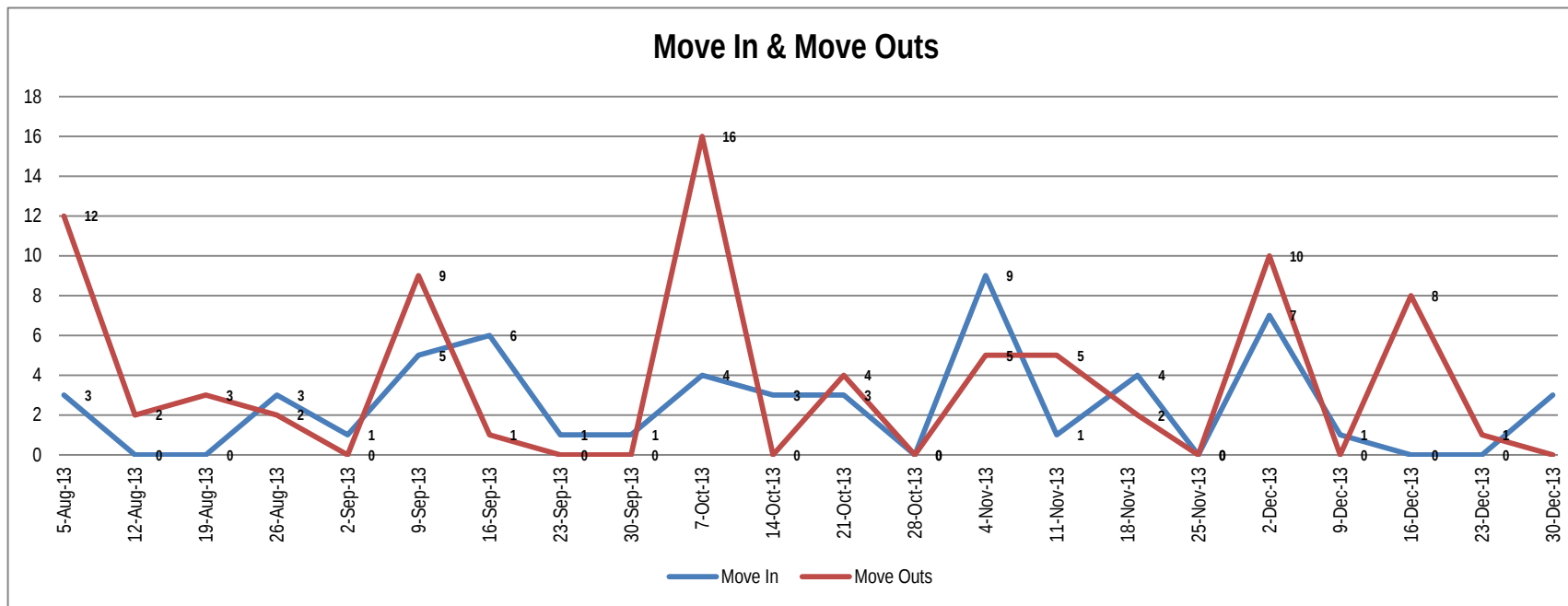


Vacant 1 & 2 BR Units



Willowbrook Apartments Trend Report

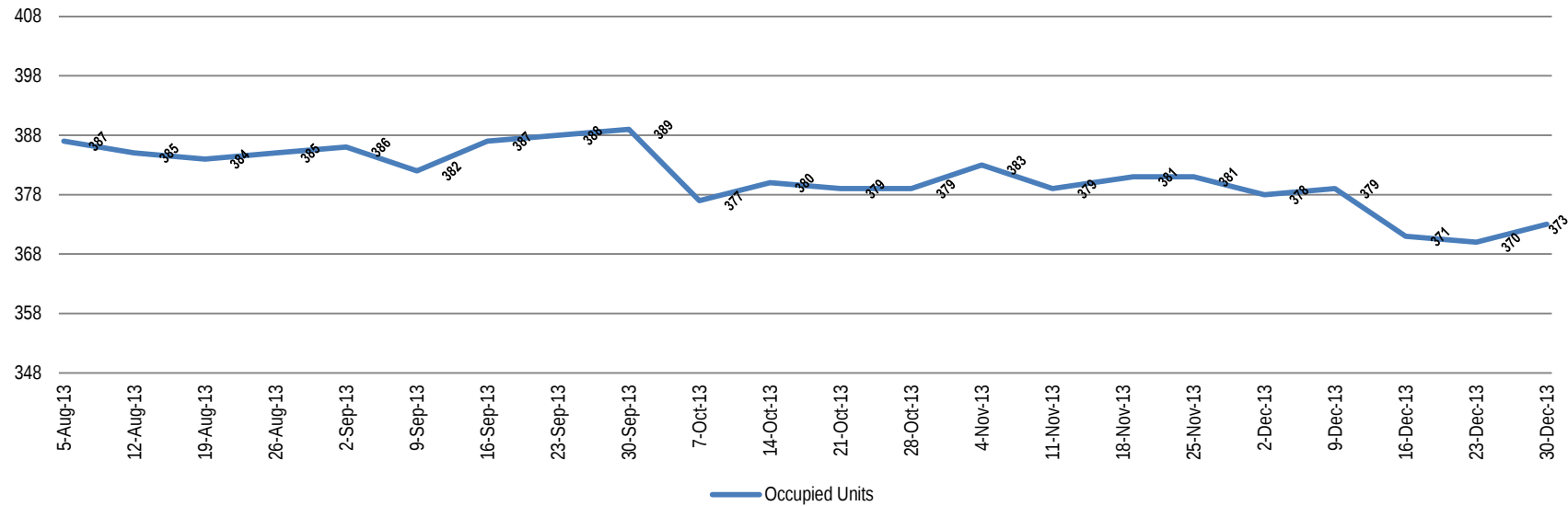
Aug. 5, 2013 to Dec. 30, 2013



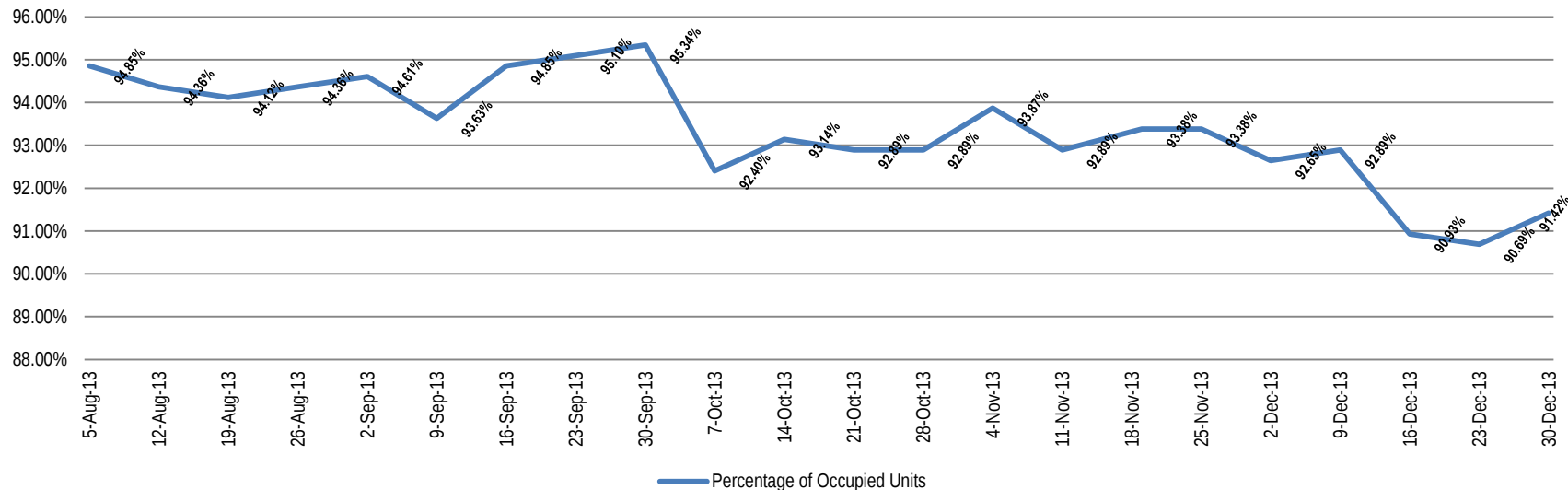
Willowbrook Apartments Trend Report

Aug. 5, 2013 to Dec. 30, 2013

Occupied Units

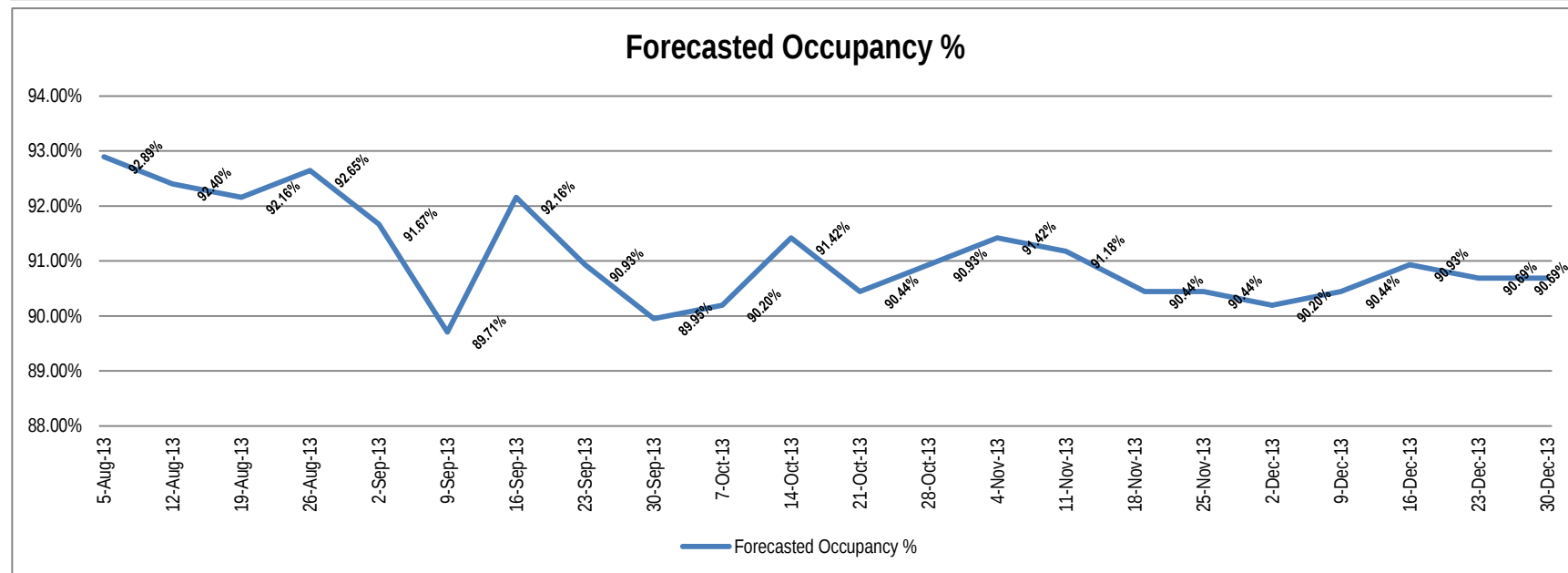
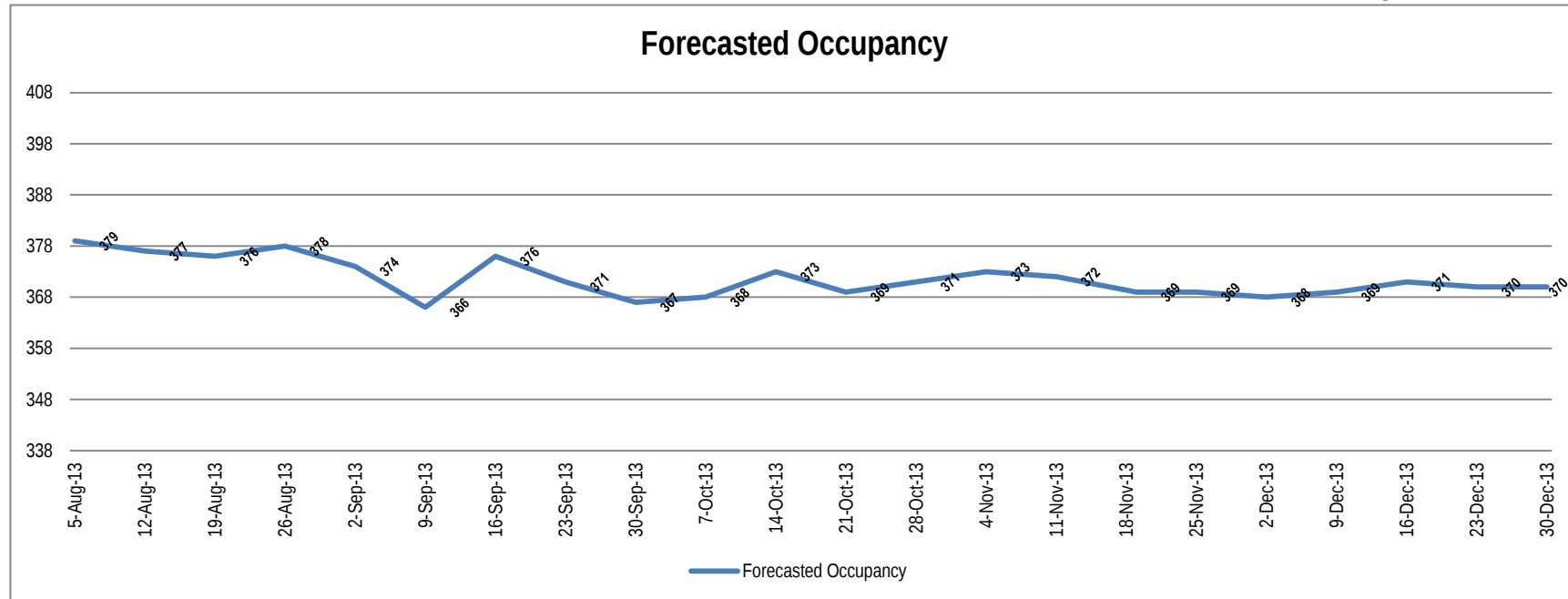


