

MEMORANDUM

To: Members of the Housing Commission
From: Mary Cele Smith, Housing Planner (msmith@cityhpil.com) and
Lee Smith, Senior Planner (lsmith@cityhpil.com)
Date: November 1, 2012
RE: HOUSING COMMISSION PACKET FOR 11-07-2012 MEETING

**Note: Dinner will be served at 6:00 p.m.
The packet contains the following documents:**

Part A. Priority Items

- Regular Meeting Agenda
- **Agenda Item IV. (Action Needed) Approval of Minutes**
 - Meeting Minutes for October 2012 Regular Meeting
- **Agenda Item V. Scheduled Business**
 - **1. (Action Needed) Items for Omnibus Vote Consideration**
 - Ratification of Payment:
 - Mason, Wenk & Berman L.L.C. for Invoice #35520 legal services for Sunset Woods for \$450.00
 - Payment of Invoices: None at present
 - **2. (Discussion and Consideration) Housing Commission Peers, Walnut Place, Ravinia, and Sunset Woods. Supporting Materials:**
 - October 2012 Management Report
 - IHDA Letter dated October 23, 2012 re: Walnut Place Review
 - Summary of Capital Improvements for Peers and Walnut Place
 - Accounts Receivable Up-Date
 - Summary Spreadsheets: Highland Park Housing Reserve Balances prepared 9/30/12
 - Housing Trust Fund Fiscal Year 2012, Unaudited through 9/30/12
 - Peers Window Replacement Bids (Note: Staff does not have any material yet for this discussion)
 - Ravinia Housing: preliminary concept proposal for parking lot off Pleasant Avenue.
Supporting Materials:
 - Memo from Staff November 1, 2012
 - (Ratification) Sunset Woods: Extension of Management Agreement with HODC for 12 rentals
 - **3. (Discussion) Report on upcoming City Council Pre-Session discussion regarding the demolition tax. Supporting Materials:**
 - Staff Memo November 1, 2012
 - Demolition Tax Summary
 - Table: Revenue generated from Demolition Tax
 - Excerpt from City Code, Affordable Housing Demolition Tax
 - **4. (Discussion) Interfaith Housing Report, *Outsider Perspectives on Chicago's Northern Suburbs***

Part B. Detailed and Optional Material

- Financial Reports for Peers, Walnut, and Ravinia Housing Associations and for Sunset Woods Housing Association for the month ending September 30, 2012 (Note: the page for total cash is missing from the Sunset Woods financials and will be sent under separate cover)
- Ravinia Housing, Annual Report to Illinois Secretary of State

c:

- David Knapp, City Manager
- Michael Blue, Director of Community Development
- Linda Sloan, Planning Division Manager
- Peter Friedman, Corporation Counsel

PUBLIC NOTICE

In accordance with the Statutes of the State of Illinois, and the Ordinances of the City of Highland Park, the **Regular Meeting** of the City of Highland Park Housing Commission, the Peers Housing Association, Walnut Housing Association, Ravinia Housing Association and Sunset Woods Association will be held at the hour of **6:30 P.M. on Wednesday, November 7, 2012 at City Hall, 1707 St. Johns Avenue, Highland Park, Illinois.** The Meeting will be held in the **Lower Level Conference Room.**

City of Highland Park
Housing Commission
Wednesday, November 7, 2012, at 6:30 p.m.
AGENDA

- I. Call to order**
- II. Roll Call**
- III. Business from the Public (Citizens Wishing to Be Heard Regarding Items not Listed on the Agenda)**
- IV. Approval of Minutes – October 3 Regular Meeting**
- V. Scheduled Business**
 1. Items for Omnibus Vote Consideration
 - Ratification of Payment:
 - Mason, Wenk & Berman L.L.C. for Invoice #35520 legal services for Sunset Woods for \$450.00
 - Payment of Invoices:
 - None at present
 2. Housing Commission Peers, Walnut, Ravinia, and Sunset Woods
 - Management Report
 - Property Report
 - Consideration of 2012 Operating Budgets for Peers, Walnut Place and Ravinia Housing
 - Discussion and Consideration of Peers window replacement and ac project bids
 - Discussion regarding development proposal that identifies the Ravinia Pleasant Avenue's parking lot for possible acquisition
 - Sunset Woods:
 - Ratification of Extension of Management Agreement with HODC for 12 rentals
 - Other
 3. Report on upcoming City Council Pre-Session discussion on November 13, 2012 regarding the demolition tax
 4. Discussion of Interfaith Housing's Report, *Outsider Perspectives on Chicago's Northern Suburbs*

***Housing Commission Agenda
November 7, 2012***

- VI. Executive Session for Matters relating to Real Estate Acquisition, Litigation, and Personnel Matters**
- VII. Other Business**
- VIII. Adjournment**

Draft

**MINUTES OF A REGULAR MEETING OF THE
HOUSING COMMISSION OF THE CITY OF HIGHLAND PARK, ILLINOIS**

MEETING DATE: Wednesday October 3, 2012

MEETING LOCATION: Pre-Session Room, City Hall,
1707 St. Johns Avenue, Highland Park, IL

CALL TO ORDER

At 6:30 p.m., Chairman David Wigodner called to order the regular meeting of the Highland Park Housing Commission, the Peers Housing Association, the Ravinia Housing Association, the Walnut Housing Association, and the Sunset Woods Association. Each of the Commissioners also serves as Directors of each of the Housing Associations. The Chairman asked Planner M. Smith to call the roll.

ROLL CALL

Commissioners Present: Adler, Barber, Glasner, Meek, Naftzger, Sharfman, and Wigodner

Commissioners Absent: None

Student Representative Present: Gordon

Chairman Wigodner declared that all Commissioners were in attendance, and a quorum was present.

Council Liaison Absent: Blumberg

Staff Liaison Present: Planners M. Smith and L. Smith

BUSINESS FROM THE PUBLIC (Citizens Wishing to be Heard Regarding Items not Listed on the Agenda)

There was no business from the public on items not listed on the Agenda.

APPROVAL OF MINUTES

Regular Meeting of the Housing Commission –August 1, 2012

Commissioner Glasner moved approval of minutes of the regular meeting of the Housing Commission, the Peers Housing Association, the Ravinia Housing Association, the Walnut Housing Association, and the Sunset Woods Association held on August 1, 2012. Commissioner Meek seconded the motion.

