



Board of Directors

LHC Properties Reports - VDJ, WB, MCG

SEPTEMBER 14, 2016



Village de Jardin Trend Report

June 01, 2016 to August 31, 2016

Down Units	Average Occupied Percent	Average Occupied Units	Average Vacant Units	Average Vacant 1BR	Average Vacant 2BR	Model Units	Total Move Ins	Total Move Outs	Total Move Notice	Total Pre Leased Units	Forecasted Occupancy Percent
June, 2016											
0	100%	223	1	1	0	0	1	0	14	5	99%
July, 2016											
0	99%	222	2	1	1	0	1	2	25	12	98%
August, 2016											
0	98%	220	4	3	1	0	9	8	0	13	100%



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

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

Property Manager: Temmie Esnault
Property Manager Email: tesnault@latterblumprn.com
Property Manager Phone: 504-309-8011

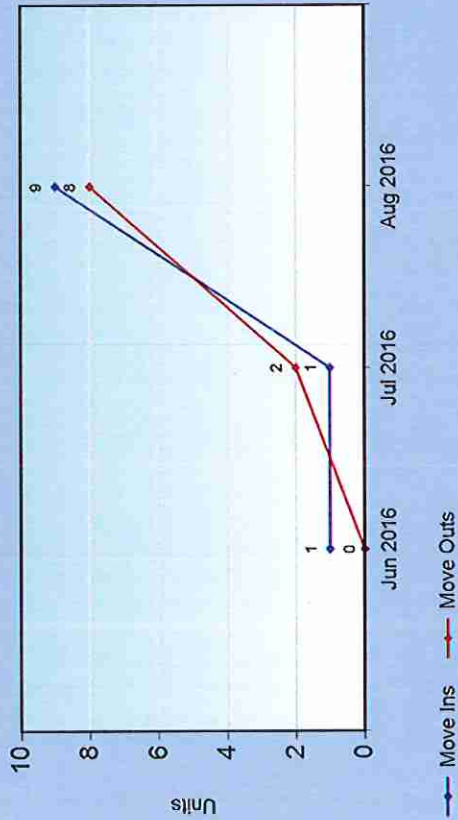
Management Company: Latter & Blum
Christopher Riggs
criggs@latterblumprn.com