Percentage of Occupied Units



Willowbrook Apartments Trend Report

Aug. 5, 2013 to Dec. 30, 2013





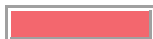
Willowbrook Apartments Dashboard Report

Aug. 5, 2013 to Dec. 30, 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	Willowbrook	408	0	19	7	12	0	2	3	12	387	94.85%	13	5	379	92.89%	
12-Aug-13	Willowbrook	408	0	21	10	11	0	2	0	2	385	94.36%	13	5	377	92.40%	
19-Aug-13	Willowbrook	408	0	22	10	12	0	2	0	3	384	94.12%	17	9	376	92.16%	
26-Aug-13	Willowbrook	408	0	21	10	11	0	2	3	2	385	94.36%	16	9	378	92.65%	
				20.75	9.25	11.5	0			6	19	385.25	94.42%	59	28	377.50	92.52%

Monthly Total



Monthly Average





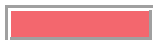
Willowbrook Apartments Dashboard Report

Aug. 5, 2013 to Dec. 30, 2013

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	Willowbrook	408	0	20	10	10	0	2	1	0	386	94.61%	24	12	374	91.67%	
09-Sep-13	Willowbrook	408	0	24	11	13	0	2	5	9	382	93.63%	26	10	366	89.71%	
16-Sep-13	Willowbrook	408	0	19	9	10	0	2	6	1	387	94.85%	20	9	376	92.16%	
23-Sep-13	Willowbrook	408	0	18	9	9	0	2	1	0	388	95.10%	24	7	371	90.93%	
30-Sep-13	Willowbrook	408	0	17	9	8	0	2	1	0	389	95.34%	30	8	367	89.95%	
				19.6	9.6	10	0			14	10	386.4	94.71%	124	46	370.80	90.88%

Monthly Total



Monthly Average





Willowbrook Apartments Dashboard Report

Aug. 5, 2013 to Dec. 30, 2013

October 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 %
07-Oct-13	Willowbrook	408	0	29	15	14	0	2	4	16	377	92.40%	17	8	368	90.20%
14-Oct-13	Willowbrook	408	0	26	13	13	0	2	3	0	380	93.14%	18	11	373	91.42%
21-Oct-13	Willowbrook	408	0	27	13	14	0	2	3	4	379	92.89%	20	10	369	90.44%
28-Oct-13	Willowbrook	408	0	27	10	17	0	2	0	0	379	92.89%	20	12	371	90.93%
				27.25	12.75	14.5	0		10	20	378.75	92.83%	75	41	370.25	90.75%

Monthly Total

Monthly Average





Willowbrook Apartments Dashboard Report

Aug. 5, 2013 to Dec. 30, 2013

November 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-Nov-13	Willowbrook	408	0	20	8	12		2	9	5	383	93.87%	16	6	373	91.42%
11-Nov-13	Willowbrook	408	0	27	9	18		2	1	5	379	92.89%	14	7	372	91.18%
19-Nov-13	Willowbrook	408	0	25	9	16		2	4	2	381	93.38%	18	6	369	90.44%
25-Nov-13	Willowbrook	408	0	25	13	12		2	0	0	381	93.38%	19	7	369	90.44%
				24.25	9.75	14.5			14	12	381	93.38%	67	26	370.75	90.87%

Monthly Total

Monthly Average





Willowbrook Apartments Dashboard Report

Aug. 5, 2013 to Dec. 30, 2013

December 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-Dec-13	Willowbrook	408	0	28	14	14		2	7	10	378	92.65%	12	2	368	90.20%
09-Dec-13	Willowbrook	408	0	27	14	13		2	1	0	379	92.89%	12	2	369	90.44%
16-Dec-13	Willowbrook	408	0	35	19	16		2	0	8	371	90.93%	6	6	371	90.93%
23-Dec-13	Willowbrook	408	0	36	20	16		2	0	1	370	90.69%	7	7	370	90.69%
30-Dec-13	Willowbrook	408	0	33	18	15		2	3	0	373	91.42%	8	5	370	90.69%
				31.8	17	14.8			11	19	374.2	91.72%	45	22	369.60	90.59%

Monthly Total



Monthly Average



Budget Comparison

Period = Nov 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5010	REVENUE									
5020	RENTAL INCOME									
5047	Rent-Agency	18,946.00	25,000.00	-6,054.00	-24.22	98,763.82	116,000.00	-17,236.18	-14.86	291,000.00
5050	Market Rent	134,754.00	128,700.00	6,054.00	4.70	669,736.18	652,500.00	17,236.18	2.64	1,553,400.00
5051	Less-Vacancy	-8,100.00	-13,833.00	5,733.00	41.44	-37,012.13	-79,924.00	42,911.87	53.69	-148,320.50
5052	Loss/Gain to Lease	1,620.00	400.00	1,220.00	305.00	4,085.00	2,000.00	2,085.00	104.25	4,800.00
5054	Less-Employee Apartments	0.00	-795.00	795.00	100.00	-900.00	-3,975.00	3,075.00	77.36	-9,540.00
5066	Uncollectable/Accelerated	-1,387.00	-800.00	-587.00	-73.38	-1,517.28	-3,000.00	1,482.72	49.42	-6,600.00
5067	Agency- Prior Period Adjustment	0.00	0.00	0.00	N/A	-345.00	0.00	-345.00	N/A	0.00
5072	Prior Period Adjustments	1,799.99	0.00	1,799.99	N/A	6,324.67	0.00	6,324.67	N/A	0.00
5081	TOTAL RENTAL INCOME	147,632.99	138,672.00	8,960.99	6.46	739,135.26	683,601.00	55,534.26	8.12	1,684,739.50
5100	TENANT OTHER INCOME									
5182	Locks & Keys	0.00	0.00	0.00	N/A	30.00	0.00	30.00	N/A	0.00
5190	Access/Gate Card Reimb.	0.00	0.00	0.00	N/A	25.00	0.00	25.00	N/A	0.00
5200	Security Deposit Forfeits	0.00	0.00	0.00	N/A	300.00	600.00	-300.00	-50.00	1,800.00
5210	Late Fees	750.00	450.00	300.00	66.67	4,250.00	2,250.00	2,000.00	88.89	5,400.00
5220	NSF Fees	0.00	35.00	-35.00	-100.00	210.00	105.00	105.00	100.00	210.00
5230	Application Fees	35.00	0.00	35.00	N/A	805.00	0.00	805.00	N/A	0.00
5235	Cleaning, Damages, etc	0.00	0.00	0.00	N/A	425.00	200.00	225.00	112.50	600.00
5240	Month-to-Month Fees	175.00	0.00	175.00	N/A	875.00	0.00	875.00	N/A	0.00
5270	Pet Fees	0.00	300.00	-300.00	-100.00	300.00	900.00	-600.00	-66.67	1,800.00
5297	TOTAL TENANT OTHER INCOME	960.00	785.00	175.00	22.29	7,220.00	4,055.00	3,165.00	78.05	9,810.00
5500	OTHER INCOME									
5560	Laundry Income	629.49	350.00	279.49	79.85	4,119.82	1,550.00	2,569.82	165.79	4,000.00
5597	TOTAL OTHER INCOME	629.49	350.00	279.49	79.85	4,119.82	1,550.00	2,569.82	165.79	4,000.00
5880	OTHER INCOME									
5884	Administrative Fees	0.00	35.00	-35.00	-100.00	0.00	175.00	-175.00	-100.00	420.00
5898	TOTAL OTHER INCOME	0.00	35.00	-35.00	-100.00	0.00	175.00	-175.00	-100.00	420.00
5899	TOTAL CORPORATE REVENUE	0.00	35.00	-35.00	-100.00	0.00	175.00	-175.00	-100.00	420.00
5990	TOTAL REVENUE	149,222.48	139,842.00	9,380.48	6.71	750,475.08	689,381.00	61,094.08	8.86	1,698,969.50