On a roll call vote:

Voting Yea: Adler, Barber, Glasner, Meek, Naftzger, Sharfman, and Wigodner

Voting Nay: None

The Chairman declared that the motion passed.

SCHEDULED BUSINESS

1. Items for Omnibus Vote Consideration

- Ratification of Payment:
- Schwartz Insurance for Directors and Officers' Insurance for \$1,684.00
- Payment of Invoices:
- Sharon Klibanow for Accounting Services for \$290

The Commissioners unanimously consented to take a single vote by yeas and nays on an item under the designation "omnibus vote –payment of invoice."

Chairman Wigodner entertained a motion to ratify the payment to Schwartz Insurance for the Directors and Officers' insurance policy for \$1,684.00 and to approve payment to Sharon Klibanow for a missing invoice from June 2011 for \$290. Commissioner Meek moved ratification of the payment to Schwartz Insurance for the Directors and Officers' insurance policy for \$1,684.00 and approval of a payment to Sharon Klibanow for a missing invoice from June 2011 for \$290. Commissioner Naftzger seconded the motion.

On a voice vote, Chairman Wigodner declared that the motion passed unanimously.

2. Consideration of Application to the Affordable Housing Trust Fund from Community Partners for Affordable Housing for their Operating Grant for 2012

Mr. Rob Anthony, Executive Director, Community Partners for Affordable Housing (CPAH) summarized their operating grant request to the Affordable Housing Trust Fund (HTF). In its early years, the HTF provided approximately 90% of CPAH's funding for both operations and housing development. CPAH has successfully expanded and diversified its funding base. Now, the HTF typically accounts for less than 45% of project funding and approximately 65% of operating funds. Chairman Wigodner pointed out that the Housing Commission previously approved an operating grant allocation of \$115,000 to CPAH as part of the 2012 Housing Trust Fund budget adopted in October 2011.

Chairman Wigodner entertained a motion to approve a grant of \$85,000 from the Affordable Housing Trust Fund to Community Partners for Affordable Housing for 2012 operating support. Commissioner Meek moved approval of a grant of \$85,000 from the Affordable Housing Trust Fund to Community Partners for Affordable Housing for 2012 operating support. Commissioner Glasner seconded the motion.

On a voice vote, Chairman Wigodner declared that the motion passed unanimously.

3. Housing Commission Peers, Walnut, Ravinia, and Sunset Woods Management Report

The Management Report was in the packet.

Property Operations Report

Treasurer Barber discussed property operations.

Discussion and Consideration of Peers Window Replacement Plans

Chairman Wigodner summarized the four scenarios for window replacements and air conditioning improvements at Peers that the Working Group (Chairman Wigodner and Commissioner Adler) asked Evergreen staff to investigate. Common to all four alternatives is the replacement of the existing window panes throughout the building with low e glass. The window frames are in good condition generally and will not need replacement. All scenarios also address the need to improve air conditioning in the bedrooms (there is one window unit in the living room in each apartment) and to meet current code for fire separation in the bay windows. The four air conditioning alternatives were:

- A single air conditioning system or chiller for the building,
- New location for new window air conditioners in the second and third floor apartments, installed through the living room wall,
- New window air conditioners in the second and third floor apartments installed in a new location, removing them from inside the plenum to sitting on top, which would require changes to the bay window configuration, and
- Mini-cassette split systems for the second and third floor apartments rather than window units.

The Working Group was able to eliminate the first two alternatives. A chiller for the building would be prohibitively expensive both to install and to operate, because the property would pay for operation rather than the tenants who presently pay for their air conditioning use. The second alternative is infeasible: there is not enough space between the windows and the wall for a through-wall unit. While discussing the last two alternatives, the Commissioners agreed that the best solution for improving air conditioning in the bedrooms is to add a transfer grill with a fan to provide air flow between the two rooms. One of the advantages to the mini-cassette systems is that there would be no change to the bay window configuration, but this approach would be significantly more expensive, potentially \$422,000 more. The Commissioners concurred that more information is needed on the costs between these two alternatives and directed staff to tell the consultant to send out requests for proposals for these two alternatives, both of which include the glass replacements and transfer grills with fans in all apartments.

Discussion and Consideration of Proposal for Gazebo at Peers Housing

Planner M. Smith discussed the request from Evergreen Management staff for an amendment to the 2012 budget for Peers to build a gazebo at the back of the property. The proposed gazebo would cost no more than \$3800. The purpose is to improve one of the outdoor spaces and to promote the active use of all of the building's outdoor spaces. Several residents requested a gazebo in order to enjoy the outdoors in the winter.

After discussion, Chairman Wigodner entertained a motion to amend the 2012 Peers budget to provide for a gazebo up to \$3800 in expenditure for Peers. Commissioner Meek moved approval of the amendment to the 2012 Peers budget to provide for a gazebo up to \$3800 in expenditure for Peers. Commissioner Naftzger seconded the motion.

Voting Yea: Barber, Glasner, Meek, Naftzger, Sharfman, and Wigodner

Voting Nay: Adler

Chairman Wigodner declared that the motion passed.

Discussion and Consideration of CPR Training and AED Acquisition

Planner M. Smith summarized the memo in the packet regarding Automatic External Defibrillators (AEDs) and Cardiopulmonary Resuscitation Training (CPR).

After discussion, Chairman Wigodner entertained a motion to amend the Peers and Walnut 2012 budgets to provide for AEDs at Peers and Walnut Place and to train Evergreen staff. Commissioner Meek moved approval of the amendments to the Peers and Walnut 2012 budgets to provide AEDs at Peers and Walnut Place and to train Evergreen staff. Commissioner Barber seconded the motion.

On a voice vote, Chairman Wigodner declared that the motion passed unanimously.

Sunset Woods:

Disposition of Returned Fee from First Bank of Highland Park

The Commissioners agreed that the \$1500 fee that First Bank of Highland Park waived should be deposited in the Sunset Woods Association prime savings account there.

Consideration of Management Agreement for Units 231 and 319

Chairman Wigodner entertained a motion to approve the Extension of the Management Agreement with Housing Opportunity Development Corporation from September 1, 2012 through August 31, 2014 for Sunset Woods Units 231 and 319. Commissioner Adler moved approval of the Extension of the Management Agreement with Housing Opportunity Development Corporation from September 1, 2012 through August 31, 2014 for Sunset Woods Units 231 and 319. Commissioner Naftzger seconded the motion.