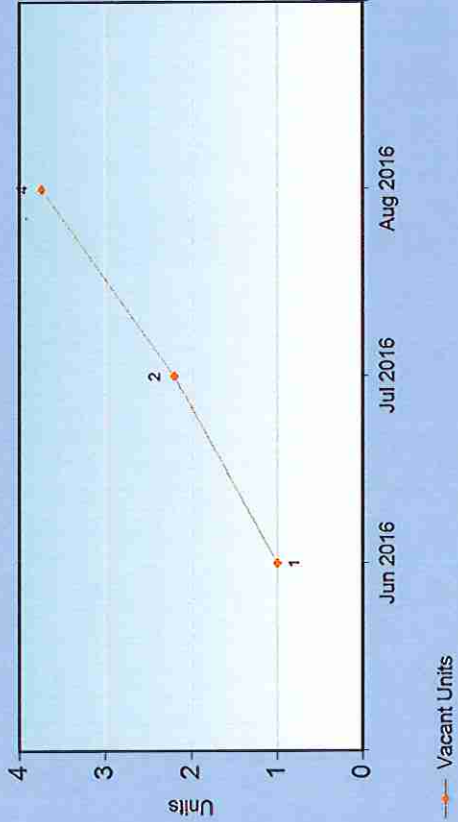
Village de Jardin Trend Report

June 01, 2016 to August 31, 2016

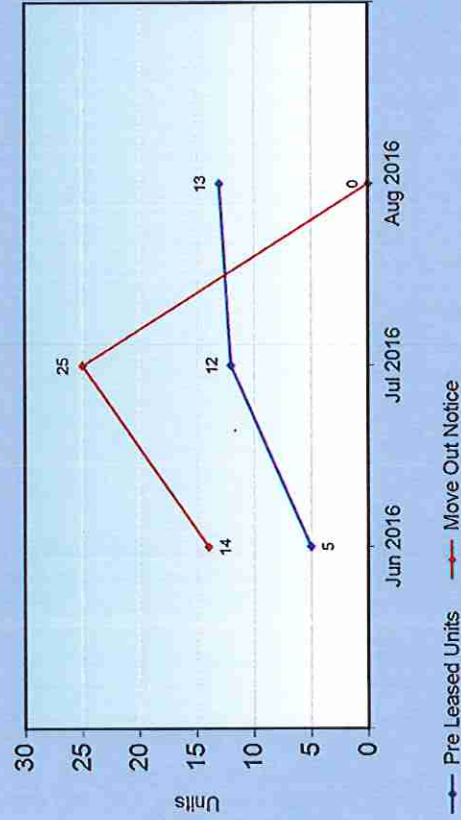
Move In vs Move Outs



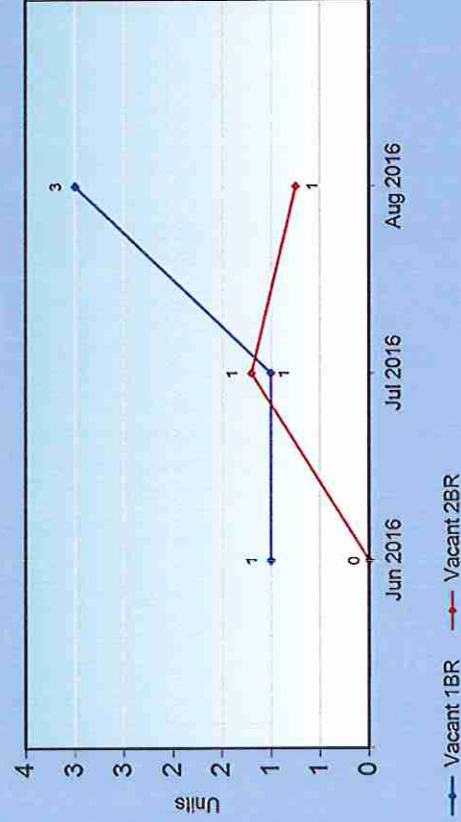
Vacant Units



Pre-Lease Units vs Move Out Notice



Vacant Units by Bedrooms



Village de Juchin - MF (no8801)
Budget Comparison
 Period = Jul 2015-Aug 2016
 Book = Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5010 REVENUE									
RENTAL INCOME									
5047 Rent-Agency	33,672.00	32,500.00	1,172.00	3.61	33,672.00	32,500.00	1,172.00	3.61	195,000.00
5090 Market Rent	273,928.00	275,100.00	-1,172.00	-0.43	273,928.00	275,100.00	-1,172.00	-0.43	1,650,600.00
5051 Less-Vacancy	-4,433.71	-15,380.00	10,946.29	71.17	-4,433.71	-15,380.00	10,946.29	71.17	-92,280.00
5052 Loss/Gain to Lease	13,255.00	12,000.00	1,255.00	10.46	13,255.00	12,000.00	1,255.00	10.46	72,000.00
5054 Less-Employee Apartments	0.00	-1,800.00	1,800.00	100.00	0.00	-1,800.00	1,800.00	100.00	-10,800.00
5060 Less-Concessions	-1,800.00	0.00	-1,800.00	N/A	-1,800.00	0.00	-1,800.00	N/A	0.00
5066 Write-Offs/Bad Debt Allowance	-450.00	-600.00	150.00	25.00	-450.00	-600.00	150.00	25.00	-3,600.00
5072 Prior Month Rent Adjustments	100.00	0.00	100.00	N/A	100.00	0.00	100.00	N/A	0.00
5081 TOTAL RENTAL INCOME	314,271.29	301,820.00	12,451.29	4.13	314,271.29	301,820.00	12,451.29	4.13	1,810,920.00
TENANT OTHER INCOME									
5170 Locks & Keys	124.71	0.00	124.71	N/A	124.71	0.00	124.71	N/A	0.00
5200 Security Deposit Forfeits	1,050.00	300.00	750.00	250.00	1,050.00	300.00	750.00	250.00	2,100.00
5210 Late Fees	1,700.00	1,400.00	300.00	21.43	1,700.00	1,400.00	300.00	21.43	8,400.00
5220 NSF Fees	0.00	35.00	-35.00	-100.00	0.00	35.00	-35.00	-100.00	210.00
5230 Application Fees	280.00	0.00	280.00	N/A	280.00	0.00	280.00	N/A	0.00
5235 Cleaning, Damages, etc	720.00	175.00	545.00	311.43	720.00	175.00	545.00	311.43	1,050.00
5240 Month-to-Month Fees	350.00	250.00	100.00	40.00	350.00	250.00	100.00	40.00	1,500.00
5270 Pet Fees	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	900.00
5297 TOTAL TENANT OTHER INCOME	4,224.71	2,160.00	2,064.71	95.59	4,224.71	2,160.00	2,064.71	95.59	14,160.00
OTHER INCOME									
5500 Laundry Income	0.00	1,700.00	-1,700.00	-100.00	0.00	1,700.00	-1,700.00	-100.00	10,200.00
5590 Miscellaneous Income	0.00	5,600.00	-5,600.00	-100.00	0.00	5,600.00	-5,600.00	-100.00	33,600.00
5597 TOTAL OTHER INCOME	0.00	7,300.00	-7,300.00	-100.00	0.00	7,300.00	-7,300.00	-100.00	43,800.00
5990 TOTAL REVENUE	318,496.00	311,280.00	7,216.00	2.32	318,496.00	311,280.00	7,216.00	2.32	1,868,880.00
6000 OPERATING EXPENSES									
6100 CLEANING									
6170 Trash Removal	2,215.20	2,500.00	-284.80	11.39	2,215.20	2,500.00	-284.80	11.39	15,000.00
6190 TOTAL CLEANING	2,215.20	2,500.00	-284.80	11.39	2,215.20	2,500.00	-284.80	11.39	15,000.00
6200 REPAIRS & MAINTENANCE									
6207 Appliance Repair	1,129.66	400.00	-729.66	-182.42	1,129.66	400.00	-729.66	-182.42	2,400.00
6218 Bulbs & Ballast Supplies	172.52	0.00	172.52	N/A	172.52	0.00	172.52	N/A	0.00
6225 Electrical	1,496.85	1,700.00	-203.15	11.95	1,496.85	1,700.00	-203.15	11.95	10,200.00
6232 Elevator Repairs	2,970.59	1,450.00	-1,520.59	-104.87	2,970.59	1,450.00	-1,520.59	-104.87	8,700.00
6235 Fire & Safety	0.00	4,545.00	-4,545.00	100.00	0.00	4,545.00	-4,545.00	100.00	10,860.00
6280 HVAC Repairs	965.56	5,000.00	-4,034.44	80.69	965.56	5,000.00	-4,034.44	80.69	26,700.00
6285 HVAC Supplies	2,726.73	500.00	-2,226.73	-445.35	2,726.73	500.00	-2,226.73	-445.35	3,000.00
6300 Keys & Locks	0.00	200.00	-200.00	100.00	0.00	200.00	-200.00	100.00	1,200.00
6320 Lawn Maintenance	8,573.16	7,000.00	-1,573.16	-22.47	8,573.16	7,000.00	-1,573.16	-22.47	42,000.00
6325 Maintenance Supplies	1,322.45	800.00	-522.45	-65.31	1,322.45	800.00	-522.45	-65.31	4,800.00
6410 Plumbing	2,882.74	1,000.00	-1,882.74	-188.27	2,882.74	1,000.00	-1,882.74	-188.27	6,000.00
6450 Interior Repairs	0.00	500.00	-500.00	100.00	0.00	500.00	-500.00	100.00	3,000.00
6480 Miscellaneous R&M	1,092.01	800.00	-292.01	-36.50	1,092.01	800.00	-292.01	-36.50	4,800.00
6490 TOTAL REPAIRS & MAINTENANCE	23,332.27	23,895.00	-562.73	-2.36	23,332.27	23,895.00	-562.73	-2.36	123,660.00
6500 CONTRACT SERVICES									
6520 Alarm & Monitoring	952.98	0.00	-952.98	N/A	952.98	0.00	-952.98	N/A	0.00
6540 Pest Control	5,550.00	2,240.00	-3,310.00	-147.77	5,550.00	2,240.00	-3,310.00	-147.77	13,440.00

Village de Juchin - MF (no8801)
Budget Comparison
 Period = Jul 2015-Aug 2016
 Book = Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6580	32,112.35	21,984.00	-10,128.35	-46.07	32,112.35	21,984.00	-10,128.35	-46.07	131,904.00
6615	0.00	2,000.00	2,000.00	100.00	0.00	2,000.00	2,000.00	100.00	4,000.00
6618	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,200.00
6690	38,615.33	26,374.00	-12,241.33	-46.41	38,615.33	26,374.00	-12,241.33	-46.41	150,544.00
6800	MAKE READY EXPENSE								
6805	38.15	70.00	31.85	45.50	38.15	70.00	31.85	45.50	420.00
6820	0.00	2,050.00	2,050.00	100.00	0.00	2,050.00	2,050.00	100.00	8,400.00
6830	2,092.47	600.00	-1,492.47	-248.74	2,092.47	600.00	-1,492.47	-248.74	3,600.00
6870	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	900.00
6875	0.00	1,200.00	1,200.00	100.00	0.00	1,200.00	1,200.00	100.00	7,200.00
6885	0.00	130.00	130.00	100.00	0.00	130.00	130.00	100.00	780.00
6890	2,130.62	4,200.00	2,069.38	49.27	2,130.62	4,200.00	2,069.38	49.27	21,300.00
6900	PAYROLL & RELATED EXPENSES								
6902	8,795.00	8,741.66	-53.34	-0.61	8,795.00	8,741.66	-53.34	-0.61	52,450.00
6906	4,706.50	5,840.00	1,133.50	19.41	4,706.50	5,840.00	1,133.50	19.41	35,040.00
6910	4,873.34	4,160.00	-713.34	-17.15	4,873.34	4,160.00	-713.34	-17.15	24,960.00
6913	74.60	0.00	-74.60	N/A	74.60	0.00	-74.60	N/A	0.00
6914	4,125.73	7,600.00	3,474.27	45.71	4,125.73	7,600.00	3,474.27	45.71	45,600.00
6919	7,137.50	5,840.00	-1,297.50	-22.22	7,137.50	5,840.00	-1,297.50	-22.22	35,040.00
6930	7,240.63	8,000.00	759.37	9.49	7,240.63	8,000.00	759.37	9.49	48,000.00
6932	11,085.99	12,003.00	917.01	7.64	11,085.99	12,003.00	917.01	7.64	72,018.00
6985	2,585.50	1,200.00	-1,385.50	-115.46	2,585.50	1,200.00	-1,385.50	-115.46	7,200.00
6997	50,624.79	53,384.66	2,759.87	5.17	50,624.79	53,384.66	2,759.87	5.17	320,308.00
7000	ADMINISTRATIVE EXPENSES								
7004	450.00	450.00	0.00	0.00	450.00	450.00	0.00	0.00	2,700.00
7005	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	600.00
7009	188.04	170.00	-18.04	-10.61	188.04	170.00	-18.04	-10.61	1,020.00
7010	440.61	600.00	159.39	26.56	440.61	600.00	159.39	26.56	3,600.00
7013	59.30	250.00	190.70	76.28	59.30	250.00	190.70	76.28	1,500.00
7016	406.07	500.00	93.93	18.79	406.07	500.00	93.93	18.79	3,000.00
7025	0.00	550.00	550.00	100.00	0.00	550.00	550.00	100.00	3,300.00
7030	285.91	0.00	-285.91	N/A	285.91	0.00	-285.91	N/A	0.00
7045	8.84	50.00	41.16	82.32	8.84	50.00	41.16	82.32	300.00
7060	-250.00	625.00	875.00	140.00	-250.00	625.00	875.00	140.00	1,625.00
7070	2,405.88	2,100.00	-305.88	-14.57	2,405.88	2,100.00	-305.88	-14.57	12,600.00
7090	3,994.65	5,395.00	1,400.35	25.96	3,994.65	5,395.00	1,400.35	25.96	30,245.00
7100	MANAGEMENT FEES								
7115	17,355.42	13,440.00	-3,915.42	-29.13	17,355.42	13,440.00	-3,915.42	-29.13	80,640.00
7145	17,355.42	13,440.00	-3,915.42	-29.13	17,355.42	13,440.00	-3,915.42	-29.13	80,640.00
7150	MARKETING								
7153	2,607.89	3,600.00	992.11	27.56	2,607.89	3,600.00	992.11	27.56	21,600.00
7154	661.96	500.00	-161.96	-32.39	661.96	500.00	-161.96	-32.39	3,000.00
7160	0.00	600.00	600.00	100.00	0.00	600.00	600.00	100.00	3,600.00
7165	-200.00	400.00	600.00	150.00	-200.00	400.00	600.00	150.00	2,900.00
7180	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
7190	3,069.85	5,100.00	2,030.15	39.81	3,069.85	5,100.00	2,030.15	39.81	31,600.00
7200	UTILITIES								
7210	67,143.08	38,000.00	-29,143.08	-76.69	67,143.08	38,000.00	-29,143.08	-76.69	228,000.00
7212	-50.00	100.00	150.00	150.00	-50.00	100.00	150.00	150.00	600.00
7230	-4,500.00	11,000.00	15,500.00	140.91	-4,500.00	11,000.00	15,500.00	140.91	66,000.00
7235	-6,500.00	15,000.00	21,500.00	143.33	-6,500.00	15,000.00	21,500.00	143.33	90,000.00