Budget Comparison

Period = Nov 2013

Book = Annual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6000	OPERATING EXPENSES									
6100	CLEANING									
6120	Cleaning Supplies	0.00	0.00	0.00	N/A	77.70	0.00	-77.70	N/A	0.00
6170	Trash Removal	1,494.00	1,495.00	1.00	0.07	7,600.00	7,475.00	-125.00	-1.67	17,940.00
6190	TOTAL CLEANING	1,494.00	1,495.00	1.00	0.07	7,677.70	7,475.00	-202.70	-2.71	17,940.00
6200	REPAIRS & MAINTENANCE									
6207	Appliance Repair	44.07	200.00	155.93	77.96	204.10	1,000.00	795.90	79.59	2,400.00
6225	Electrical	780.84	150.00	-630.84	-420.56	11,615.60	750.00	-10,865.60	-1,448.75	1,800.00
6232	Elevator Repairs	1,747.68	1,850.00	102.32	5.53	6,265.09	9,250.00	2,984.91	32.27	22,200.00
6235	Fire & Safety	916.08	45.00	-871.08	-1,935.73	7,132.89	225.00	-6,907.89	-3,070.17	2,700.00
6240	Glass, Screen & Window Repair	0.00	0.00	0.00	N/A	460.00	0.00	-460.00	N/A	0.00
6280	HVAC	1,922.66	250.00	-1,672.66	-669.06	6,160.53	2,250.00	-3,910.53	-173.80	4,750.00
6285	HVAC Supplies	0.00	0.00	0.00	N/A	418.56	0.00	-418.56	N/A	0.00
6300	Keys & Locks Supplies	2.72	25.00	22.28	89.12	999.57	125.00	-874.57	-699.66	300.00
6320	Lawn Maintenance	3,316.83	3,320.00	3.17	0.10	17,559.70	16,600.00	-959.70	-5.78	40,620.00
6325	Maintenance Supplies	845.42	225.00	-620.42	-275.74	3,577.01	1,125.00	-2,452.01	-217.96	2,700.00
6363	Painting Supplies	412.60	100.00	-312.60	-312.60	983.26	500.00	-483.26	-96.65	1,200.00
6410	Plumbing	704.53	200.00	-504.53	-252.26	3,677.92	1,000.00	-2,677.92	-267.79	2,400.00
6450	Interior Repairs	406.11	50.00	-356.11	-712.22	877.67	250.00	-627.67	-251.07	600.00
6480	Miscellaneous Repairs	285.88	150.00	-135.88	-90.59	4,645.17	750.00	-3,895.17	-519.36	1,800.00
6490	TOTAL REPAIRS & MAINTENANCE	11,385.42	6,565.00	-4,820.42	-73.43	64,577.07	33,825.00	-30,752.07	-90.92	83,470.00
6500	OTHER SERVICES									
6540	Pest Control	310.00	450.00	140.00	31.11	2,614.66	2,250.00	-364.66	-16.21	5,400.00
6580	Guard Service	10,992.00	6,935.00	-4,057.00	-58.50	55,980.00	34,675.00	-21,305.00	-61.44	83,220.00
6618	Uniforms	65.36	0.00	-65.36	N/A	65.36	300.00	234.64	78.21	600.00
6690	TOTAL OTHER SERVICES	11,367.36	7,385.00	-3,982.36	-53.92	58,660.02	37,225.00	-21,435.02	-57.58	89,220.00
6800	MAKE READY EXPENSE									
6805	Windows/Blinds/Screens	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
6820	Carpet/Tile Cleaning	315.00	200.00	-115.00	-57.50	1,297.94	1,000.00	-297.94	-29.79	2,400.00
6830	Cleaning	81.78	650.00	568.22	87.42	594.74	3,250.00	2,655.26	81.70	7,800.00
6870	Dry Wall Repairs	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
6875	Painting	0.00	750.00	750.00	100.00	151.83	3,750.00	3,598.17	95.95	9,000.00
6885	Miscellaneous Make Ready	0.00	65.00	65.00	100.00	0.00	325.00	325.00	100.00	780.00

Budget Comparison

Period = Nov 2013

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>
6890 TOTAL MAKE READY EXPENSE	396.78	1,790.00	1,393.22	77.83	2,044.51	8,950.00	6,905.49	77.16	21,480.00
6900 PAYROLL & RELATED EXPENSES									
6902 Resident Manager	3,750.00	3,750.00	0.00	0.00	18,750.00	18,750.00	0.00	0.00	45,675.00
6906 Assistant Manager	0.00	2,916.00	2,916.00	100.00	0.00	14,580.00	14,580.00	100.00	35,520.00
6910 Leasing Agent	5,280.00	2,080.00	-3,200.00	-153.85	27,348.75	10,400.00	-16,948.75	-162.97	25,998.00
6914 Maintenance I	5,595.50	3,120.00	-2,475.50	-79.34	27,731.25	15,600.00	-12,131.25	-77.76	37,956.00
6919 Maintenance II	0.00	2,775.00	2,775.00	100.00	0.00	13,875.00	13,875.00	100.00	33,300.00
6920 Housekeeping/Maid Salary	0.00	1,728.00	1,728.00	100.00	0.00	8,640.00	8,640.00	100.00	20,736.00
6930 Porter	3,234.00	1,728.00	-1,506.00	-87.15	16,326.00	8,640.00	-7,686.00	-88.96	20,736.00
6952 Payroll Taxes	5,582.85	4,392.30	-1,190.55	-27.11	27,511.81	21,961.50	-5,550.31	-25.27	53,534.70
6985 Health Insurance	1,000.00	800.00	-200.00	-25.00	4,800.00	4,000.00	-800.00	-20.00	9,600.00
6997 TOTAL PAYROLL & RELATED EXPENSE	24,442.35	23,289.30	-1,153.05	-4.95	122,467.81	116,446.50	-6,021.31	-5.17	283,055.70
7000 ADMINISTRATIVE EXPENSES									
7004 Accounting/Bookkeeping Fees	200.00	200.00	0.00	0.00	1,000.00	1,000.00	0.00	0.00	2,400.00
7005 Administrative Fee-LBPMI	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
7009 Bank Charges	79.44	100.00	20.56	20.56	417.13	500.00	82.87	16.57	1,200.00
7010 Copier Contract & Maint. Agreement	402.48	265.00	-137.48	-51.88	1,821.05	1,325.00	-496.05	-37.44	3,180.00
7013 Credit Bureau	160.90	250.00	89.10	35.64	817.20	1,250.00	432.80	34.62	3,000.00
7015 Dues	-35.00	0.00	35.00	N/A	400.00	0.00	-400.00	N/A	0.00
7016 Employee Mileage, Meals & Education	272.99	75.00	-197.99	-263.99	879.89	375.00	-504.89	-134.64	900.00
7025 Office Expense	0.00	0.00	0.00	N/A	150.00	0.00	-150.00	N/A	0.00
7030 Office Supplies	805.00	425.00	-380.00	-89.41	1,957.65	2,125.00	167.35	7.88	5,100.00
7045 Postage & Overnight Mail	0.00	25.00	25.00	100.00	113.91	125.00	11.09	8.87	300.00
7060 Professional Fees	0.00	125.00	125.00	100.00	-20.00	375.00	395.00	105.33	750.00
7070 Telephone	780.10	875.00	94.90	10.85	3,977.93	4,375.00	397.07	9.08	10,500.00
7090 TOTAL ADMINISTRATIVE	2,665.91	2,390.00	-275.91	-11.54	11,514.76	11,700.00	185.24	1.58	27,930.00
7100 MANAGEMENT FEES									
7115 Management Fees-LBPMI	6,720.00	6,720.00	0.00	0.00	33,600.00	33,600.00	0.00	0.00	80,640.00
7145 TOTAL MANAGEMENT FEES	6,720.00	6,720.00	0.00	0.00	33,600.00	33,600.00	0.00	0.00	80,640.00
7150 MARKETING									

Thursday, December 19, 2013

06:39 AM

Budget Comparison

Period = Nov 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7153	Advertising	1,453.51	3,600.00	2,146.49	59.62	10,811.43	18,000.00	7,188.57	39.94	43,200.00
7154	Customer Relations	1,310.73	100.00	-1,210.73	-1,210.73	2,914.54	500.00	-2,414.54	-482.91	2,200.00
7160	Leasing Commission	750.00	400.00	-350.00	-87.50	1,550.00	2,000.00	450.00	22.50	2,800.00
7165	Leasing Expense	622.61	0.00	-622.61	N/A	1,657.79	0.00	-1,657.79	N/A	0.00
7180	Referral Fees	0.00	500.00	500.00	100.00	0.00	1,500.00	1,500.00	100.00	2,500.00
7190	TOTAL MARKETING	4,136.85	4,600.00	463.15	10.07	16,933.76	22,000.00	5,066.24	23.03	50,700.00
7193	ELECTRICITY									
7195	Electricity-Income	2,631.24	0.00	2,631.24	N/A	14,206.45	0.00	14,206.45	N/A	0.00
7198	NET ELECTRICITY	-2,631.24	0.00	2,631.24	N/A	-14,206.45	0.00	14,206.45	N/A	0.00
7200	UTILITIES									
7210	Electricity	22,902.99	2,500.00	-20,402.99	-816.12	150,359.51	67,500.00	-82,859.51	-122.75	85,000.00
7212	Electricity-Vacant Space	452.21	400.00	-52.21	-13.05	1,630.38	2,000.00	369.62	18.48	4,800.00
7230	Water	5,700.00	4,000.00	-1,700.00	-42.50	25,886.39	20,000.00	-5,886.39	-29.43	48,000.00
7235	Sewer	7,500.00	4,500.00	-3,000.00	-66.67	36,662.56	22,500.00	-14,162.56	-62.94	54,000.00
7290	TOTAL UTILITIES	36,555.20	11,400.00	-25,155.20	-220.66	214,538.84	112,000.00	-102,538.84	-91.55	191,800.00
7300	NON RECAPTURABLE EXPENSES									
7405	TAXES & INSURANCE									
7460	Property & Liability Insurance	2,375.00	12,926.00	10,551.00	81.63	11,875.00	64,634.00	52,759.00	81.63	155,116.00
7490	TOTAL TAXES & INSURANCE	2,375.00	12,926.00	10,551.00	81.63	11,875.00	64,634.00	52,759.00	81.63	155,116.00
7599	TOTAL OPERATING EXPENSES	98,907.63	78,560.30	-20,347.33	-25.90	529,683.02	447,855.50	-81,827.52	-18.27	1,001,351.70
8275	NET OPERATING INCOME	50,314.85	61,281.70	-10,966.85	-17.90	220,792.06	241,525.50	-20,733.44	-8.58	697,617.80
8299	NON OPERATING									
8970	NET AFTER NON OPERATING	50,314.85	61,281.70	-10,966.85	-17.90	220,792.06	241,525.50	-20,733.44	-8.58	697,617.80
9601	RESERVE REPLACEMENT EXPENDITURES									
9605	Appliance Purchase	0.00	0.00	0.00	N/A	863.77	0.00	-863.77	N/A	0.00
9623	Office Furniture & Equipment	434.98	0.00	-434.98	N/A	434.98	0.00	-434.98	N/A	0.00
9627	Plumbing	4,200.00	0.00	-4,200.00	N/A	4,200.00	0.00	-4,200.00	N/A	0.00
9660	Exterior Repairs	13,686.82	0.00	-13,686.82	N/A	18,337.98	20,000.00	1,662.02	8.31	20,000.00

Thursday, December 19, 2013

06:39 AM

Budget Comparison

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		<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>
9698	TOTAL CAPITAL & RESERVE REPLACEMENT EXPENDITURES	18,321.80	0.00	-18,321.80	N/A	23,836.73	20,000.00	-3,836.73	-19.18	20,000.00
9792	NET CAPITAL & RESERVE REPLACEMENT EXPENSES & REIMB.	-18,321.80	0.00	-18,321.80	N/A	-23,836.73	-20,000.00	-3,836.73	-19.18	-20,000.00
9795	NET BEFORE DEPRECIATION & AMORTIZATION	31,993.05	61,281.70	-29,288.65	-47.79	196,955.33	221,525.50	-24,570.17	-11.09	677,617.80
9800	DEPRECIATION & AMORTIZATION									
9802	Depreciation Expense	26,500.00	26,500.00	0.00	0.00	132,500.00	132,500.00	0.00	0.00	318,000.00
9850	TOTAL DEPRECIATION & AMORTIZATION	26,500.00	26,500.00	0.00	0.00	132,500.00	132,500.00	0.00	0.00	318,000.00
9997	NET INCOME (LOSS)	5,493.05	34,781.70	-29,288.65	-84.21	64,455.33	89,025.50	-24,570.17	-27.60	359,617.80