On a voice vote, Chairman Wigodner declared that the motion passed unanimously.

Other Sunset Woods Items

Planner M. Smith reported that a one-bedroom condo sold last month at Sunset Woods.

4. Discussion and Consideration of Housing Commission and Housing Trust Fund 2013 Budget and Work Program

Chairman Wigodner entertained a motion to approve the Housing Commission and Housing Trust Fund 2013 budgets and work programs. Commissioner Meek moved approval of the Housing Commission and Housing Trust Fund 2013 budgets and work programs. Commissioner Adler seconded the motion.

On a voice vote, Chairman Wigodner declared that the motion passed unanimously.

5. Consideration of 2013 Meeting Resolution

After discussion, Chairman Wigodner entertained a motion to approve the 2013 Meeting Resolution. Commissioner Adler moved approval of the 2013 Meeting Resolution. Commissioner Sharfman seconded the motion.

On a voice vote, Chairman Wigodner declared that the motion passed unanimously.

EXECUTIVE SESSION

There was no Executive Session.

OTHER BUSINESS

Commissioner Sharfman, the Commission's representative to the Board of Community Partners for Affordable Housing, announced that she has been appointed Vice President of CPAH. She also mentioned that CPAH's ten year anniversary celebration will be Thursday April 25, 2013.

ADJOURNMENT

Chairman Wigodner entertained a motion to adjourn the meeting. Commissioner Adler moved to adjourn. Commissioner Meek seconded the motion.

On a voice vote, Chairman Wigodner declared that the motion passed unanimously.

The Housing Commission adjourned its meeting at 8:15 p.m.

Submitted respectfully:

Mary Cele Smith
Housing Planner

**Mason, Wenk
& Berman, L.L.C.**
ATTORNEYS AT LAW

1033 Skokie Boulevard
Suite 250
Northbrook, Illinois 60062
Telephone (847) 656-6000
Facsimile (847) 656-6010

September 04, 2012

Highland Park Housing Commission
1150 Half Day Road
Highland Park, IL 60035
Attention: Mary Smith

Invoice #35520

In Reference To: Sunset Woods

Professional services

	Hours	Amount
8/23/2012 BPM Telephone call with MS regarding: issues specific to buyer not meeting income qualification for unit and more general discussion of amending condo declaration to reduce or eliminate certain restrictions.	1.00	300.00
8/25/2012 BPM Review condo declaration for SW's enforcement obligations for income qualifications.	0.50	150.00
SUBTOTAL:	[1.50	450.00]
For professional services rendered	1.50	\$450.00
Balance due		\$450.00

SUNSET WOODS ASSOCIATION		1138
1150 HALF DAY ROAD HIGHLAND PARK, IL 60035		70-2533-719
PAY TO THE ORDER OF	DATE <u>10/23/12</u>	
<u>Mason, Wenk, and Berman, L.L.C.</u>		\$ <u>450.00</u>
<u>Four hundred fifty and 00/100</u>		DOLLARS
HIGHLAND PARK BANK & Trust Company A Branch of Lake Forest Bank & Trust Co. 1949 St. Johns Avenue Highland Park, IL 60035	<u>David [Signature]</u>	
FOR <u>Invoice #35520</u>		
⑈001138⑈ ⑆071925334⑆ ⑈820001283⑈		



EVERGREEN

Real Estate Services, L.L.C.

566 West Lake Street, Suite 400
Chicago, IL 60661-1414

www.evergreen-housing.com
Phone: 312-234-9400
Fax: 312-382-3220

MEMORANDUM

TO: Highland Park Housing Commission

FROM: Polly Kuehl, Management Agent 

RE: October Management Report/September Financials

DATE: October 31, 2012

The parking lot projects (resurfacing at Frank B. Peers for \$18,600 and sealant at Walnut Place for \$4,800) are completed. The Ravinia renovation is well underway. The two houses at St. John's have had their siding removed and are "wrapped" in insulation pending new siding. The north house porch has been removed and all the air conditioning work in the townhomes will have been completed by the Housing Commission meeting. Closet lights have been replaced and the townhomes will have been tuckpointed and power washed by the Housing Commission meeting. The management office sends regular up-date letters to Ravinia residents and Ray is at the sites several times during each day to monitor work.

Resident households of both houses (St. Johns) are expected to move-out of the residences on November 28th and will be able to return by December 17th or 18th based on the construction schedule. This enables the contractor to complete the lead-based work on the interiors. Residents in the houses have been given boxes and are packing so that they can place their belongings in pods that will be delivered on November 19th. The residents in the north house will be staying in the vacant unit at Peers (family of 3) while the larger household residing in the south house will be staying in an extended stay hotel during the interior renovation period.

While replacing the roof on the older north house, it was determined that the joists and wood were not able to handle the new roof and work was halted until changes in the scope of work can be made to accommodate the problems. Although the roof changes may be covered by the replacement of wood contingency already in the contract, there will need to be tuckpointing done on the chimney and in areas where the porch was removed. A new chimney cap is required. These last changes may require use of the contingency. In addition, there will be a change order for the south house to change the dryer venting from going through the roof to going through the exterior wall. During inspection, the roof vent was deemed a fire hazard based on the accumulating lint that can be more easily removed and cleaned with a side vent.

The next phase of work will involve installation of the fire alarm panel and equipment, anticipated to begin November 15th and the townhome kitchen replacements, scheduled to begin November 12th.

2013 Budget Recommendations:

The projected 2013 budgets are attached for review by the Housing Commission. Evergreen has converted all its properties to the One Site budget format, and the summaries attached should provide sufficient information for analysis and comparisons to previous years.

All budgets utilize current rents without anticipation of a rent increase. Should the increases be granted, the property will reflect a positive variance which will enable the properties to cover more capital work with operating funds as opposed to utilizing reserves. In addition, based on recent projected increases, the budgets reflect higher property taxes and insurance rates. The only other change relates to staffing where Jill Sweet's position increased from 0.75 FTE to 1.0 FTE. This will provide improved coverage of the Walnut Place property and increase the social service outreach to Ravinia households. Otherwise, most line items are similar to previous budgets and actual expenses for 2012. Capital expenditures are based on the 5 year plan and available reserves.