Village de Jardin - MF (068801)
Budget Comparison
 Period = Jul 2016-Aug 2016
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7289 Utilities - Reimbursements	-1,473.71	0.00	1,473.71	N/A	-1,473.71	0.00	1,473.71	N/A	0.00
7290 TOTAL UTILITIES	54,619.37	64,100.00	9,480.63	14.79	54,619.37	64,100.00	9,480.63	14.79	384,600.00
7405 TAXES & INSURANCE									
7460 Property & Liability Insurance	17,579.84	17,578.00	-1.84	-0.01	17,579.84	17,578.00	-1.84	-0.01	105,468.00
7490 TOTAL TAXES & INSURANCE	17,579.84	17,578.00	-1.84	-0.01	17,579.84	17,578.00	-1.84	-0.01	105,468.00
7599 TOTAL OPERATING EXPENSES	213,537.34	215,966.66	2,429.32	1.12	213,537.34	215,966.66	2,429.32	1.12	1,263,365.00
8275 NET OPERATING INCOME	104,958.66	95,313.34	9,645.32	10.12	104,958.66	95,313.34	9,645.32	10.12	605,515.00
8299 NON OPERATING									
8970 NET AFTER NON OPERATING	104,958.66	95,313.34	9,645.32	10.12	104,958.66	95,313.34	9,645.32	10.12	605,515.00
9550 ESCROW AND RESERVE									
9556 Reserve Replacement	0.00	9,334.00	9,334.00	100.00	0.00	9,334.00	9,334.00	100.00	56,004.00
9563 NET ESCROW AND RESERVE	0.00	9,334.00	9,334.00	100.00	0.00	9,334.00	9,334.00	100.00	56,004.00
9601 CAPITAL & RESERVE REPLACEMENT EXPENDITURES									
9605 Appliance Purchase	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	800.00
9606 Exterior Improvements	0.00	3,750.00	3,750.00	100.00	0.00	6,000.00	6,000.00	100.00	10,500.00
9607 Interior Improvements	0.00	750.00	750.00	100.00	0.00	750.00	750.00	100.00	4,500.00
9610 Carpet Replacement	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,600.00
9698 TOTAL CAPITAL & RESERVE REPLACEN	0.00	4,500.00	4,500.00	100.00	0.00	6,750.00	6,750.00	100.00	19,400.00
9795 NET BEFORE DEPRECIATION & AMORI	104,958.66	81,479.34	23,479.32	28.82	104,958.66	79,229.34	25,729.32	32.47	530,111.00
9800 DEPRECIATION & AMORTIZATION									
9802 Depreciation Expense	213,949.88	0.00	-213,949.88	N/A	213,949.88	0.00	-213,949.88	N/A	0.00
9850 TOTAL DEPRECIATION & AMORTIZATI	213,949.88	0.00	-213,949.88	N/A	213,949.88	0.00	-213,949.88	N/A	0.00
9997 NET INCOME (LOSS)	-108,991.22	81,479.34	-190,470.56	-233.77	-108,991.22	79,229.34	-188,220.56	-237.56	530,111.00



Willowbrook Apartments Trend Report

June 01, 2016 to August 31, 2016											
Down Units	Average Occupied Percent	Average Occupied Units	Average Vacant Units	Average Vacant 1BR	Average Vacant 2BR	Model Units	Total Move Ins	Total Move Outs	Total Move Notice	Total Pre Leased Units	Forecasted Occupancy Percent
June, 2016											
0	96%	393	19	8	5	2	10	9	53	56	96%
July, 2016											
0	96%	392	11	5	9	2	11	21	89	107	97%
August, 2016											
0	95%	390	20	9	8	2	12	4	48	71	97%



Property Address: 7001 Bundy Road
 New Orleans, LA 70127

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

Property Manager: Aloha Ratcliff
Property Manager Email: aratcliff@latterblumppm.com
Property Manager Phone: 504-218-7750

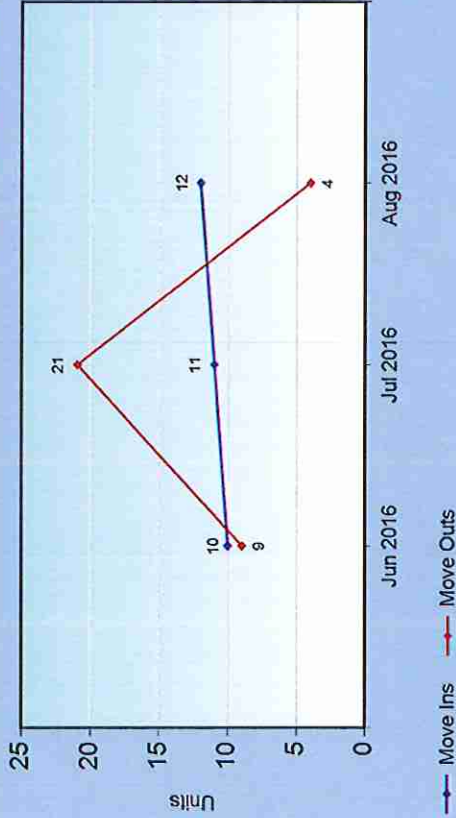
Management Company: Latter & Blum
 Christopher Riggs
 criggs@latterblumppm.com