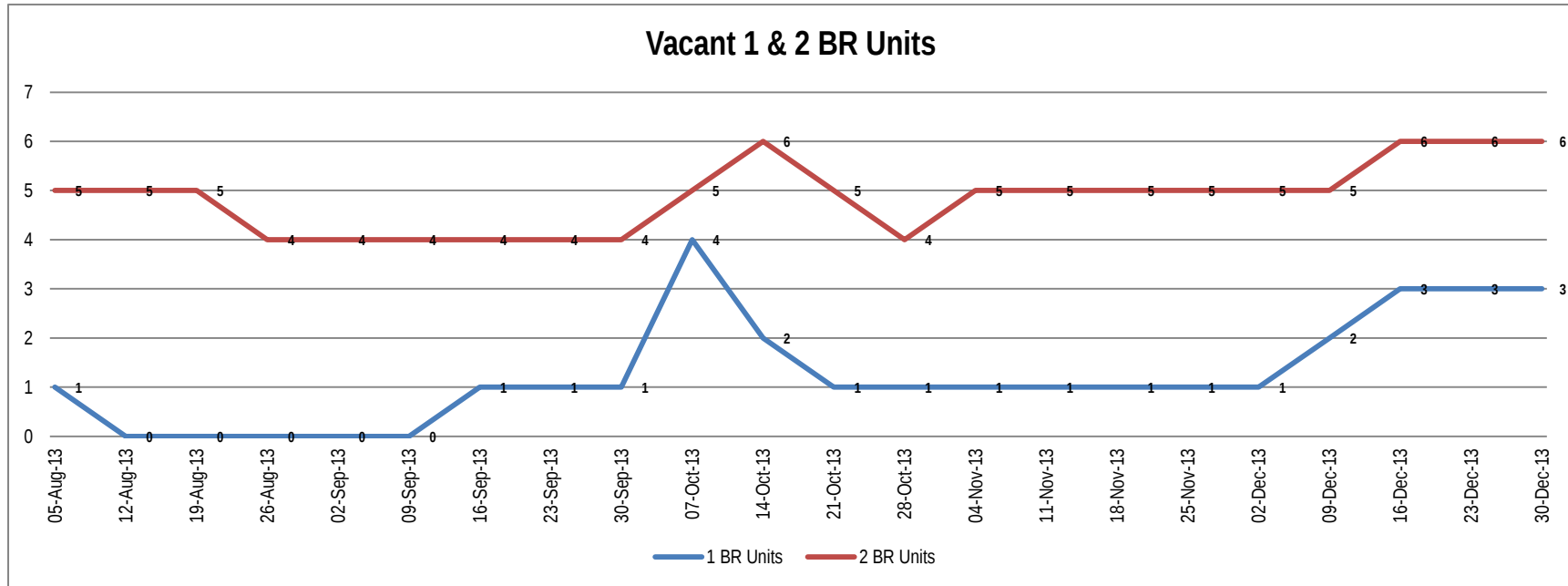
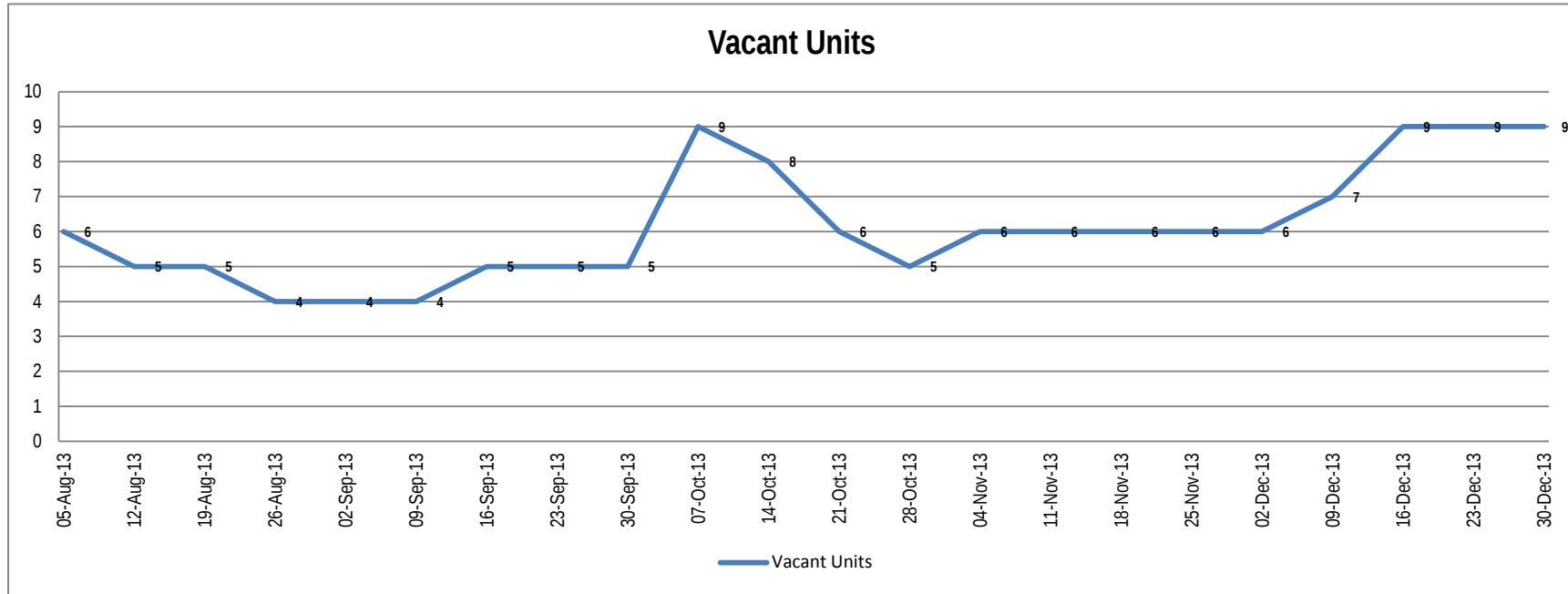


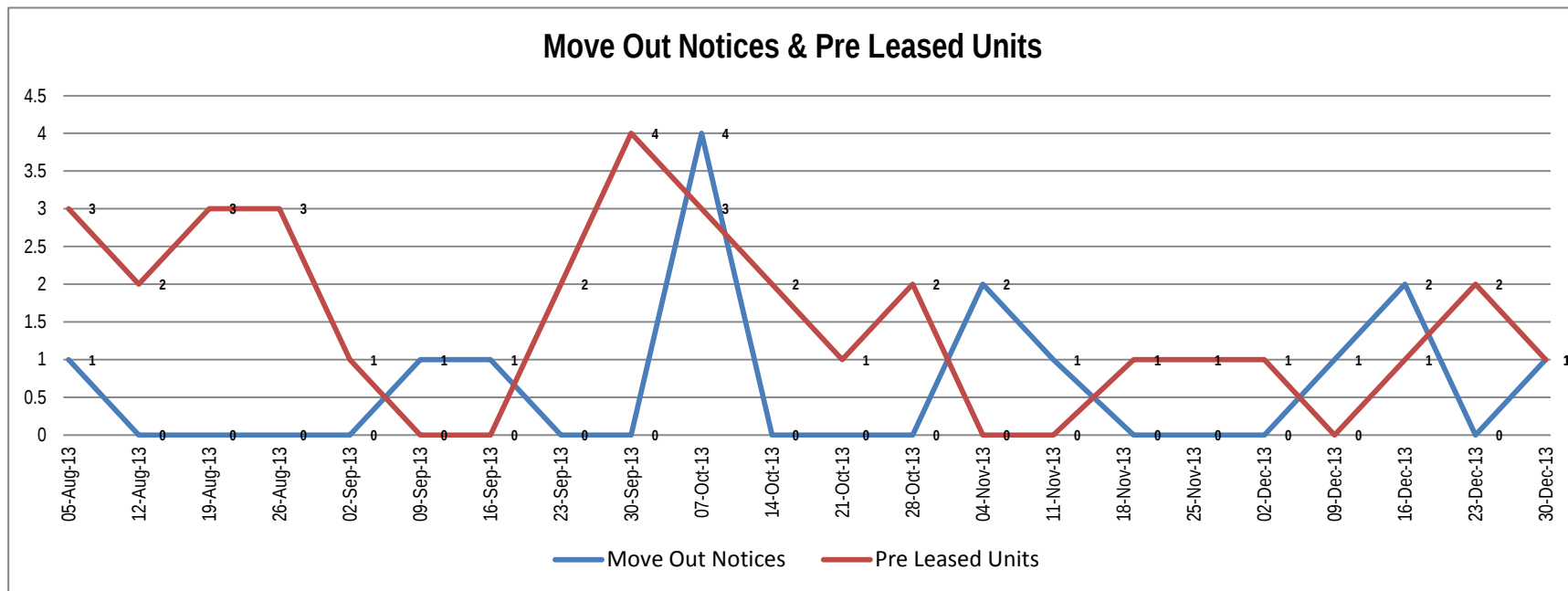
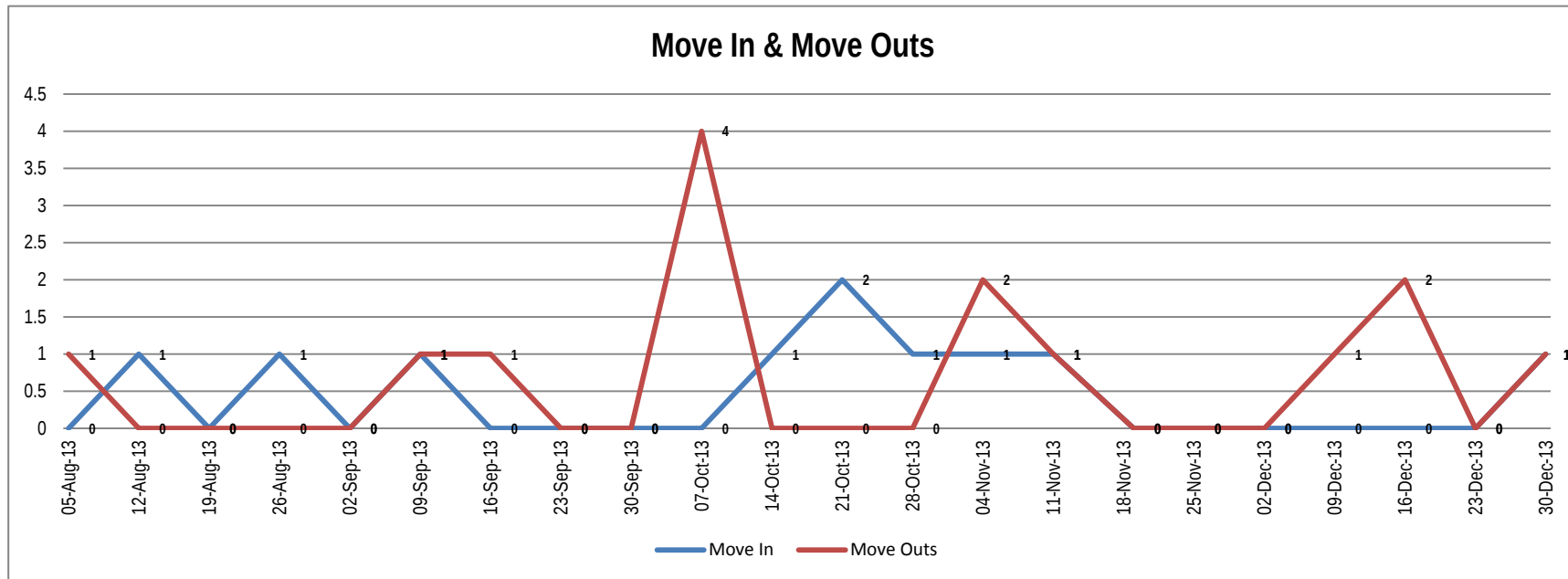
Village de Jardin