Frank B. Peers

Occupancy: There is one vacant unit: Unit #105(1-bedroom) – vacated September 1 and the unit is being held for use by the Pumah family (Ravinia) for relocation (see above).

Physical: The spense valve on the boiler system needs to be replaced as the controls and some valves were not included in the boiler replacement work that was completed previously (CIC grant paid 50%). We are waiting for the final cost, but will up-grade the controls at the same time. The cost for the valve replacement alone is approximately \$4,000. A temporary by-pass has been implemented so that the system works properly until final repairs can be made. The side exterior doors were up-graded to meet code requirements.

Social Programs: The typical monthly programs were conducted.

Financial: Net Operating Income (NOI) for the month was positive to budget by \$2,053. YTD NOI is positive to budget by \$25,497. Cash was good at \$28,931.

Income – Income was slightly negative to budget for the month due to higher than anticipated vacancy loss (unit being held for Ravinia temporary use) and the timing of when laundry payments are received.

Expenses – The expense line items that were significantly negative to budget included:

- Office Equipment (#6316) – Timing of when lease payments were made – YTD is within budget.
- Telephone (#6360) – Timing of bill payments – YTD is within budget.
- Janitorial Supplies (#6515) – Timing of purchases – YTD is within budget.
- Exterminating (#6519) – Timing of payments – YTD is within budget.
- Grounds Contractor (#6537) – This reflects payment for grounds supplies that were included in the monthly maintenance bill. YTD the property is at the budgeted number for both grounds supplies and grounds contract of \$10,400.
- Decorating (#6560) – This reflects cycle and turnover painting. YTD, the property is within budget.
- Fire Protection (#6582) – This reflects Security Design & Installation annual Preventive Maintenance and YTD is within budget parameters.
- Electrical Repairs (#6591) – This reflects an electrical repair in unit #306. YTD, the property has already utilized its annual budget. It is anticipated that this line item will be slightly over budget by the end of the fiscal year.
- Plumbing Repairs (#6595) – This reflects plumbing repairs in #308. This line item, as well, will probably be over budget by the end of the fiscal year.
- Property Insurance (#6720) – This is based on the higher escrow amount required by IHDA.
- Capital Expenditures (#6991) – This line item includes the payments to Full Circle Architects for their previous design and analysis work on the window replacement project. The goal was to separate this cost so that it can be capitalized along with the replacement project.

Walnut Place

Occupancy: The property is at 100% occupancy.

Physical Site: The west side exterior door was replaced to meet fire codes. Otherwise, only routine maintenance was conducted at the site.

Social Programs: Walnut Place residents participated in routine social programs during the month.

Financial: Net Operating Income (NOI) for the month was positive to budget by \$12,464, and the YTD NOI is positive to budget by \$33,070. The cash position remains poor at \$6,758.

Income – Income was positive to budget by \$920, primarily due to lower vacancy loss than anticipated.

Expenses – Line items that were significantly negative to budget for the month included:

- Office Equipment (#6316) – Same as above
- Telephone (#6360) – Same as above
- Janitorial Supplies (#6515) – Same as above

- Grounds Contractor (#6537) – Same as above
- Fire Protection (#6582) – Same as above
- Plumbing Repairs (#6595) – This reflects repairs for 2 tub leaks (below the tub) and a plumbing repair in one of the townhomes.
- Floor Repairs (#6596) – This reflects partial carpet replacement in #401.
- Property Insurance (#6720) – Same as above
- Appliance Replacement (#6993) – This reflects a furnace replacement in a townhome.

Ravinia Housing

Occupancy: 100% occupied.

Physical Site: Routine maintenance was conducted in addition to the renovation work identified above.

Financial: The proforma operating budget is being utilized in the 2012 budget for reporting purposes. NOI for September is positive to budget by \$2,855 and YTD NOI is positive to budget by \$21,347. The cash position has improved to \$32,057. However, there will be adjustments made on the next HAP report that will negatively impact this existing cash balance.

Income – Income is positive to budget due to 100% occupancy,

Expenses – Expense line items that are significantly negative to budget include:

- Management Fees (#6320) – This reflects payment of fees when cash is received. Due to having received more cash in September (improved operating balance), fees were taken at that time.
- Mortgage Interest (#6820) – This reflects the accrual of interest on the second note (HUD), which is only paid out if surplus cash exists at the end of the fiscal year.

OCT 23 2012

Mr. Lee Smith
Highland Park Housing Association #2
1150 Half Day Road
Highland Park, IL 60035

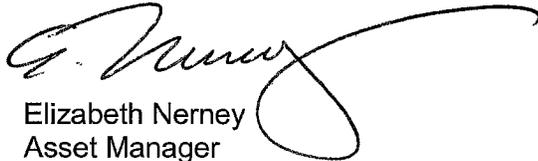
**RE: Walnut Place, TEB-2263 aka ML-127
2012 Annual Management Review & Inspection Findings Close-Out**

Dear Mr. Smith:

The Illinois Housing Development Authority ("IHDA") conducted a comprehensive annual review of the above referenced development on May 1, 2012. The letter transmitting your annual review indicated that you were to respond to us within 60 days with a plan addressing findings noted during our review.

We are pleased to confirm that all findings have been resolved. If you have any questions regarding this matter, please call me at (312) 836-5347 or enerney@ihda.org.

Sincerely,



Elizabeth Nerney
Asset Manager
Asset Management Services

cc: Polly Kuehl
Cheryl Warren
Heidi Martin

Item	Month	Cost Est.	Actual	Status
Summary of Capital Improvements for 2012				Frank B. Peers Prepared - 9/30/2012
Kitchen Replacement (11 kitchens)	August	97,300	78,511	Done; this is a final payment
Tuckpointing	June	15,000		Moved from 2011
Windows	February March	560,000		Estimate
Parking Lot Resurface	May	12,000	18,600	Work completed; pending payment
Appliances	As needed	1,440	449	1 Refrigerator
Carpet Replacement	As needed	7,800	2,211	4 units (turnover)
A/C Replacement	As needed	2,700	6,782	Purchase of 8 units
	TOTAL	696,240	106,553	
Breakdown of Cost:				
	Replacement Res.	70,000		
	Operating	20,075		
	Owner Funds	606,165		
Reserve Balances:	149,498	Balances as of 12/31/2011		
2012 Deposits	24,240			
Minimum Balance	-102,000	IHDA requirement \$1,500/unit		
Available for 2011	71,738			