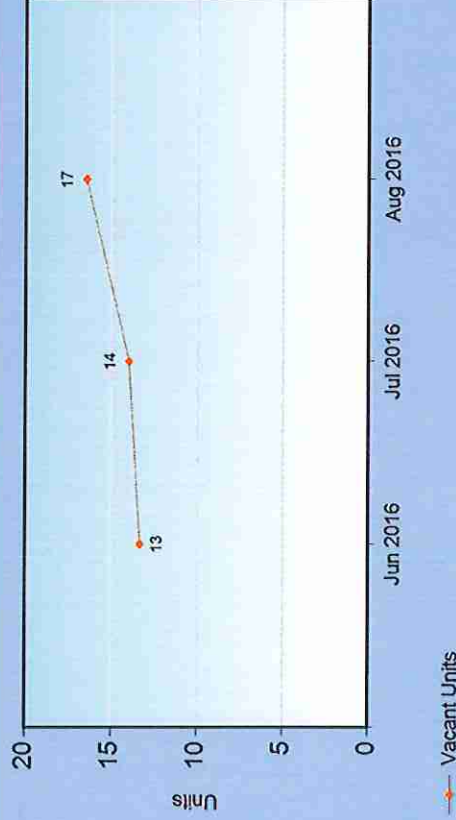
Willowbrook Apartments Trend Report

June 01, 2016 to August 31, 2016

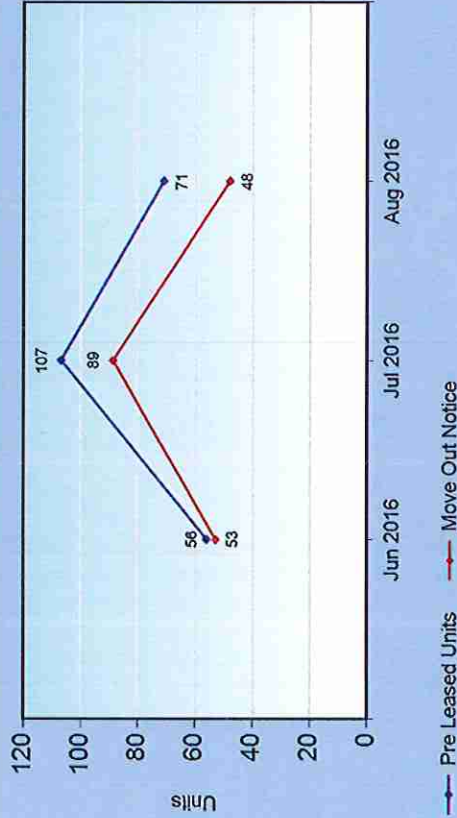
Move In vs Move Outs



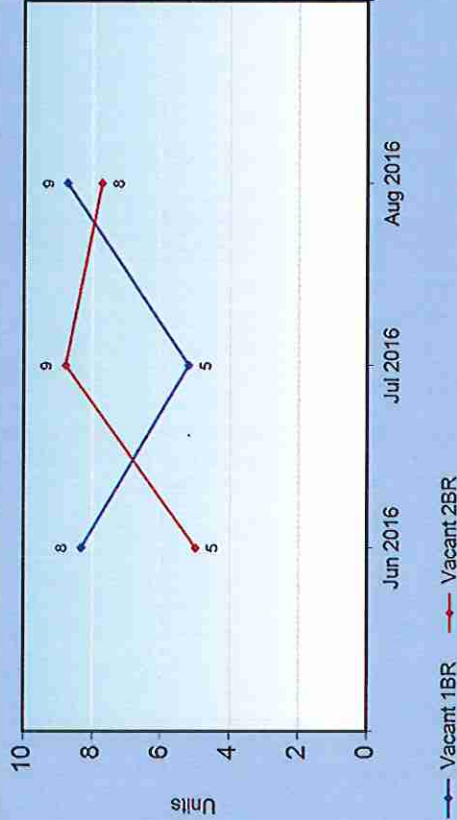
Vacant Units



Pre-Lease Units vs Move Out Notice



Vacant Units by Bedrooms



Willowbrook Apartments (no7001)
Budget Comparison
 Period = Jul 2016-Aug 2016
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5010 REVENUE									
5020 RENTAL INCOME									
5047 Rent-Agency	284,686.00	278,000.00	6,686.00	2.40	284,686.00	278,000.00	6,686.00	2.40	1,668,000.00
5050 Market Rent	311,594.00	315,340.00	-3,746.00	-1.19	311,594.00	315,340.00	-3,746.00	-1.19	1,892,040.00
5051 Less-Vacancy	-22,066.00	-38,567.10	16,501.10	42.79	-22,066.00	-38,567.10	16,501.10	42.79	-237,336.00
5052 Loss/Gain to Lease	-3,820.00	-7,000.00	3,180.00	45.43	-3,820.00	-7,000.00	3,180.00	45.43	-42,000.00
5053 Less-Model Units/Office/Storage	-2,940.00	-2,940.00	0.00	0.00	-2,940.00	-2,940.00	0.00	0.00	-17,640.00
5054 Less-Employee Apartments	-1,590.00	-1,590.00	0.00	100.00	-1,590.00	-1,590.00	0.00	100.00	-9,540.00
5060 Less-Concessions	-1,500.00	-4,000.00	2,500.00	62.50	-1,500.00	-4,000.00	2,500.00	62.50	-31,000.00
5061 Additional Rent	110.00	0.00	110.00	N/A	110.00	0.00	110.00	N/A	0.00
5066 Write-Offs/Bad Debt Allowance	-8,287.00	-6,306.80	-1,980.20	-31.40	-8,287.00	-6,306.80	-1,980.20	-31.40	-37,940.80
5067 Prior Month Agency Adjustments	2,387.00	0.00	2,387.00	N/A	2,387.00	0.00	2,387.00	N/A	0.00
5072 Prior Month Rent Adjustments	-1,183.00	0.00	-1,183.00	N/A	-1,183.00	0.00	-1,183.00	N/A	0.00
5081 TOTAL RENTAL INCOME	558,981.00	532,936.10	26,044.90	4.89	558,981.00	532,936.10	26,044.90	4.89	3,194,683.20
5170 TENANT OTHER INCOME									
5182 Locks & Keys	35.00	0.00	35.00	N/A	35.00	0.00	35.00	N/A	0.00
5190 Access/Gate Card Reimb.	175.00	0.00	175.00	N/A	175.00	0.00	175.00	N/A	0.00
5200 Security Deposit Forfeits	600.00	1,250.00	-650.00	-52.00	600.00	1,250.00	-650.00	-52.00	7,900.00
5210 Late Fees	3,792.00	4,500.00	-708.00	-15.73	3,792.00	4,500.00	-708.00	-15.73	27,000.00
5220 NSF Fees	105.00	0.00	105.00	N/A	105.00	0.00	105.00	N/A	0.00
5230 Application Fees	1,060.00	850.00	210.00	24.71	1,060.00	850.00	210.00	24.71	5,100.00
5235 Cleaning, Damages, etc	1,393.38	950.00	443.38	46.67	1,393.38	950.00	443.38	46.67	5,700.00
5240 Month-to-Month Fees	759.00	400.00	359.00	89.75	759.00	400.00	359.00	89.75	2,400.00
5260 Collections	523.33	0.00	523.33	N/A	523.33	0.00	523.33	N/A	0.00
5270 Pet Fees	0.00	300.00	-300.00	-100.00	0.00	300.00	-300.00	-100.00	1,200.00
5297 TOTAL TENANT OTHER INCOME	8,442.71	8,250.00	192.71	2.34	8,442.71	8,250.00	192.71	2.34	48,900.00
5500 OTHER INCOME									
5560 Laundry Income	-1,360.35	1,200.00	-2,560.35	-213.36	-1,360.35	1,200.00	-2,560.35	-213.36	7,200.00
5590 Miscellaneous Income	0.00	130.00	-130.00	-100.00	0.00	130.00	-130.00	-100.00	780.00
5597 TOTAL OTHER INCOME	-1,360.35	1,330.00	-2,690.35	-202.28	-1,360.35	1,330.00	-2,690.35	-202.28	7,980.00
5880 OTHER INCOME									
5884 Administrative Fees	0.00	70.00	-70.00	-100.00	0.00	70.00	-70.00	-100.00	420.00
5898 TOTAL OTHER INCOME	0.00	70.00	-70.00	-100.00	0.00	70.00	-70.00	-100.00	420.00
5990 TOTAL REVENUE	566,063.36	542,586.10	23,477.26	4.33	566,063.36	542,586.10	23,477.26	4.33	3,241,983.20
6000 OPERATING EXPENSES									
6100 CLEANING									
6130 Janitorial Contract	2,335.00	0.00	-2,335.00	N/A	2,335.00	0.00	-2,335.00	N/A	0.00
6135 Paper/Janitorial Supplies	246.89	0.00	-246.89	N/A	246.89	0.00	-246.89	N/A	0.00
6170 Trash Removal	5,737.70	4,700.00	-1,037.70	-22.08	5,737.70	4,700.00	-1,037.70	-22.08	28,200.00
6190 TOTAL CLEANING	8,319.59	4,700.00	-3,619.59	-77.01	8,319.59	4,700.00	-3,619.59	-77.01	28,200.00
6200 REPAIRS & MAINTENANCE									
6207 Appliance Repair	505.42	700.00	-194.58	27.80	505.42	700.00	-194.58	27.80	4,200.00
6218 Bulbs & Ballast Supplies	1,764.40	650.00	-1,114.40	-171.45	1,764.40	650.00	-1,114.40	-171.45	3,200.00
6225 Electrical	1,889.14	650.00	-1,239.14	-190.64	1,889.14	650.00	-1,239.14	-190.64	3,900.00
6235 Fire & Safety	562.09	200.00	-362.09	-181.04	562.09	200.00	-362.09	-181.04	7,000.00
6236 Gate Repair	278.00	500.00	-222.00	-44.40	278.00	500.00	-222.00	-44.40	5,250.00
6240 Glass, Screen & Window Repair	1,415.34	100.00	-1,315.34	-1,315.34	1,415.34	100.00	-1,315.34	-1,315.34	600.00
6280 HVAC Repairs	2,218.96	1,000.00	-1,218.96	-121.90	2,218.96	1,000.00	-1,218.96	-121.90	5,100.00