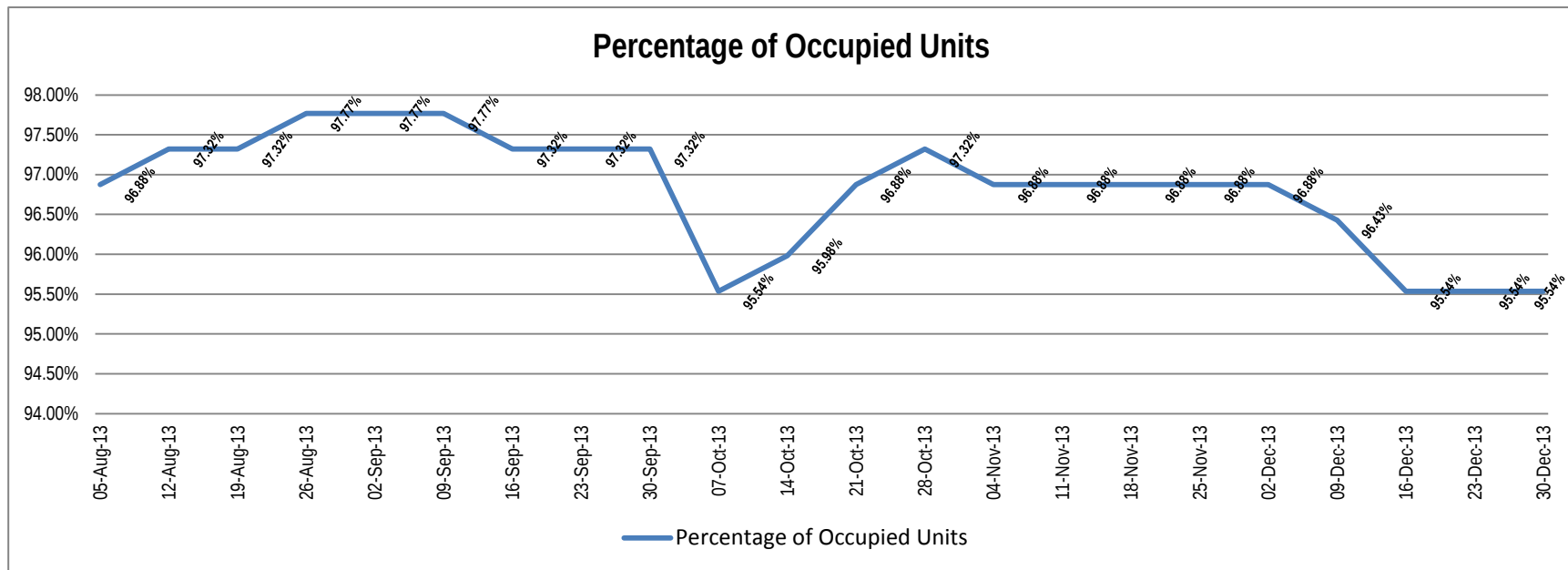
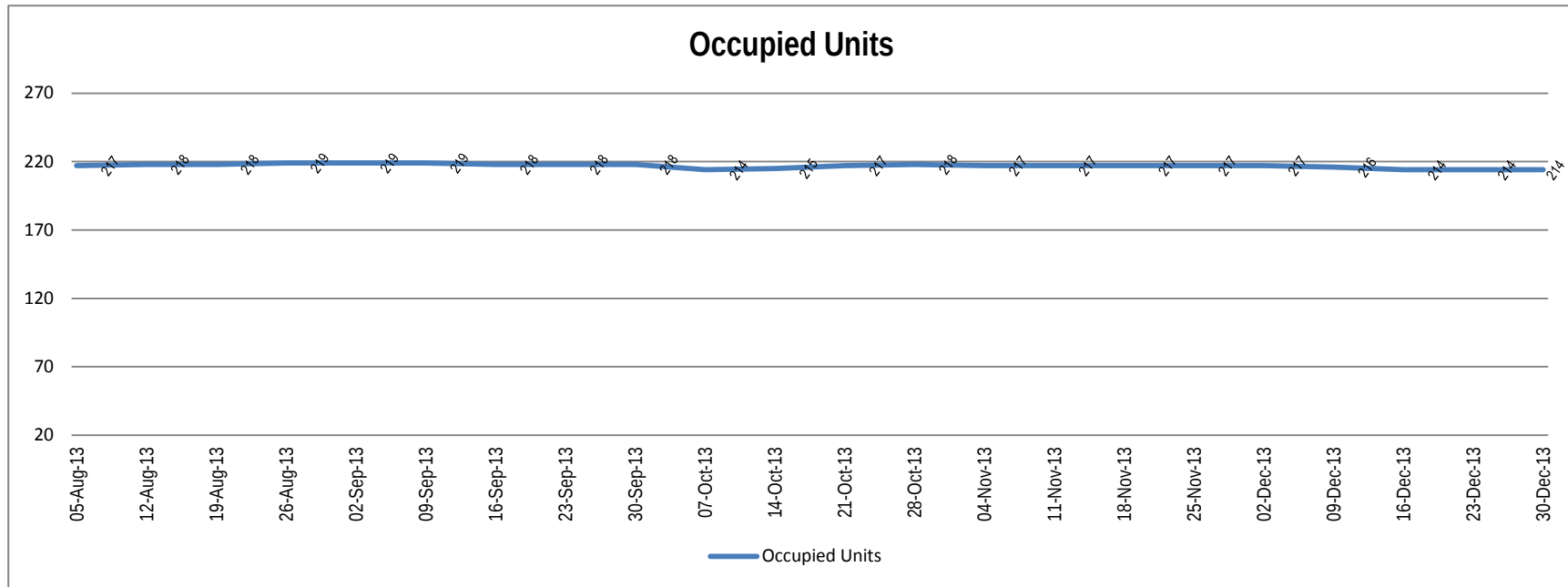


Village de Jardin Trend Report

Aug 5, 2013 to Dec. 30, 2013

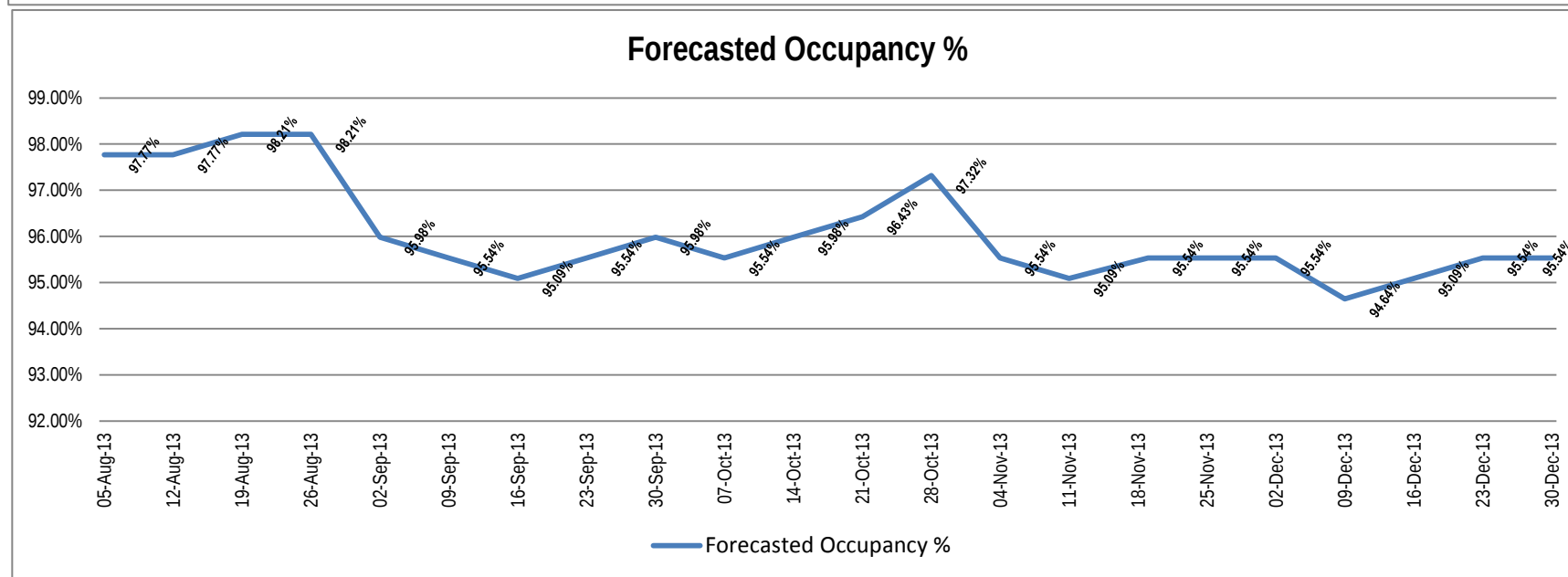
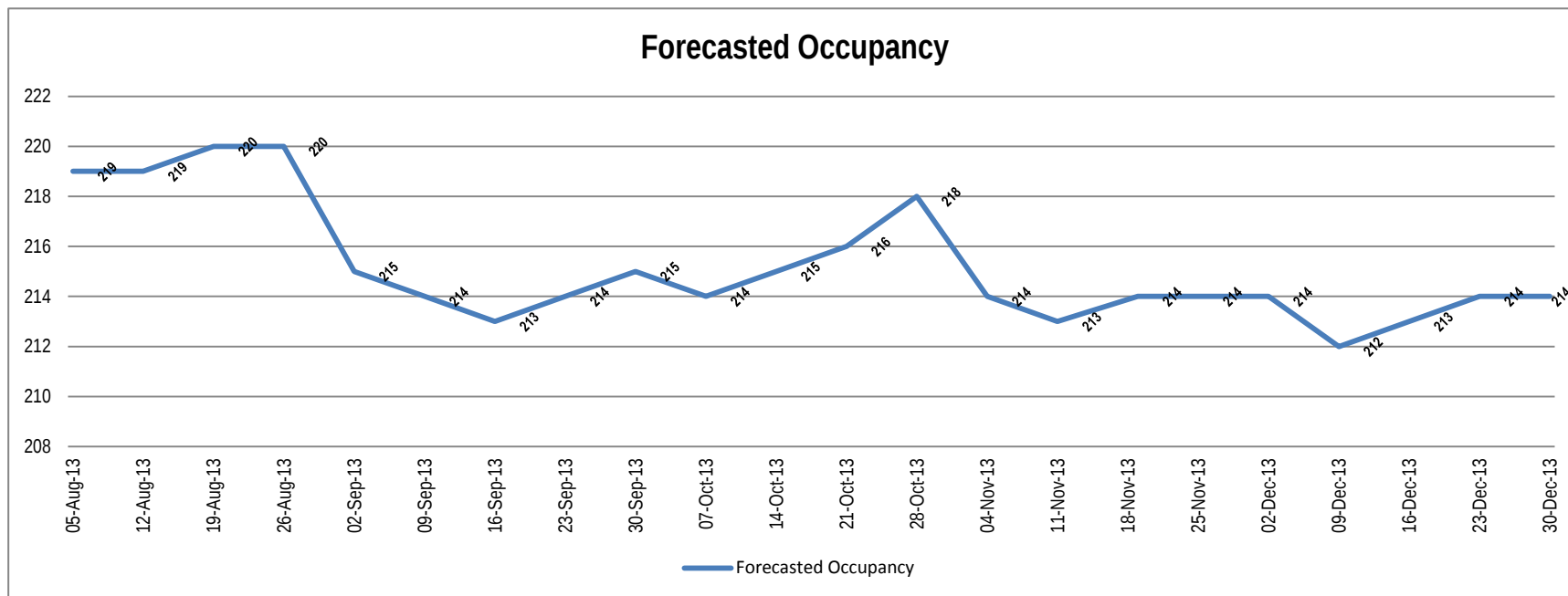






Village de Jardin Trend Report

Aug 5, 2013 to Dec. 30, 2013





Village de Jardin Dashboard Report

Aug. 5, 2013 to Dec. 30, 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%

Monthly Total

Monthly Average





Village de Jardin Dashboard Report

Aug. 5, 2013 to Dec. 30, 2013

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%
09-Sep-13	Village de Jardin	224	0	4	0	4	0	1	1	1	219	97.77%	5	0	214	95.54%
16-Sep-13	Village de Jardin	224	0	5	1	4	0	1	0	1	218	97.32%	5	0	213	95.09%
23-Sep-13	Village de Jardin	224	0	5	1	4	0	1	0	0	218	97.32%	6	2	214	95.54%
30-Sep-13	Village de Jardin	224	0	5	1	4	0	1	0	0	218	97.32%	7	4	215	95.98%
					4.60	0.60	4.00	0.00	1	2	218.4	97.50%	28	7	214.20	95.63%