Accounts Receivable Up-Date

September, 2012

Frank B. Peers

Tenant A/R increased slightly from \$911 at the end of August to \$1,001 at the end of September. The breakdown is as follows:

Current	\$849
30 Days	\$152
60 Days	\$ 0
90 Days	(\$ 21)
Prepaid	(\$ 21)

Subsidy A/R increased in September from \$39,807 at the end of August to \$49,187 at the end of September. This increase occurred during the current month. The breakdown is as follows:

Current	\$24,364
30 Days	\$ 9,964
60 Days	\$ 4,671
90+ Days	\$ 7,457
Total Prepaid	\$ 2,731

Walnut Place

Tenant A/R decreased slightly from \$20,016 at the end of August to \$19,707 at the end of September. The breakdown is as follows:

Current	\$ 2,089
30 Days	\$ 802
60 Days	\$ 775
90+ Days	\$15,787
Net Prepaid	(\$ 254)

The 90+ Days A/R is comprised of EIV payments (3 residents) that are being reimbursed monthly.

Subsidy A/R increased from \$39,807 at the end of August to \$41,010 at the end of September. The breakdown is as follows:

Current	\$ 10,418
30 Days	\$ 2,906

60 Days	\$ 3,168
90+ Days	\$ 11,509
Net Prepaid	(\$ 13,009)

Ravinia Housing

Tenant A/R increased slightly from \$34,087 at the end of August to \$35,414 at the end of September. The breakdown is as follows:

Current	\$ 2,918
30 Days	\$ 11,691
60 Days	(\$ 427)
90+ Days	\$ 18,783
Net Prepaid	(\$ 2,449)

The 90+ Days A/R is comprised of EIV payments (2 residents) that are being reimbursed monthly.

Subsidy A/R has decreased from \$22,365 at the end of August to \$8,363 at the end of September because the August subsidy was received in September. The current breakdown is as follows:

Current	\$ 4,466
30 Days	\$ 2,114
60 Days	\$ 0
90+ Days	\$ 0
Net Prepaid	(\$ 1,783)

Highland Park Housing Commission									
Reserve Balances									
Date: 9/31/2012									
Account Name		Frank B. Peers	Walnut Place	Ravinia Housing	Sunset Woods	Housing Trust Fund	TOTAL		
Checking (Property)		28,931	6,758	32,057	13,700				
Security Deposit		20,825	20,834	7,157	10,483				
Replacement Reserve		134,312	157,890	717,190	0				
Residual Receipts		31,875	27,095	0	0				
Operating Reserve		0	0	321,835	9,010				
Association Money			104,470	(Construction Escrow) 81,862	136,704				
Market Checking									
Association Small Business Checking		13,193			10,880				
Association Receivable/(Liability)					-258,832				
1) Due from Hsg. Trst. Fd 277 GB		7,492	Total						
2) Due from Hsg. Trst Fd. Emerg.		689	A/R						
3) Due from Sunset Woods		258,832	267,014						
Association CDs	Maturity								
CD #1	1/7/2013	504,981							
CD #2	10/7/2012	505,362							
Association MaxSafe Money Market		1,112,014							
TOTAL		2,618,506	317,047	1,160,101	-78,055				

Housing Trust Fund		
Fiscal Year 2012		
January 1 - December 31 - Unaudited	Unaudited	
	Through 09/30	
Beginning Balance, Jan 1 (Unaudited)	\$1,091,261	
Revenue:		
Demolition Tax	86,671	
Demolition Permits	17,250	
Interest Revenue	539	
Contributions/Donations/Other	0	
Proceeds of Ceding Volume Cap	0	
	104,460	
Expenditures:		
Program Costs	(124,269)	
	(124,269)	
Ending Balance	\$1,071,451	
Pending Obligations		
CPAH Scattered Site Program	(\$101,512)	
Employer Assisted Housing	(\$50,000)	
HPI CLT Operating Grant 2012	(\$115,000)	
Emergency Housing Assistance	(\$10,000)	
Housing Planner	(\$9,489)	
CPAH Affordable Rental Pilot Program	(\$57,750)	approved by HC 07-2012
Total Pending Obligations	(\$343,751)	
Net Balance (09-30-12)	\$727,700	
Prior Month Balance (07-31-12)	\$704,586	
Month to Month Change	\$23,114	since 07- 30-12



Memorandum

To: Housing Commission
From: Mary Cele Smith, Housing Planner
Date: November 1, 2012
Re: Capital Project Costs at Peers and Walnut Place

I asked Ms. Polly Kuehl, Senior Vice President, Evergreen Real Estate Services, to tally how much the Peers Housing Association has contributed to the capital projects at Peers to date. Ms. Kuehl reported that there have been two projects that received funding from the Peers Housing Association. These are:

- **Kitchens:** a total of 34 kitchens have been completed in 3 phases (2009, 2010 and 2011). The total cost has been \$278,151. The property contributed a little toward this project, but most was paid by the Housing Commission through the Peers Housing Association.
- **Boiler Replacements:** The boilers were replaced in 2009, and 50% was paid by the Community Investment Corporation and 50% by the Housing Commission. The Peers Housing Association's portion was \$45,707.

In addition to the information that Ms. Kuehl provided on the amount of money that the Peers Housing Association contributed, she also reported on the capital projects completed at Peers and Walnut Place with funds from these properties. The projects below exclude cycle painting, carpet replacement, and other routine replacements.