Willowbrook Apartments (067001)
Budget Comparison
 Period = Jul 2016-Aug 2016
 Book = Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6285	1,721.27	800.00	-921.27	-115.16	1,721.27	800.00	-921.27	-115.16	3,900.00
6300	944.91	700.00	-244.91	-34.99	944.91	700.00	-244.91	-34.99	4,200.00
6310	0.00	2,500.00	2,500.00	100.00	0.00	2,500.00	2,500.00	100.00	5,000.00
6320	3,350.00	6,800.00	3,450.00	50.74	3,350.00	6,800.00	3,450.00	50.74	40,800.00
6325	2,442.44	1,000.00	-1,442.44	-144.24	2,442.44	1,000.00	-1,442.44	-144.24	6,000.00
6410	1,845.40	2,150.00	304.60	14.17	1,845.40	2,150.00	304.60	14.17	12,900.00
6430	0.00	2,000.00	2,000.00	100.00	0.00	2,000.00	2,000.00	100.00	12,000.00
6440	5,619.75	1,500.00	-4,119.75	-274.65	5,619.75	1,500.00	-4,119.75	-274.65	9,000.00
6450	5,568.94	2,000.00	-3,568.94	-183.45	5,568.94	2,000.00	-3,568.94	-183.45	12,000.00
6480	2,145.33	1,000.00	-1,145.33	-114.53	2,145.33	1,000.00	-1,145.33	-114.53	6,000.00
6490	32,371.39	24,250.00	-8,121.39	-33.49	32,371.39	24,250.00	-8,121.39	-33.49	141,050.00
CONTRACT SERVICES									
6500	3,061.00	2,350.00	-711.00	-30.26	3,061.00	2,350.00	-711.00	-30.26	10,800.00
6520	1,525.00	3,175.00	1,650.00	48.03	1,525.00	3,175.00	1,650.00	48.03	15,400.00
6550	2,956.56	1,000.00	-1,956.56	-195.66	2,956.56	1,000.00	-1,956.56	-195.66	4,600.00
6580	42,664.62	37,000.00	-5,664.62	-15.31	42,664.62	37,000.00	-5,664.62	-15.31	222,000.00
6618	46.16	100.00	53.84	53.84	46.16	100.00	53.84	53.84	600.00
6680	192.20	500.00	307.80	61.56	192.20	500.00	307.80	61.56	3,000.00
6690	50,570.54	44,125.00	-6,445.54	-14.61	50,570.54	44,125.00	-6,445.54	-14.61	256,400.00
MAKE READY EXPENSE									
6800	3,470.55	700.00	-2,770.55	-395.79	3,470.55	700.00	-2,770.55	-395.79	4,200.00
6805	2,465.00	1,600.00	-865.00	-54.06	2,465.00	1,600.00	-865.00	-54.06	9,600.00
6820	5,366.44	4,000.00	-1,366.44	-34.16	5,366.44	4,000.00	-1,366.44	-34.16	24,000.00
6830	823.12	800.00	-23.12	-2.89	823.12	800.00	-23.12	-2.89	4,800.00
6870	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	100.00
6875	19,141.04	3,000.00	-16,141.04	-538.03	19,141.04	3,000.00	-16,141.04	-538.03	22,000.00
6880	52.07	0.00	-52.07	N/A	52.07	0.00	-52.07	N/A	0.00
6885	417.70	500.00	82.30	16.46	417.70	500.00	82.30	16.46	3,000.00
6890	31,735.92	10,850.00	-20,885.92	-192.50	31,735.92	10,850.00	-20,885.92	-192.50	69,100.00
PAYROLL & RELATED EXPENSES									
6900	8,583.32	8,900.00	316.68	3.56	8,583.32	8,900.00	316.68	3.56	53,400.00
6906	0.00	5,400.00	5,400.00	100.00	0.00	5,400.00	5,400.00	100.00	32,400.00
6910	14,842.94	9,000.00	-5,842.94	-64.92	14,842.94	9,000.00	-5,842.94	-64.92	54,000.00
6913	15,784.94	0.00	-15,784.94	N/A	15,784.94	0.00	-15,784.94	N/A	0.00
6914	6,723.85	7,246.00	522.15	7.21	6,723.85	7,246.00	522.15	7.21	43,475.00
6919	747.25	6,292.00	5,544.75	88.12	747.25	6,292.00	5,544.75	88.12	37,752.00
6920	1,350.00	4,160.00	2,810.00	67.55	1,350.00	4,160.00	2,810.00	67.55	24,960.00
6922	0.00	5,040.00	5,040.00	100.00	0.00	5,040.00	5,040.00	100.00	30,240.00
6930	7,182.00	4,000.00	-3,182.00	-79.55	7,182.00	4,000.00	-3,182.00	-79.55	24,000.00
6952	11,848.25	14,143.20	2,294.95	16.23	11,848.25	14,143.20	2,294.95	16.23	84,899.20
6985	-310.26	2,482.00	2,792.26	112.50	-310.26	2,482.00	2,792.26	112.50	14,892.00
6997	66,752.29	66,663.20	-89.09	-0.13	66,752.29	66,663.20	-89.09	-0.13	399,979.20
ADMINISTRATIVE EXPENSES									
7000	450.00	450.00	0.00	0.00	450.00	450.00	0.00	0.00	2,700.00
7004	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	600.00
7005	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	900.00
7007	314.74	300.00	-14.74	-4.91	314.74	300.00	-14.74	-4.91	1,800.00
7009	376.96	850.00	473.04	55.65	376.96	850.00	473.04	55.65	5,100.00
7010	253.70	800.00	546.30	68.28	253.70	800.00	546.30	68.28	4,800.00
7013	850.85	800.00	-50.85	-6.36	850.85	800.00	-50.85	-6.36	4,800.00
7016	0.00	1,200.00	1,200.00	100.00	0.00	1,200.00	1,200.00	100.00	7,200.00
7025	1,724.79	0.00	-1,724.79	N/A	1,724.79	0.00	-1,724.79	N/A	0.00
7030	126.53	50.00	-76.53	-153.06	126.53	50.00	-76.53	-153.06	300.00