Monthly Total	
Monthly Average	



Village de Jardin Dashboard Report

Aug. 5, 2013 to Dec. 30, 2013

October 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 %
07-Oct-13	Village de Jardin	224	0	9	4	5	0	1	0	4	214	95.54%	3	3	214	95.54%
14-Oct-13	Village de Jardin	224	0	8	2	6	0	1	1	0	215	95.98%	2	2	215	95.98%
21-Oct-13	Village de Jardin	224	0	6	1	5	0	1	2	0	217	96.88%	2	1	216	96.43%
28-Oct-13	Village de Jardin	224	0	5	1	4	0	1	1	0	218	97.32%	2	2	218	97.32%
				7.00	2.00	5.00	0.00		4	4	216	96.43%	9	8	215.75	96.32%

Monthly Total	
Monthly Average	



Village de Jardin Dashboard Report

Aug. 5, 2013 to Dec. 30, 2013

November 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-Nov-13	Village de Jardin	224	0	6	1	5	0	1	1	2	217	96.88%	3	0	214	95.54%	
11-Nov-13	Village de Jardin	224	0	6	1	5	0	1	1	1	217	96.88%	4	0	213	95.09%	
19-Nov-13	Village de Jardin	224	0	6	1	5	0	1	0	0	217	96.88%	4	1	214	95.54%	
25-Nov-13	Village de Jardin	224	0	6	1	5	0	1	0	0	217	96.88%	4	1	214	95.54%	
				6.00	1.00	5.00	0.00			2	3	217	96.88%	15	2	213.75	95.42%

Monthly Total	
Monthly Average	



Village de Jardin Dashboard Report

Aug. 5, 2013 to Dec. 30, 2013

December 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-Dec-13	Village de Jardin	224	0	6	1	5	0	1	0	0	217	96.88%	4	1	214	95.54%	
09-Dec-13	Village de Jardin	224	0	7	2	5	0	1	0	1	216	96.43%	4	0	212	94.64%	
16-Dec-13	Village de Jardin	224	0	9	3	6	0	1	0	2	214	95.54%	2	1	213	95.09%	
23-Dec-13	Village de Jardin	224	0	9	3	6	0	1	0	0	214	95.54%	2	2	214	95.54%	
30-Dec-13	Village de Jardin	224	0	9	3	6	0	1	1	1	214	95.54%	1	1	214	95.54%	
				8.00	2.40	5.60	0.00			1	4	215	95.98%	13	5	213.40	95.27%

Monthly Total	
Monthly Average	

12/19/2013
4:38 pm

LHC/Mid-City Gardens Apartments
INCOME STATEMENT
11/01/2013 Through 11/30/2013
With Budget Variance As A Percent
Budget Version: 00

Page 1

		Month			Year		
		Actual	Budget	Bud.Var%	Actual	Budget	Bud.Var%
INCOME ACCOUNTS							
RENT INCOME (GROSS)							
5120	Rent Income-Apartments	37,178.70	40,045.00	-7.2%	190,420.70	200,225.00	-4.9%
5121	RENT INCOME - SUPPLEMENT	3,951.30	0.00	0.0%	15,229.30	0.00	0.0%
5123	Concessions	0.00	0.00	0.0%	-1,004.36	0.00	0.0%
5125	Home 50%	-917.33	0.00	0.0%	-4,039.10	0.00	0.0%
5126	GAIN/LOSS	73.30	0.00	0.0%	24.90	0.00	0.0%
	TOTAL RENT INCOME	40,285.97	40,045.00	0.6%	200,631.44	200,225.00	0.2%
VACANCIES							
5220	Vacancies-Apartments	-2,400.83	3,452.50	-169.5%	-30,754.72	17,262.50	-278.2%
	TOTAL VACANCIES	-2,400.83	3,452.50	-169.5%	-30,754.72	17,262.50	-278.2%
FINANCIAL INCOME							
5410	Interest Income	1.72	0.00	0.0%	8.02	0.00	0.0%
	TOTAL FINANCIAL INCOME	1.72	0.00	0.0%	8.02	0.00	0.0%
OTHER INCOME							
5910	Laundry and Vending	45.00	119.17	-62.2%	180.00	595.81	-69.8%
5915	Application Fees	25.00	0.00	0.0%	700.00	0.00	0.0%
5920	NSF and Late Charges	510.00	100.00	410.0%	3,745.52	500.00	649.1%
5930	Damages and Cleaning Fees	0.00	50.00	-100.0%	0.00	250.00	-100.0%
5940	Forfeited Tenant Sec. Dep.	525.00	150.00	250.0%	525.00	750.00	-30.0%
5990	Misc. Income	132.63	0.00	0.0%	3,862.82	0.00	0.0%
	TOTAL OTHER INCOME	1,237.63	419.17	195.3%	9,013.34	2,095.81	330.1%
	TOTAL INCOME	39,124.49	43,916.67	-10.9%	178,898.08	219,583.31	-18.5%
PROJECT EXPENSE ACCOUNTS							
RENTING EXPENSES							
6210	Advertising	0.00	175.00	100.0%	0.00	875.00	100.0%
6220	Commerical Lease Expense	0.00	0.00	0.0%	400.00	0.00	0.0%
6250	Other Renting Expense	421.00	54.17	-677.2%	852.50	270.81	-214.8%
	TOTAL RENTING EXPENSES	421.00	229.17	-83.7%	1,252.50	1,145.81	-9.3%
ADMINISTRATIVE EXPENSES							
6310	Office Salaries	1,665.00	1,560.00	-6.7%	6,043.50	7,800.00	22.5%
6311	Office Expenses	336.61	310.42	-8.4%	1,094.53	1,552.06	29.5%
6320	Management Fee	2,069.21	2,137.75	3.2%	9,678.89	10,688.75	9.4%

12/19/2013
4:38 pm

LHC/Mid-City Gardens Apartments
INCOME STATEMENT
11/01/2013 Through 11/30/2013
With Budget Variance As A Percent
Budget Version: 00

Page 2

		Month			Year		
		Actual	Budget	Bud.Var%	Actual	Budget	Bud.Var%
6330	Manager or Super. Salary	3,907.20	2,768.75	-41.1%	14,027.68	13,843.75	-1.3%
6340	Legal Expenses (Project)	0.00	75.00	100.0%	749.00	375.00	-99.7%
6350	Auditing Expenses	0.00	600.00	100.0%	0.00	3,000.00	100.0%
6351	Payroll Admin Fees	394.17	340.83	-15.7%	1,685.77	1,704.19	1.1%
6360	Telephone and Telegraph	806.47	1,150.00	29.9%	3,602.75	5,750.00	37.3%
6370	Bad Debts	3,085.66	285.83	-979.5%	6,995.88	1,429.19	-389.5%
6390	Misc. Admin. Expenses	0.00	25.00	100.0%	0.00	125.00	100.0%
6395	BANK SERVICE CHARGES	0.00	0.00	0.0%	10.00	0.00	0.0%
TOTAL ADMIN. EXPENSES		12,264.32	9,253.58	-32.5%	43,888.00	46,267.94	5.1%
OPERATING EXPENSES							
6450	Electricity	1,364.59	3,280.00	58.4%	16,900.06	16,400.00	-3.0%
6451	Water	1,500.00	1,468.75	-2.1%	6,159.14	7,343.75	16.1%
6453	Sewer	0.00	2,106.25	100.0%	0.00	10,531.25	100.0%
TOTAL OPERATING EXPENSES		2,864.59	6,855.00	58.2%	23,059.20	34,275.00	32.7%
MAINTENANCE EXPENSES							
6515	Janitor/Cleaning Supplies	305.06	200.00	-52.5%	740.09	1,000.00	26.0%
6517	Janitor/Cleaning Co.	4,727.78	150.00	-3051.9%	12,912.43	750.00	-1621.7%
6519	Exterminating Payroll-Contract	0.00	150.83	100.0%	920.00	754.19	-22.0%
6525	Garbage and Trash Removal	0.00	364.58	100.0%	894.12	1,822.94	51.0%
6530	SECURITY PAYROLL/CONTRACT	10,572.99	2,775.00	-281.0%	41,493.95	13,875.00	-199.1%
6536	Grounds Supplies	0.00	25.00	100.0%	0.00	125.00	100.0%
6537	Grounds Contract	2,333.33	2,160.00	-8.0%	12,546.40	10,800.00	-16.2%
6540	Repairs Payroll	3,636.00	2,497.17	-45.6%	11,916.80	12,485.81	4.6%
6541	Repairs Material	0.00	175.00	100.0%	2,388.20	875.00	-172.9%
6542	Repairs Contract	542.88	158.33	-242.9%	687.88	791.69	13.1%
6545	Elevator Maintenance/Contract	0.00	89.58	100.0%	315.00	447.94	29.7%
6546	Heating/Cooling Repairs	0.00	62.50	100.0%	503.84	312.50	-61.2%
6560	Decorating Payroll/Contracts	0.00	75.00	100.0%	0.00	375.00	100.0%
6561	Decorating Supplies	226.55	87.50	-158.9%	597.31	437.50	-36.5%
6570	Vehicle/Maint Eqp Opr/Rep	0.00	50.00	100.0%	27.83	250.00	88.9%
6590	Misc. Maintenance Expense	0.00	20.00	100.0%	0.00	100.00	100.0%
TOTAL MAINTENANCE EXPENSE		22,344.59	9,040.49	-147.2%	85,943.85	45,202.57	-90.1%
TAXES AND INSURANCE							
6711	Payroll Taxes (FICA)	846.23	609.50	-38.8%	2,921.30	3,047.50	4.1%
6719	Taxes/Licenses/Inspections	0.00	0.00	0.0%	2,441.05	0.00	0.0%
6722	Workmans Compensation	883.59	277.08	-218.9%	2,996.14	1,385.44	-116.3%
6723	Health Ins/Employee Benefits	707.40	1,250.00	43.4%	3,537.00	6,250.00	43.4%
TOTAL TAXES & INS. EXPENSE		2,437.22	2,136.58	-14.1%	11,895.49	10,682.94	-11.4%

12/19/2013
4:38 pm

LHC/Mid-City Gardens Apartments
INCOME STATEMENT
11/01/2013 Through 11/30/2013
With Budget Variance As A Percent
Budget Version: 00