Peers:

- Exterior Lighting Replacement (\$8,250 in 2009)
- Switchgear (\$7,430 in 2009)
- 2 Entry Systems (\$12,000 in 2010)
- New Smoke Detectors (\$11,400 in 2010)
- Masonry work in 2009 and 2011 (\$17,850)

Walnut Place:

- Kitchens – A total of \$165,092 has been paid for 20 kitchens in 3 phases
- Fence – Townhome fencing was replaced in 2011 for \$19,500

Memo: Capital Project Costs
Page Two

- Rooftop HVAC on the senior building was replaced in 2010 for \$34,000
- Hot Water Boiler in the senior building was replaced in 2010 for \$14,000
- Boiler Replacements were done in 2010 free of charge to the building (cost to energy group about \$100,850)
- Sliding Windows were replaced in 2010 free of charge to the building (cost to the energy group about \$160,000)
- Parking Lot Resurfacing was done in 2010 or 2011 for \$63,410



Memorandum

To: Housing Commission
From: Mary Cele Smith, Housing Planner
Date: November 1, 2012
Re: Discussion regarding development concept and preliminary proposal for a piece of the Ravinia Housing property on Pleasant Avenue

On October 10th, Community Development and Public Works staff met with Alfred Klairmont, President of Imperial Realty Company, about his concept for a new development on the northwest corner of Roger Williams across from the train tracks. During this preliminary meeting, City staff summarized the streetscape planning process underway. Mr. Klairmont's concept is for a residential building with ground floor retail space. He is interested in acquiring the parking lot adjacent to the 7-Eleven that is part of the Ravinia family Section 8 housing property located on Pleasant Avenue. If the Housing Commission and the City were willing to sell the parking lot, they would need permission from the first and second lenders, Red Capital Mortgage and U.S. Housing and Urban Development (HUD). A sale would be budget neutral to the City and to the Housing Association, because the Ravinia Housing Association owns the property, and U.S. HUD is likely to require that any proceeds go to reducing their mortgage. Staff provided Mr. Klairmont with information about the HUD process, and he plans to continue to develop his proposal, including possible acquisition of the parking lot.

Staff will bring the preliminary concept plan to the Commission Meeting.

EXTENSION AND AMENDMENT OF MANAGEMENT AGREEMENT

THIS EXTENSION AND AMENDMENT OF MANAGEMENT AGREEMENT (this "Amendment") is made as of the 1 day of September, 2012, by and between Sunset Woods Association (the "Owner") and Housing Opportunity Development Corp. (the "Property Manager").

RECITALS

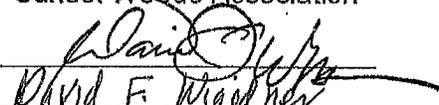
A. The Owner and the Property Manager have previously entered into that certain Management Agreement dated as of July 1, 2002 (the "Management Agreement") and approved by the Illinois Housing Development Authority. The Management Agreement has expired and the parties wish to amend it and extend its term.

NOW, THEREFORE, in consideration of the mutual agreements contained below and other good and valuable consideration, the receipt and adequacy of which is acknowledged, the parties agree as follows:

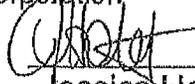
1. **Definitions.** All capitalized terms in this Amendment that are not defined herein shall have the meanings provided in the Management Agreement.
2. **Extension of Term.** The term of the Management Agreement is extended for a period of 2 year(s), beginning on September 1, 2012 and ending on August 31, 2014, unless terminated earlier as provided in the Management Agreement.
3. **Warranties and Representations.** Owner and Property Manager each warrants that it has not executed, and represents that it will not execute, any other agreement with provisions contradictory to or in opposition to the provisions of the Management Agreement, as amended by this Amendment (the "Amended Management Agreement") and that, in any event, the requirements of the Amended Management Agreement are (i) paramount and controlling as to the rights and obligations set forth in any other agreement and (ii) supersede any other requirements in conflict with the Amended Management Agreement.

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed by their authorized representatives.

OWNER: Sunset Woods Association

By: 
Print Name: David F. Wiegand
Title: President
FEIN # 01-0628727

PROPERTY MANAGER: Housing Opportunity Development Corporation

By: 
Print Name: Jessica Hotaling
Title: Associate Director
FEIN # 36-3237455

This Amendment is approved this _____ day of _____, _____.

**ILLINOIS HOUSING DEVELOPMENT
AUTHORITY:**

By: _____
Print Name: _____
Title: _____



Memorandum

To: Housing Commission
From: Mary Cele Smith, Housing Planner
Date: November 1, 2012
Re: City Council Pre-Session Discussion regarding the demolition tax

At the two most recent City Council Meetings, Council members briefly discussed the demolition tax at the request of attorney Paul Diambri. Mr. Diambri expressed the opinion that the tax was a burden that prevented owners from demolishing dilapidated structures and improving their property. The City Council is likely to schedule a more in depth discussion at the December 10th Pre-Session Meeting, not the November 13th Meeting as reported on the Agenda.

At these recent meetings, several Council members questioned aspects of the demolition tax, including a concern that the same fee applied to all residential demolitions regardless of the value of the property. Community Development Director Blue suggested to planning staff that the idea of a sliding scale starting at \$10,000 deserved consideration. Another suggestion from a Council member was to restore the full tax to the Affordable Housing Trust Fund and to establish a separate impact fee for the MultiModal Transportation Fund.

As background for the Housing Commission discussion, included are:

- Demolition Tax Summary
- Table: revenue generated from the Demolition Tax
- Affordable Housing Demolition Tax, excerpt from the Highland Park Code

Demolition Tax Summary

- **Strategy** from the *Affordable Housing Needs and Implementation Plan, An Element of the City of Highland Park Master Plan*, adopted January 22, 2001, proposed as a dedicated revenue source for funding affordable housing programs.
- **Adoption:** 6/24/2002
- **Amount:** \$10,000.
- **Primary purpose:** funding mechanism for the City's Affordable Housing Trust Fund (HTF) in order to preserve and create affordable housing in Highland Park
- **Secondary purpose:** funding source for the City's MultiModal Transportation Fund. Initially, all proceeds from the demolition tax went to the HTF. In 2006, the City Council amended the ordinance to reallocate one-third of the proceeds to the MultiModal Transportation Fund to help defray the increased costs of maintenance of roadways and streets caused by construction activity in areas of residential demolition.
- **Number of Residential Teardowns:** 359 from 5/1/03 through 9/30/12. In the period from 5/1/03 through 4/30/07, the number of teardowns exceeded 50 per year.
- **Revenue generated:** \$3,105,381 for the Housing Trust Fund from 5/1/03 through 9/30/12. See the attached table for detail on revenue and teardowns per year.
- **Results:** 44 permanently affordable homes created with HTF assistance to Community Partners for Affordable Housing as well as operating assistance to CPAH
- **Amendments** in response to residents' needs:
 - Exemption for long-term homeowners (5 and 5) adopted 1/27/03
 - Exemption for medically necessary demolitions adopted 1/27/03
 - Deferral of payment adopted 3/22/10
- **Revisions to be considered:** suggestions generated from City Council members
 - **Sliding Scale:** based on value of property, starting at \$10,000, increasing as the value increases
 - **Separate fee for MultiModal Transportation Fund:** restoring the full demolition tax to the Affordable Housing Trust Fund and establishing a separate impact fee for roads and bridges