Willowbrook Apartments (067001)
Budget Comparison
 Period = Jul 2016-Aug 2016
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7060 Professional Fees	7,030.00	900.00	-6,130.00	-88.11	7,030.00	900.00	-6,130.00	-88.11	5,400.00
7070 Telephone	1,712.24	1,350.00	-362.24	-21.13	1,712.24	1,350.00	-362.24	-26.83	8,100.00
7090 TOTAL ADMINISTRATIVE EXPENSES	12,839.81	6,950.00	-5,889.81	-45.89	12,839.81	6,950.00	-5,889.81	-45.89	41,700.00
7100 MANAGEMENT FEES	31,525.50	24,480.00	-7,045.50	-28.78	31,525.50	24,480.00	-7,045.50	-28.78	146,880.00
7115 Management Fees-LPMT									
7145 TOTAL MANAGEMENT FEES	31,525.50	24,480.00	-7,045.50	-28.78	31,525.50	24,480.00	-7,045.50	-28.78	146,880.00
7150 MARKETING	4,947.00	4,500.00	-447.00	-9.93	4,947.00	4,500.00	-447.00	-9.93	27,000.00
7153 Advertising	4,947.00	4,500.00	-447.00	-9.93	4,947.00	4,500.00	-447.00	-9.93	27,000.00
7154 Customer Relations	1,355.64	1,300.00	-55.64	-4.28	1,355.64	1,300.00	-55.64	-4.28	7,800.00
7160 Leasing Commission	0.00	1,200.00	1,200.00	100.00	0.00	1,200.00	1,200.00	100.00	7,200.00
7180 Referral Fees	400.00	800.00	400.00	50.00	400.00	800.00	400.00	50.00	4,800.00
7190 TOTAL MARKETING	6,702.64	7,800.00	1,097.36	14.07	6,702.64	7,800.00	1,097.36	14.07	46,800.00
7200 UTILITIES	16,750.88	14,500.00	-2,250.88	-15.52	16,750.88	14,500.00	-2,250.88	-15.52	87,000.00
7210 Electricity	16,750.88	14,500.00	-2,250.88	-15.52	16,750.88	14,500.00	-2,250.88	-15.52	87,000.00
7212 Electricity-Vacant Space	2,479.24	1,700.00	-779.24	-45.84	2,479.24	1,700.00	-779.24	-45.84	10,200.00
7230 Water	27,806.77	18,000.00	-9,806.77	-54.48	27,806.77	18,000.00	-9,806.77	-54.48	108,000.00
7235 Sewer	31,404.55	22,000.00	-9,404.55	-29.75	31,404.55	22,000.00	-9,404.55	-29.75	132,000.00
7290 TOTAL UTILITIES	78,441.44	56,200.00	-22,241.44	-28.58	78,441.44	56,200.00	-22,241.44	-28.58	337,200.00
7405 TAXES & INSURANCE	15,763.34	15,764.00	0.66	0.00	15,763.34	15,764.00	0.66	0.00	94,584.00
7460 Property & Liability Insurance	15,763.34	15,764.00	0.66	0.00	15,763.34	15,764.00	0.66	0.00	94,584.00
7490 TOTAL TAXES & INSURANCE	15,763.34	15,764.00	0.66	0.00	15,763.34	15,764.00	0.66	0.00	94,584.00
7599 TOTAL OPERATING EXPENSES	335,022.46	261,782.20	-73,240.26	-21.98	335,022.46	261,782.20	-73,240.26	-21.98	1,561,893.20
8275 NET OPERATING INCOME	231,040.90	280,803.90	-49,763.00	-17.72	231,040.90	280,803.90	-49,763.00	-17.72	1,680,090.00
8299 NON OPERATING									
8970 NET AFTER NON OPERATING	231,040.90	280,803.90	-49,763.00	-17.72	231,040.90	280,803.90	-49,763.00	-17.72	1,680,090.00
9550 ESCROW AND RESERVE	0.00	23,800.00	23,800.00	100.00	0.00	23,800.00	23,800.00	100.00	142,800.00
9556 Reserve Replacement	0.00	23,800.00	23,800.00	100.00	0.00	23,800.00	23,800.00	100.00	142,800.00
9563 NET ESCROW AND RESERVE	0.00	23,800.00	23,800.00	100.00	0.00	23,800.00	23,800.00	100.00	142,800.00
9601 CAPITAL & RESERVE REPLACEMENT EXPENDITURES	900.00	38,500.00	37,600.00	97.66	900.00	50,500.00	49,600.00	98.22	156,850.00
9605 Appliance Purchase	0.00	1,200.00	1,200.00	100.00	0.00	1,200.00	1,200.00	100.00	7,200.00
9606 Exterior Improvements	0.00	32,000.00	32,000.00	100.00	0.00	44,000.00	44,000.00	100.00	121,750.00
9607 Interior Improvements	0.00	4,000.00	4,000.00	100.00	0.00	4,000.00	4,000.00	100.00	24,000.00
9620 HVAC Replacement	900.00	1,300.00	400.00	30.77	900.00	1,300.00	400.00	30.77	3,900.00
9698 TOTAL CAPITAL & RESERVE REPLACEN	900.00	38,500.00	37,600.00	97.66	900.00	50,500.00	49,600.00	98.22	156,850.00
9795 NET BEFORE DEPRECIATION & AMORI	230,140.90	218,503.90	11,637.00	5.33	230,140.90	206,503.90	23,637.00	11.45	1,380,440.00
9800 DEPRECIATION & AMORTIZATION	191,884.34	0.00	-191,884.34	N/A	191,884.34	0.00	-191,884.34	N/A	0.00
9802 Depreciation Expense	191,884.34	0.00	-191,884.34	N/A	191,884.34	0.00	-191,884.34	N/A	0.00
9850 TOTAL DEPRECIATION & AMORTIZATI	191,884.34	0.00	-191,884.34	N/A	191,884.34	0.00	-191,884.34	N/A	0.00
9997 NET INCOME (LOSS)	38,256.56	218,503.90	-180,247.34	-82.49	38,256.56	206,503.90	-168,247.34	-81.47	1,380,440.00



Mid City Gardens Trend Report

June 01, 2016 to August 31, 2016

Down Units	Average Occupied Percent	Average Occupied Units	Average Vacant Units	Average Vacant 1BR	Average Vacant 2BR	Average Vacant 3BR	Model Units	Total Move Ins	Total Move Outs	Total Move Out Notice	Total Pre Leased Units	Forecasted Occupancy Percent
June, 2016												
0	85%	51	9	1	6	2	0	3	5	7	0	83%
July, 2016												
0	85%	51	9	1	7	1	0	2	1	5	6	86%
August, 2016												
0	89%	53	7	1	5	1	0	4	2	4	7	90%



Property Address: 1690 North Blvd
Baton Rouge, LA 70802

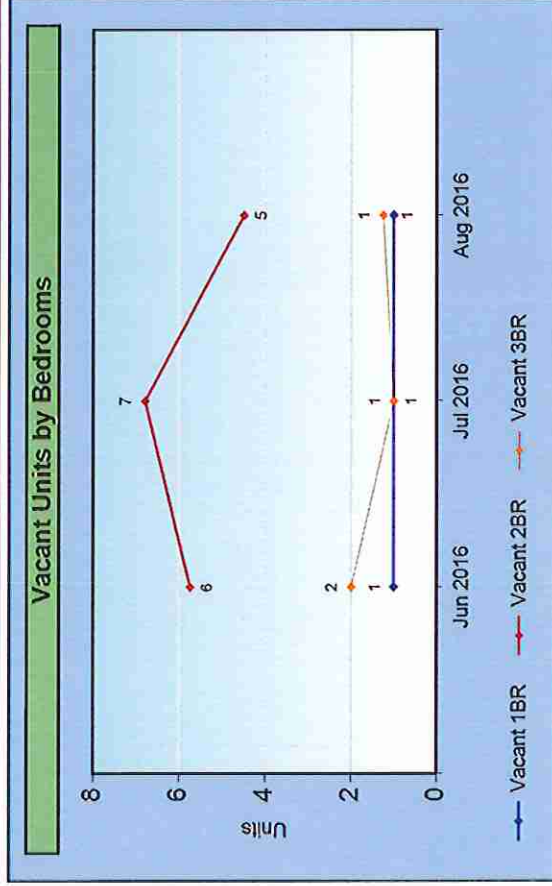
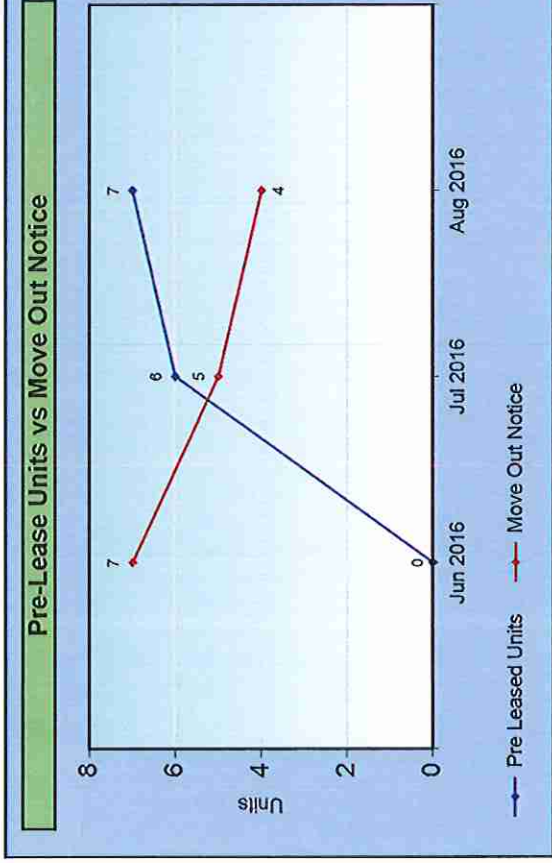
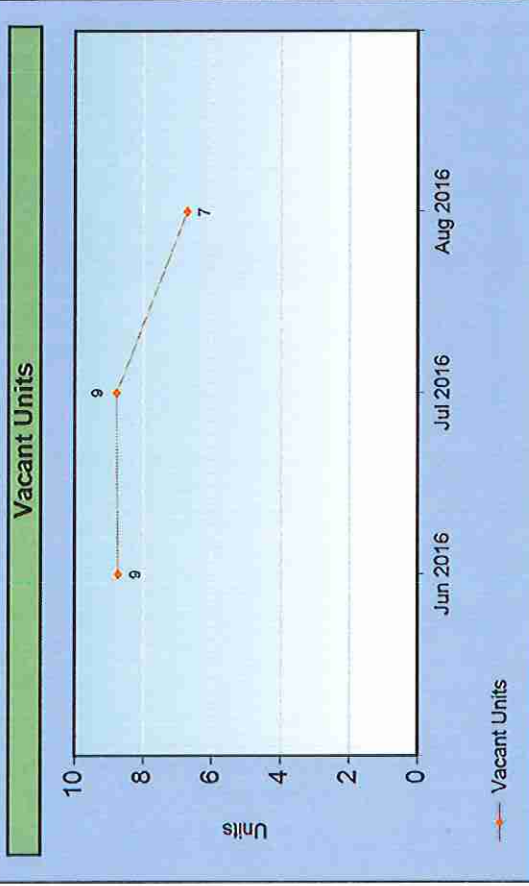
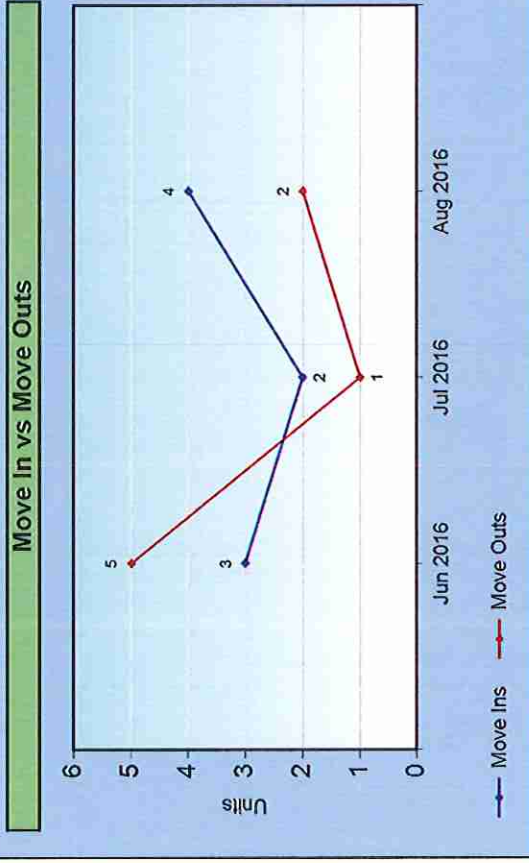
Total Units: 60
1 Bedrooms: 16
2 Bedrooms: 24
3 Bedrooms: 20