Page 3

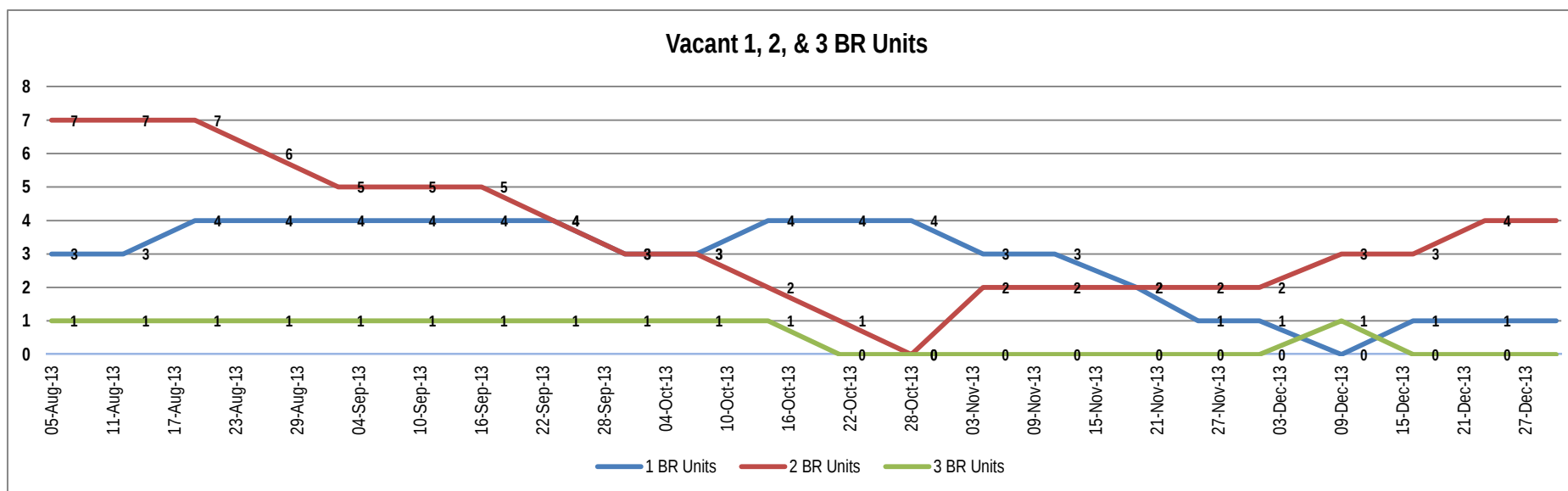
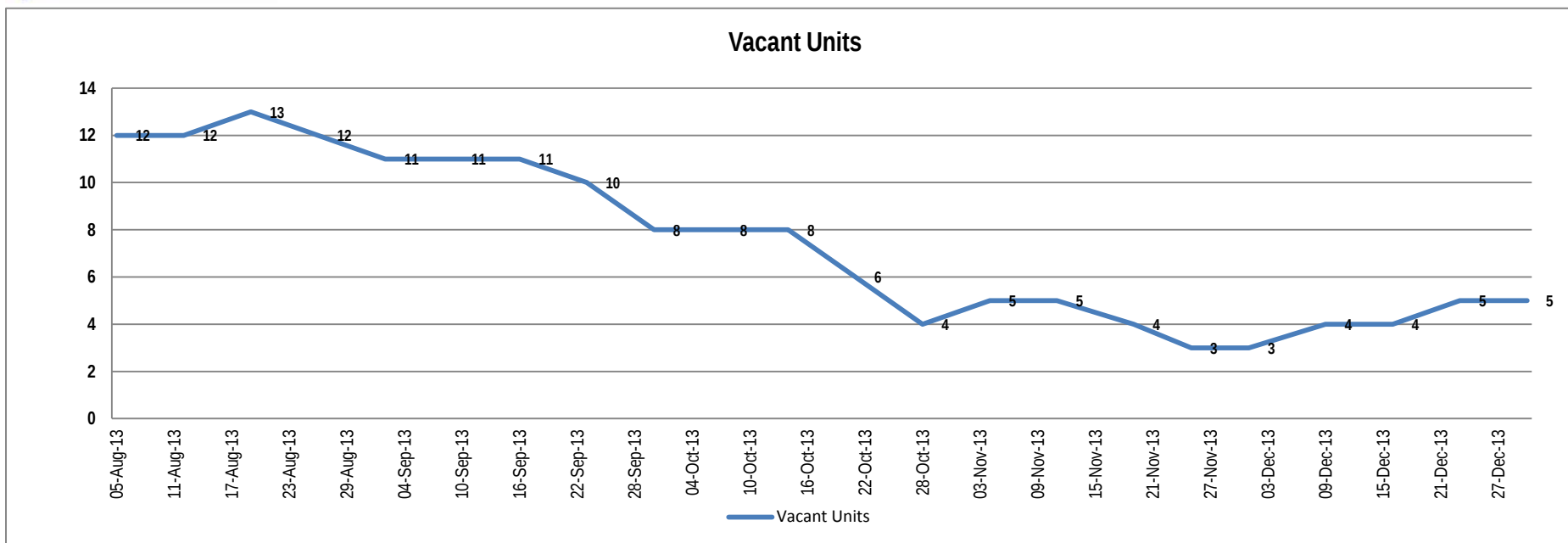
	Month			Year		
	Actual	Budget	Bud.Var%	Actual	Budget	Bud.Var%
TOTAL PROJECT EXPENSES	40,331.72	27,514.82	-46.6%	166,039.04	137,574.26	-20.7%
NET OPERATING INCOME (NOI)	-1,207.23	16,401.85	-107.4%	12,859.04	82,009.05	-84.3%
FINANCIAL EXPENSES						
TOTAL FINANCIAL EXPENSES	0.00	0.00	0.0%	0.00	0.00	0.0%
CAPITAL IMPROVEMENTS						
7121 Security/Alarm	468.69	0.00	0.0%	468.69	0.00	0.0%
7142 Repair Contract	0.00	0.00	0.0%	380.00	0.00	0.0%
TOTAL CAPITAL IMPROVEMENTS	468.69	0.00	0.0%	848.69	0.00	0.0%
DEPRECIATION/AMORTIZATION						
TOTAL DEPRECIATION EXPENSES	0.00	0.00	0.0%	0.00	0.00	0.0%
Net Income	-1,675.92	16,401.85	-110.2%	12,010.35	82,009.05	-85.4%