**Demolition Tax collected for Affordable Housing Trust Fund
May 1, 2003 through September 30, 2012**

Year	Demolition Tax Collected	Demo Permit Fees Collected	Number of Demolitions
5/1/03 - 4/30/04	570,000	44,000	57
5/1/04 - 4/30/05	730,000	31,300	73
5/1/05 - 4/30/06	852,000	46,500	85
5/1/06 - 4/30/07*	466,690	34,500	70
5/1/07 - 7/31/08	226,678	20,300	35
1/1/09 - 12/31/09	33,335	5,250	5
1/1/10 - 12/31/10	93,338	12,000	14
1/1/11 - 12/31/11	46,669	13,500	7
1/1/12 - 9/30/11	86,671	17,250	13
TOTAL	3,105,381	224,600	359

*On April 24, 2006, Demolition Tax Amendment allocating 1/3 of revenue to Multi-Modal Transportation Fund went into effect.

**"The Highland Park Code of 1968"
of the
City of Highland Park, Illinois**

Section 170.040 Demolition of Dwellings

(I) Affordable Housing Demolition Tax.

(1) Tax Imposed and Dedicated. Any person granted a demolition permit under this Section for a residential structure (as defined in Chapter 150 of this Code) shall pay an affordable housing demolition tax at the rate set forth in the Annual Fee Resolution (a) for the demolition of any single family residential structure (as defined in Chapter 150 of this Code), or (b) for the demolition of any multiple-family residential structure (as defined in Chapter 150 of this Code), at either the rate set forth in the Annual Fee Resolution or the rate set forth in the Annual Fee Resolution for each unit in the structure, whichever amount is more. The tax imposed pursuant to this Subsection shall be in addition to the demolition permit fee set forth in Section 109.2(12) of the International Building Code, as amended pursuant to Section 170.003.1(11) of this Chapter, and all other applicable fees and charges. Payment of the affordable housing demolition tax shall be due upon issuance of a demolition permit by the Department. The funds received by the City for the amount imposed pursuant to this Subsection 170.040(I) shall be dedicated and transferred to the "Housing Trust Fund" established and operating pursuant to Section 33.1133 of the City Code and to the Multi-Modal Transportation Fund of the City, all according to the percentages set forth in the Annual Fee Resolution. (Ord. 35-03, J. 29, p. 134, passed 5/27/03, Ord. 38-06, J. 32, p. 133-135, passed 4/24/06; Ord. 31-10, J. 36, p. 113-116, passed 3/22/10; Ord. 87-10, J. 36, p. 310-313, passed 12/13/10; **Ord. 19-11, J. 37, p. 58-103, passed 2/14/11**)

(2) Special Applicability Rules. Notwithstanding the general requirement set forth in Paragraph (1) of this Subsection, the affordable housing demolition tax shall not apply under the following circumstances upon filing of an application on a form provided and prepared by the City; provided however, that this Section 170.040(I) (2) shall not affect an applicant's obligation to pay the demolition permit fee set forth in Section 108.2(12) of the International Building Code, as amended pursuant to Section 170.003.1(11) of this Chapter. (Ord. 45-07, J. 33, p. 251-253, passed 6/11/07; Ord. 31-10, J. 36, p. 113-116, passed 3/22/10; **Ord. 19-11, J. 37, p. 58-103, passed 2/14/11**)

(a) If the applicant and the Housing Commission enter into an agreement for the provision of "Affordable Housing" (as defined in Section 33.1133 of this Code), by the applicant in conjunction with the demolition that would otherwise be the subject of the affordable housing demolition tax. Any such agreement shall specifically set forth the applicability of this Subparagraph with regard to the affordable housing demolition tax otherwise required under this Subsection. The waiver of the affordable housing demolition tax under this Section 170.040(I)(2)(a) shall only apply to affordable units. The affordable housing demolition tax, and all other applicable fees and costs under this Code, shall apply to all market rate units. (Ord. 10-03, J. 29, p. 034-037, passed 1/27/03; Ord. 45-07, J. 33, p. 251-253, passed 6/11/07)

(b) If the applicant establishes, through a professionally prepared appraisal or other reliable evidence, to the satisfaction of the Director of the Department of Community Development, that the building or structure replacing the building or structure that is the subject of the demolition permit constitutes Affordable Housing under Section 33.1133 of this Code.

(c) If: (i) the applicant has been the record title owner of the property on which the demolition is proposed for all of the five years immediately preceding the date of the application (“pre-permit period”); (ii) the property has been the primary residence of the applicant throughout the pre-permit period; (iii) the applicant remains the record title owner of the property at all times after the pre-permit period until the date that is five years immediately after the date on which the certificate of occupancy for the new structure is issued (“post-permit period”); and (iv) the property remains the primary residence of the applicant throughout the post-permit period. To qualify under this Subparagraph, the applicant shall submit, in addition to other required application materials, title documents establishing the applicant’s ownership and use of the property as his or her primary residence during the entire pre-permit period, as well as a sworn statement of the applicant’s intention to retain ownership of the property and to use the property as his or her primary residence for the entire post-permit period. As a pre-condition to the applicability of this Subparagraph and to the issuance of a demolition permit and certificate of occupancy, the applicant shall provide, for recordation by the City against the property, such covenants, on forms prepared and provided by the City, that will run with and bind the property. The covenant will require the payment of the full amount of the affordable housing demolition tax, including 5 percent per annum interest from the date the permit was issued, if the applicant transfers ownership of the property, or no longer uses the property as his or her primary residence, at any time during the post-permit period. No transfer stamps or other City approvals will be issued in relation to any transfer of the property during the post-permit period unless and until the affordable housing demolition tax, including the required interest, has first been paid in full to the City. (Ord. 39-02, J. 28, p. 297-299, passed 6/24/02, Ord. 10-03, J. 29, p. 034-037, passed 1/27/03; Ord. 31-10, J. 36, p. 113-116, passed 3/22/10)

(d) If the applicant establishes, to the satisfaction of the Director of the Department of Community Development, (i) that the demolition subject to the demolition permit is necessary due to the medical condition of the owner of the building or structure to be demolished (“Demolition Building”); and (ii) that the building or structure replacing the Demolition Building (“Replacement Building”) shall be occupied by the owner and that said owner qualifies as a Low-Income or Moderate-Income Household under the definitions set forth in Section 33.1133(A) of this Ordinance, as evidenced by such documents and information, including without limitation tax returns and pay stubs, as the Director may reasonably require. For purposes of this Subparagraph, in order to establish that a demolition is “necessary due to the medical condition of the owner of the building or structure,” the applicant must, at a minimum, provide the following:

(i) A sworn statement by a medical doctor licensed to practice medicine in Illinois, describing the medical condition at issue and verifying that the proposed demolition and construction of the Replacement Building is necessary as a direct result of the medical condition of the owner.