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



Mid City Gardens Trend Report

June 01, 2016 to August 31, 2016



Budget Comparison

Period = Jul 2016

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5010 REVENUE									
5020 RENTAL INCOME									
5047 Rent-Agency	3,062.00	3,432.00	-370.00	-10.78	3,062.00	3,432.00	-370.00	-10.78	41,184.00
5050 Market Rent	38,796.00	41,063.00	-2,267.00	-5.52	38,796.00	290,753.00	-251,957.00	-86.66	492,756.00
5051 Less-Vacancy	-6,151.00	-3,577.00	-2,574.00	-71.96	-6,151.00	-15,231.00	9,080.00	59.62	-42,924.00
5052 Loss/Gain to Lease	-894.00	0.00	-894.00	N/A	-894.00	0.00	-894.00	N/A	0.00
5072 Prior Month Rent Adjustments	70.00	0.00	70.00	N/A	70.00	0.00	70.00	N/A	0.00
5081 TOTAL RENTAL INCOME	34,883.00	40,918.00	-6,035.00	-14.75	34,883.00	278,954.00	-244,071.00	-87.50	491,016.00
5170 TENANT OTHER INCOME									
5200 Security Deposit Forfeits	0.00	350.00	-350.00	-100.00	0.00	1,250.00	-1,250.00	-100.00	4,200.00
5210 Late Fees	1,100.00	650.00	450.00	69.23	1,100.00	2,750.00	-1,650.00	-60.00	7,800.00
5220 NSF Fees	0.00	0.00	0.00	N/A	0.00	150.00	-150.00	-100.00	0.00
5230 Application Fees	455.00	70.00	385.00	550.00	455.00	700.00	-245.00	-35.00	840.00
5235 Cleaning, Damages, etc	0.00	280.00	-280.00	-100.00	0.00	1,930.00	-1,930.00	-100.00	3,360.00
5297 TOTAL TENANT OTHER INCOME	1,555.00	1,350.00	205.00	15.19	1,555.00	6,780.00	-5,225.00	-77.06	16,200.00
5500 OTHER INCOME									
5560 Laundry Income	35.00	100.00	-65.00	-65.00	35.00	850.00	-815.00	-95.88	1,200.00
5590 Miscellaneous Income	0.00	0.00	0.00	N/A	0.00	150.00	-150.00	-100.00	0.00
5597 TOTAL OTHER INCOME	35.00	100.00	-65.00	-65.00	35.00	1,000.00	-965.00	-96.50	1,200.00
5990 TOTAL REVENUE	36,473.00	42,368.00	-5,895.00	-13.91	36,473.00	286,734.00	-250,261.00	-87.28	508,416.00
6000 OPERATING EXPENSES									
6100 CLEANING									
6170 Trash Removal	114.94	425.00	-310.06	72.96	114.94	3,625.00	-3,510.06	96.83	4,950.00
6190 TOTAL CLEANING	114.94	425.00	-310.06	72.96	114.94	3,625.00	-3,510.06	96.83	4,950.00
6200 REPAIRS & MAINTENANCE									

Budget Comparison

Period = Jul 2016

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6207	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
6218	69.01	150.00	80.99	53.99	69.01	450.00	380.99	84.66	1,800.00
6225	0.00	50.00	50.00	100.00	0.00	650.00	650.00	100.00	600.00
6230	324.62	290.00	-34.62	-11.94	324.62	1,790.00	1,465.38	81.86	3,480.00
6235	0.00	0.00	0.00	N/A	0.00	650.00	650.00	100.00	1,100.00
6236	80.00	300.00	220.00	73.33	80.00	300.00	220.00	73.33	3,600.00
6280	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	0.00
6285	155.57	300.00	144.43	48.14	155.57	1,500.00	1,344.43	89.63	2,400.00
6300	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
6310	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	500.00
6320	2,408.33	2,410.00	1.67	0.07	2,408.33	12,610.00	10,201.67	80.90	28,920.00
6325	192.82	300.00	107.18	35.73	192.82	1,800.00	1,607.18	89.29	3,600.00
6347	0.00	0.00	0.00	N/A	0.00	1,800.00	1,800.00	100.00	0.00
6360	12.34	0.00	-12.34	N/A	12.34	0.00	-12.34	N/A	0.00
6410	802.16	100.00	-702.16	-702.16	802.16	700.00	-102.16	-14.59	1,200.00
6490	4,044.85	4,050.00	5.15	0.13	4,044.85	23,900.00	19,855.15	83.08	49,000.00
MAINTENANCE									
6500									
CONTRACT SERVICES									
6520	210.00	210.00	0.00	0.00	210.00	210.00	0.00	0.00	2,520.00
6540	100.00	100.00	0.00	0.00	100.00	820.00	720.00	87.80	1,200.00
6580	9,581.75	2,400.00	-7,181.75	-299.24	9,581.75	60,600.00	51,018.25	84.19	28,800.00
6615	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	750.00
6618	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	500.00
6690	9,891.75	2,960.00	-6,931.75	-234.18	9,891.75	62,130.00	52,238.25	84.08	33,770.00
SERVICES									
6800									
MAKE READY EXPENSE									
6805	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	200.00
6820	0.00	200.00	200.00	100.00	0.00	1,700.00	1,700.00	100.00	2,400.00
6830	195.00	200.00	5.00	2.50	195.00	1,700.00	1,505.00	88.53	2,400.00
6875	0.00	0.00	0.00	N/A	0.00	3,000.00	3,000.00	100.00	0.00
6880	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	400.00