REQUIRED EXPENSES:
MONTHLY RESERVE DEPOSIT = \$0.00

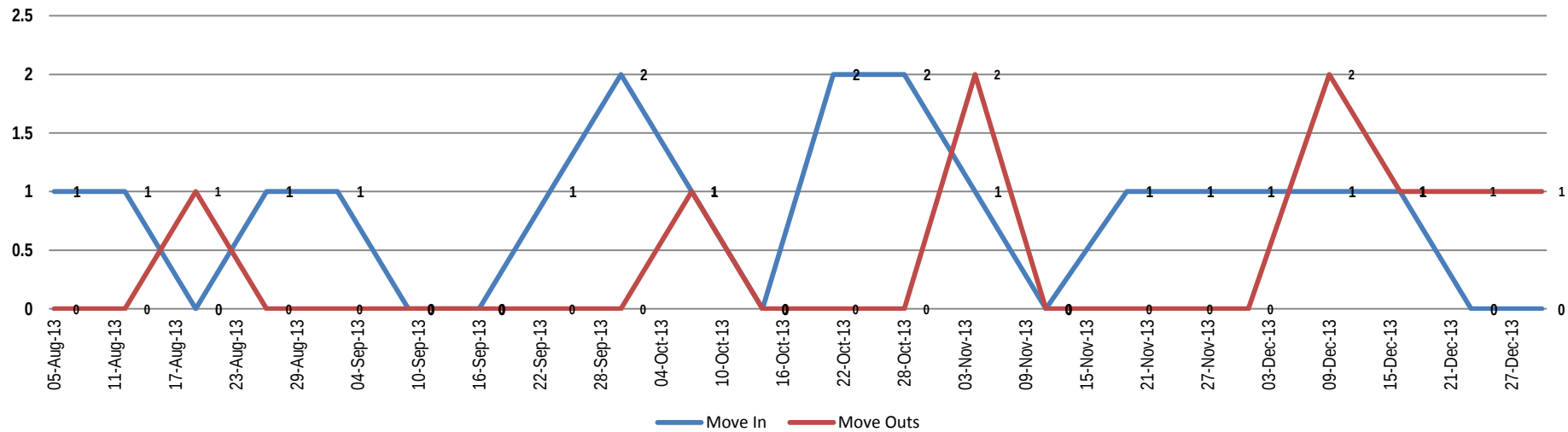


Mid-City Gardens

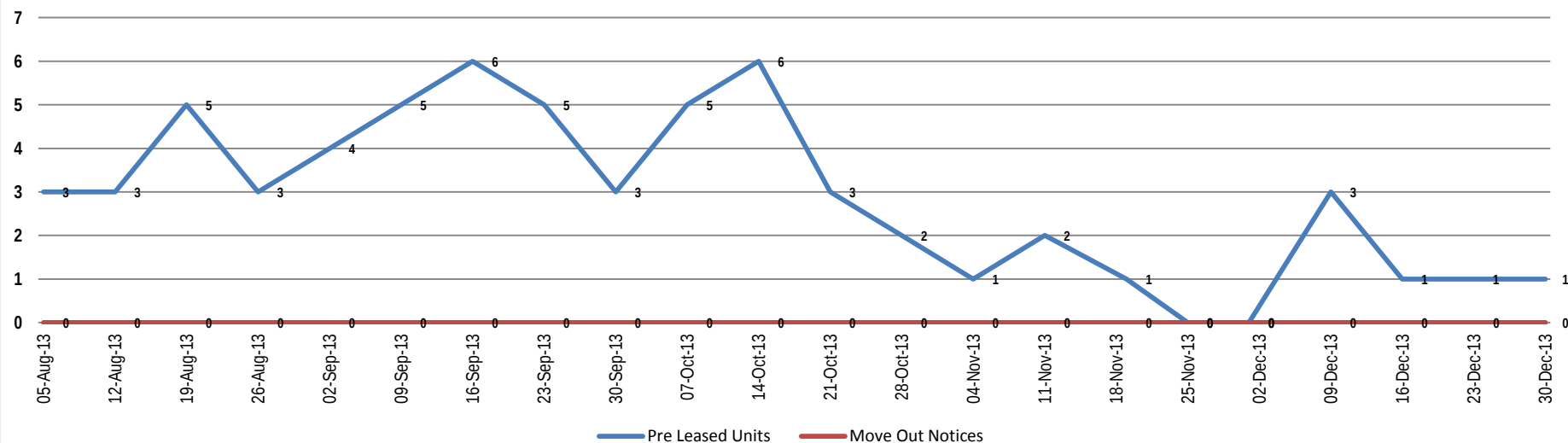


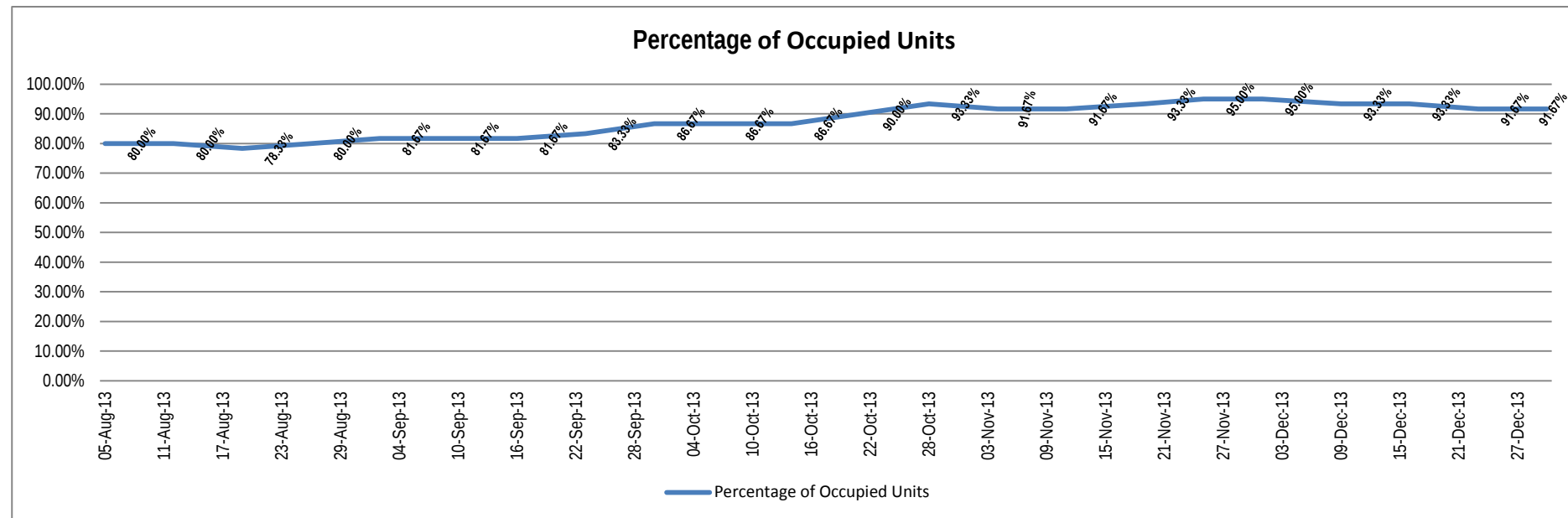
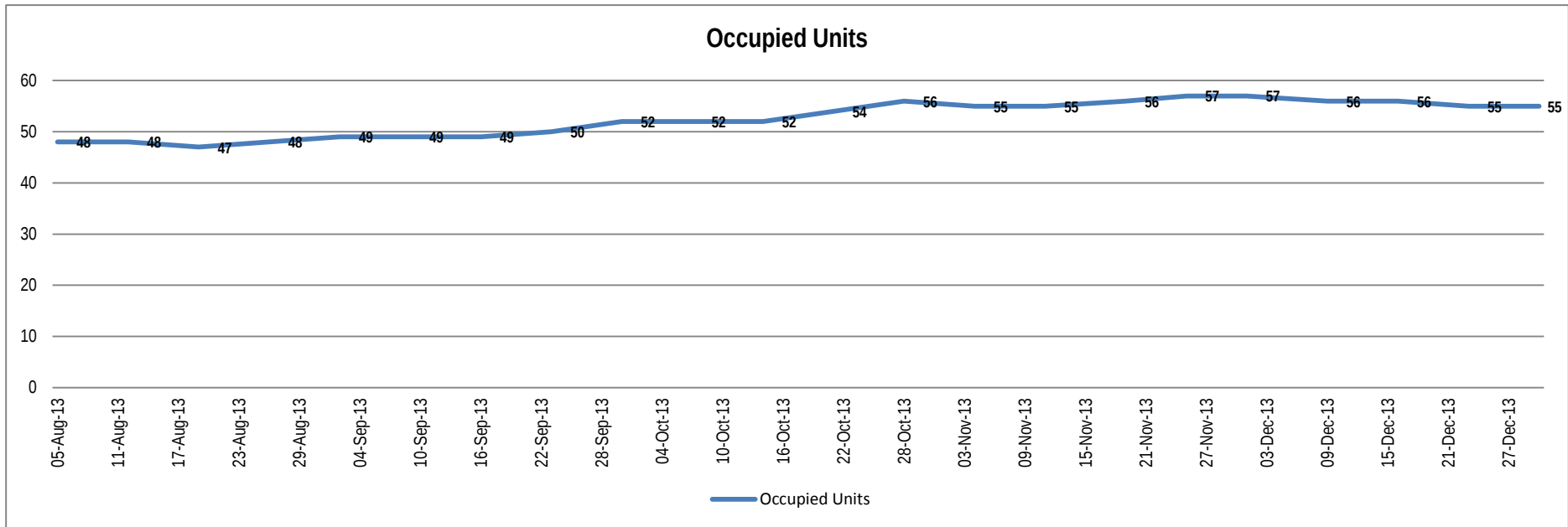


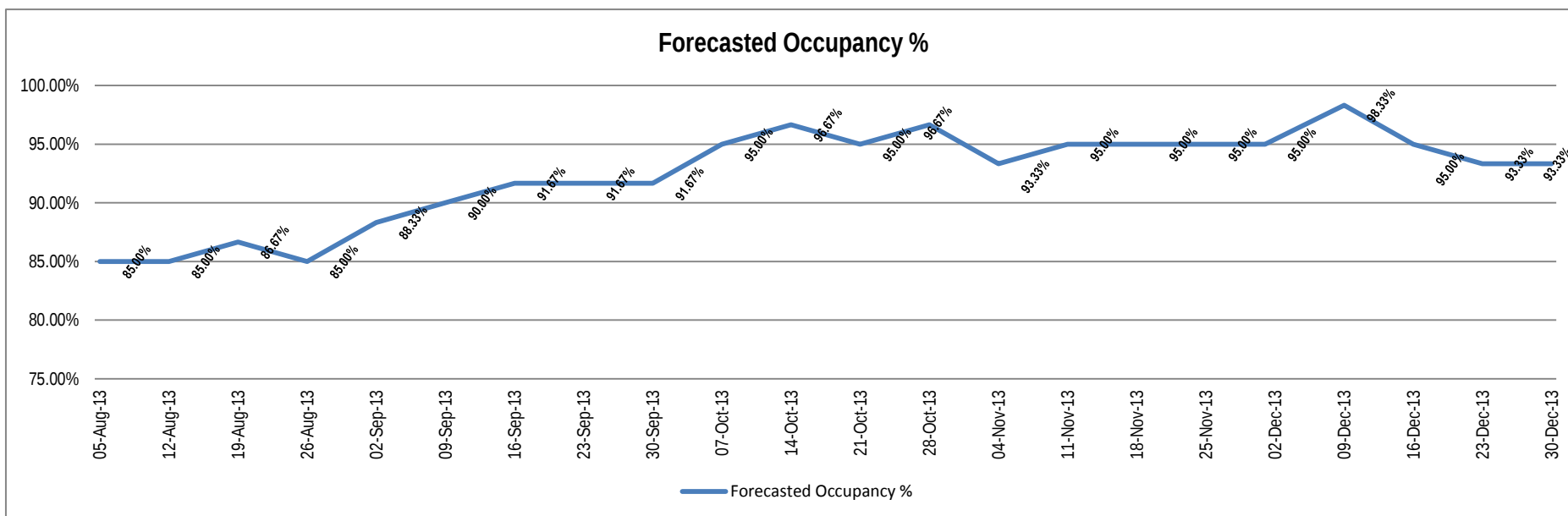
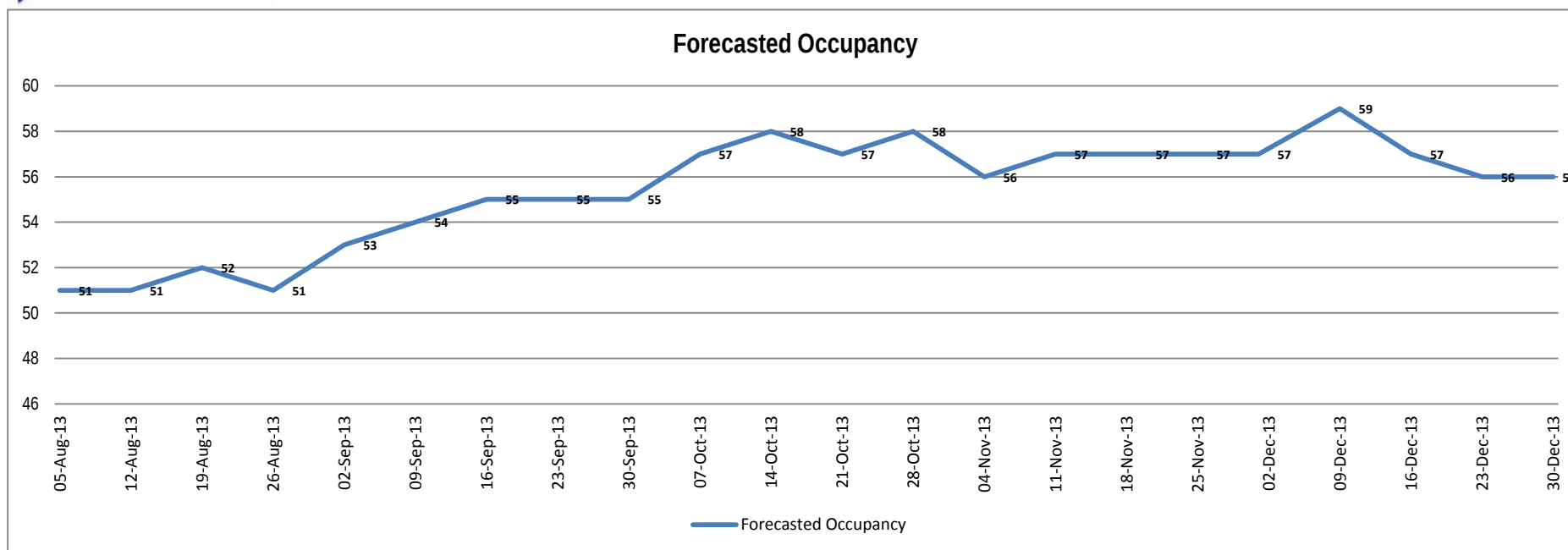
Move In & Move Outs



Move Out Notices & Pre Leased Units









Mid City Gardens Dashboard Report

Aug. 5, 2013 to Dec. 30, 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%

Monthly Total	
Monthly Average	



Mid City Gardens Dashboard Report

Aug. 5, 2013 to Dec. 30, 2013

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%
09-Sep-13	Mid-City Gardens	60	0	11	4	5	1	1	0	0	49	81.67%	0	5	54	90.00%
16-Sep-13	Mid-City Gardens	60	0	11	4	5	1	1	0	0	49	81.67%	0	6	55	91.67%
23-Sep-13	Mid-City Gardens	60	0	10	4	4	1	1	1	0	50	83.33%	0	5	55	91.67%
30-Sep-13	Mid-City Gardens	60	0	8	3	3	1	1	2	0	52	86.67%	0	3	55	91.67%
				10.2	3.8	4.4	1		4	0	49.8	83.00%	0	23	54.40	90.67%

Monthly Total

Monthly Average





Mid City Gardens Dashboard Report

Aug. 5, 2013 to Dec. 30, 2013

October 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 %
07-Oct-13	Mid-City Gardens	60	0	8	3	3	1	1	1	1	52	86.67%	0	5	57	95.00%
14-Oct-13	Mid-City Gardens	60	0	8	4	2	1	1	0	0	52	86.67%	0	6	58	96.67%
21-Oct-13	Mid-City Gardens	60	0	6	4	1	0	1	2	0	54	90.00%	0	3	57	95.00%
28-Oct-13	Mid-City Gardens	60	0	4	4	0	0	0	2	0	56	93.33%	0	2	58	96.67%
				6.5	3.75	1.5	0.5		5	1	53.5	89.17%	0	16	57.50	95.83%

Monthly Total

Monthly Average





Mid City Gardens Dashboard Report

Aug. 5, 2013 to Dec. 30, 2013

November 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-Nov-13	Mid-City Gardens	60	0	5	3	2	0	0	1	2	55	91.67%	0	1	56	93.33%
11-Nov-13	Mid-City Gardens	60	0	5	3	2	0	0	0	0	55	91.67%	0	2	57	95.00%
19-Nov-13	Mid-City Gardens	60	0	4	2	2	0	0	1	0	56	93.33%	0	1	57	95.00%
25-Nov-13	Mid-City Gardens	60	0	3	1	2	0	0	1	0	57	95.00%	0	0	57	95.00%
				4.25	2.25	2	0		3	2	55.75	92.92%	0	4	56.75	94.58%

Monthly Total

Monthly Average





Mid City Gardens Dashboard Report

Aug. 5, 2013 to Dec. 30, 2013

December 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-Dec-13	Mid-City Gardens	60	0	3	1	2	0	0	1	0	57	95.00%	0	0	57	95.00%
09-Dec-13	Mid-City Gardens	60	0	4	0	3	1	0	1	2	56	93.33%	0	3	59	98.33%
16-Dec-13	Mid-City Gardens	60	0	4	1	3	0	0	1	1	56	93.33%	0	1	57	95.00%
23-Dec-13	Mid-City Gardens	60	0	5	1	4	0	0	0	1	55	91.67%	0	1	56	93.33%
30-Dec-13	Mid-City Gardens	60	0	5	1	4	0	0	0	1	55	91.67%	0	1	56	93.33%
				4.2	0.8	3.2	0.2		3	5	55.8	93.00%	0	6	57.00	95.00%

Monthly Total

Monthly Average