Budget Comparison

Period = Jul 2016

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6890	195.00	500.00	305.00	61.00	195.00	7,100.00	6,905.00	97.25	5,400.00
	TOTAL MAKE READY EXPENSE								
6900									
	PAYROLL & RELATED EXPENSES								
6902	2,916.66	2,916.67	0.01	0.00	2,916.66	19,926.67	17,010.01	85.36	35,000.04
6906	0.00	0.00	0.00	N/A	0.00	9,000.00	9,000.00	100.00	0.00
6913	2,888.11	2,816.00	-72.11	-2.56	2,888.11	18,566.00	15,677.89	84.44	34,693.12
6920	752.52	780.00	27.48	3.52	752.52	5,100.00	4,347.48	85.24	9,360.00
6952	1,967.19	1,953.80	-13.39	-0.69	1,967.19	14,481.80	12,514.61	86.42	23,715.92
6985	413.68	400.00	-13.68	-3.42	413.68	2,800.00	2,386.32	85.23	4,800.00
6997	8,938.16	8,866.47	-71.69	-0.81	8,938.16	69,874.47	60,936.31	87.21	107,569.08
	TOTAL PAYROLL & RELATED EXPENSES								
7000									
	ADMINISTRATIVE EXPENSES								
7004	225.00	225.00	0.00	0.00	225.00	1,275.00	1,050.00	82.35	2,700.00
7005	50.00	50.00	0.00	0.00	50.00	350.00	300.00	85.71	600.00
7007	63.00	63.00	0.00	0.00	63.00	423.00	360.00	85.11	756.00
7009	122.76	75.00	-47.76	-63.68	122.76	525.00	402.24	76.62	900.00
7010	38.00	40.00	2.00	5.00	38.00	40.00	2.00	5.00	480.00
7013	403.05	50.00	-353.05	-706.10	403.05	500.00	96.95	19.39	600.00
7016	0.00	75.00	75.00	100.00	0.00	375.00	375.00	100.00	1,020.00
7021	750.00	750.00	0.00	0.00	750.00	23,550.00	22,800.00	96.82	9,000.00
7025	108.00	75.00	-33.00	-44.00	108.00	75.00	-33.00	-44.00	900.00
7030	0.00	0.00	0.00	N/A	0.00	450.00	450.00	100.00	0.00
7045	0.00	0.00	0.00	N/A	0.00	60.00	60.00	100.00	40.00
7060	384.00	128.00	-256.00	-200.00	384.00	848.00	464.00	54.72	1,536.00
7070	1,071.36	620.00	-451.36	-72.80	1,071.36	3,920.00	2,848.64	72.67	7,440.00
7090	3,215.17	2,151.00	-1,064.17	-49.47	3,215.17	32,391.00	29,175.83	90.07	25,972.00
	TOTAL ADMINISTRATIVE EXPENSES								
7100									
	MANAGEMENT FEES								
7115	1,830.27	2,250.49	420.22	18.67	1,830.27	14,470.49	12,640.22	87.35	27,005.88

Budget Comparison

Period = Jul 2016

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7145 TOTAL MANAGEMENT FEES	1,830.27	2,250.49	420.22	18.67	1,830.27	14,470.49	12,640.22	87.35	27,005.88
7150 MARKETING									
7153 Advertising	518.00	250.00	-268.00	-107.20	518.00	1,750.00	1,232.00	70.40	3,000.00
7154 Customer Relations	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
7180 Referral Fees	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	0.00
7190 TOTAL MARKETING	518.00	300.00	-218.00	-72.67	518.00	2,250.00	1,732.00	76.98	3,600.00
7200 UTILITIES									
7210 Electricity	3,586.79	4,700.00	1,113.21	23.69	3,586.79	9,500.00	5,913.21	62.24	56,400.00
7212 Electricity-Vacant Space	-96.10	160.00	256.10	160.06	-96.10	1,360.00	1,456.10	107.07	1,920.00
7230 Water	279.60	1,200.00	920.40	76.70	279.60	3,000.00	2,720.40	90.68	14,400.00
7235 Sewer	197.36	2,200.00	2,002.64	91.03	197.36	7,600.00	7,402.64	97.40	26,400.00
7242 Internet Service	666.93	420.00	-246.93	-58.79	666.93	420.00	-246.93	-58.79	5,040.00
7290 TOTAL UTILITIES	4,634.58	8,680.00	4,045.42	46.61	4,634.58	21,880.00	17,245.42	78.82	104,160.00
7301 NON RECAPTURABLE CLEANING									
7309 Non Recapturable Janitorial Contract	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	0.00
7315 TOTAL NON RECAPTURABLE CLEANING	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	0.00
7359 NON RECAPTURABLE OTHER SERVICES									
7376 Non Recapturable Miscellaneous	0.00	0.00	0.00	N/A	0.00	1,800.00	1,800.00	100.00	0.00
7377 TOTAL NON RECAPTURABLE OTHER SERVICES	0.00	0.00	0.00	N/A	0.00	1,800.00	1,800.00	100.00	0.00
7390 NON RECAPTURABLE UTILITIES									
7391 Non Recapturable Electricity	0.00	0.00	0.00	N/A	0.00	2,000.00	2,000.00	100.00	0.00
7394 Non Recapturable Water	0.00	0.00	0.00	N/A	0.00	400.00	400.00	100.00	0.00
7398 TOTAL NON RECAPTURABLE UTILITIES	0.00	0.00	0.00	N/A	0.00	2,400.00	2,400.00	100.00	0.00

Mid City Gardens (br1690)

Budget Comparison

Period = Jul 2016

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7399 TOTAL NON RECAPTURABLE EXPENSES	0.00	0.00	0.00	N/A	0.00	5,700.00	5,700.00	100.00	0.00
7405 TAXES & INSURANCE									
7460 Property & Liability Insurance	2,958.58	3,000.00	41.42	1.38	2,958.58	3,000.00	41.42	1.38	36,000.00
7490 TOTAL TAXES & INSURANCE	2,958.58	3,000.00	41.42	1.38	2,958.58	3,000.00	41.42	1.38	36,000.00
7599 TOTAL OPERATING EXPENSES	36,341.30	33,182.96	-3,158.34	-9.52	36,341.30	246,320.96	209,979.66	85.25	397,426.96
8275 NET OPERATING INCOME	131.70	9,185.04	-9,053.34	-98.57	131.70	40,413.04	-40,281.34	-99.67	110,989.04
8299 NON OPERATING									
8970 NET AFTER NON OPERATING	131.70	9,185.04	-9,053.34	-98.57	131.70	40,413.04	-40,281.34	-99.67	110,989.04
9500 DEBT SERVICE									
9510 Interest-1st Mortgage	0.00	0.00	0.00	N/A	0.00	172,614.00	172,614.00	100.00	0.00
9545 TOTAL DEBT SERVICE	0.00	0.00	0.00	N/A	0.00	172,614.00	172,614.00	100.00	0.00
9550 ESCROW AND RESERVE									
9556 Reserve Replacement	0.00	1,500.00	1,500.00	100.00	0.00	1,500.00	1,500.00	100.00	18,000.00
9563 NET ESCROW AND RESERVE	0.00	1,500.00	1,500.00	100.00	0.00	1,500.00	1,500.00	100.00	18,000.00
9601 CAPITAL & RESERVE REPLACEMENT EXPENDITURES									
9605 Appliance Purchase	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,200.00
9610 Carpet Replacement	1,537.70	0.00	-1,537.70	N/A	1,537.70	0.00	-1,537.70	N/A	1,500.00
9620 HVAC Replacement	0.00	1,300.00	1,300.00	100.00	0.00	1,300.00	1,300.00	100.00	1,300.00
9698 TOTAL CAPITAL & RESERVE REPLACEMENT EXPENDITURES	1,537.70	1,300.00	-237.70	-18.28	1,537.70	1,300.00	-237.70	-18.28	4,000.00

Budget Comparison

Period = Jul 2016

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9795 NET BEFORE DEPRECIATION & AMORTIZATION	-1,406.00	6,385.04	-7,791.04	-122.02	-1,406.00	-135,000.96	133,594.96	96.96	88,989.04
9800 DEPRECIATION & AMORTIZATION									
9802 Depreciation Expense	41,815.54	0.00	-41,815.54	N/A	41,815.54	0.00	-41,815.54	N/A	0.00
9850 TOTAL DEPRECIATION & AMORTIZATION	41,815.54	0.00	-41,815.54	N/A	41,815.54	0.00	-41,815.54	N/A	0.00
9997 NET INCOME (LOSS)	-43,221.54	6,385.04	-49,606.58	-776.92	-43,221.54	-135,000.96	91,779.42	67.98	88,989.04