(ii) Official medical records describing the medical condition that requires the demolition of the Demolition Building and construction of the Replacement Building.

(iii) Such other relevant information as may be provided by the applicant, or requested by the City, that is necessary to establish the requirements of this Subparagraph. (Ord. 10-03, J. 29, p. 034-037, passed 1/27/03)

(e) If the applicant establishes to the satisfaction of the Director of the Department of Community Development that structural measures must be undertaken that would typically qualify as a "demolition" pursuant to Subsection 170.040(E) of this Code due to extensive damage to the building or structure caused by Force Majeure. For purposes of this Subparagraph, Force Majeure shall mean acts of God beyond the owner's reasonable control and reasonable ability to remedy; provided, however, that for purposes of this Subparagraph Force Majeure shall not include damage caused by the owner, an agent or employee of the owner, or a third party in privity with the owner. (Ord. 47-03, J. 29, p. 161-162, passed 6/28/03; **Ord. 19-11, J. 37, p. 58-103, passed 2/14/11**)

(3) Deferral of Payment of Tax. Payment of the tax imposed pursuant to this Subsection 170.040(I) may be deferred until an application is filed pursuant to this Chapter for a building permit for the property on which the demolition is proposed ("Subject Property"), or until a plat of subdivision is recorded against the Subject Property, in accordance with the following:

(a) The tax imposed pursuant to this Subsection 170.040(I) shall not be deferred for any Subject Property if a title, beneficial, or equitable interest in the Subject Property is held by any person who either: (i) simultaneously holds a title, beneficial or equitable interest in any parcel or tract of land that is adjacent to the Subject Property (an "Adjacent Property"); or (ii) is the child, spouse, sibling or parent of any person who simultaneously holds a title, beneficial or equitable interest in an Adjacent Property; provided, however, that if the person who holds the interest in the Adjacent Property uses such Adjacent Property as his or her primary residence, the tax imposed pursuant to this Subsection 170.040(I) may be deferred pursuant to this Subparagraph 170.040(I)(3) if that person has not previously deferred payment of tax pursuant to this Paragraph 170.040(I)(3). (Ord. 31-10, J. 36, p. 113-116, passed 3/22/10)

(b) Prior to the issuance of a demolition permit for the Subject Property, the owner of the Subject Property shall execute and record against the Subject Property, in the office of the Lake county Recorder, a Tax Payment and Property Maintenance Covenant ("Covenant"), which Covenant shall be in a form provided by the City, and shall contain, at a minimum, the following provisions: (Ord. 31-10, J. 36, p. 113-116, passed 3/22/10)

(i) The then-owners of the Subject Property shall pay to the City the amount of tax required pursuant to Subparagraph 170.040(I)(3)(c) of this Chapter upon either: (Ord. 31-10, J. 36, p. 113-116, passed 3/22/10)

1. The filing of an application pursuant to this Chapter for a building permit for the Subject Property; or (Ord. 31-10, J. 36, p. 113-116, passed 3/22/10)

2. The recordation of a plat of subdivision or plat of consolidation against the Subject Property. (Ord. 31-10, J. 36, p. 113-116, passed 3/22/10)

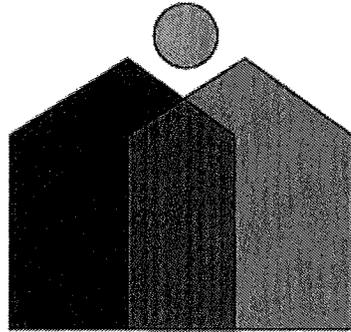
(ii) No new structures shall be constructed on the Subject Property until the then-owners of the Subject Property submit payment to the City of the tax required pursuant to Subparagraph 170.040(I)(3)(c) of this Chapter; (Ord. 31-10, J. 36, p. 113-116, passed 3/22/10)

(iii) Until a building permit is issued pursuant to this Chapter for the Subject Property, the Subject Property shall be landscaped and maintained in accordance with a maintenance plan, which maintenance plan shall (A) be approved in advance by the City Director of Community Development; (B) shall be attached as an exhibit to the Covenant; and (C) at a minimum, require the backfill of all excavations on the Subject Property, the removal of all concrete and asphalt pavement and all garbage, debris, and litter from the Subject Property, the trimming and mowing to a neat condition of all trees, bushes, and grass on the Subject Property, the spread of black topsoil over the entire Subject Property at a minimum depth of four inches, and the sodding or seeding of the topsoil; and (Ord. 31-10, J. 36, p. 113-116, passed 3/22/10)

(iv) The City shall have the right, but not the obligation, to enforce the terms of the Covenant. (Ord. 31-10, J. 36, p. 113-116, passed 3/22/10)

(c) For any property for which the tax imposed by this Subsection 170.040(I) is deferred pursuant to this Paragraph 170.040(I)(3), the amount of the tax shall be the greater of: (i) the amount of the tax imposed pursuant to this Subsection 170.040(I) as of the date on which payment of the tax is due, as determined pursuant to Subparagraph 170.040(I)(3)(b)(i) of this Chapter; and (ii) 150 percent of the amount of the tax imposed pursuant to this Subsection 170.040(I) as of the date of recordation of the Covenant. (Ord. 31-10, J. 36, p. 113-116, passed 3/22/10)

(4) General Applicability. Imposition of the tax imposed pursuant to this Subsection shall not apply to any demolition for which a complete and proper application for the demolition permit was on file with the City on or before May 29, 2002, being the effective date of this Subsection. (Ord. 34-02, J. 28, p. 266-279, passed 5/28/02)



INTERFAITH
HOUSING
CENTER
OF THE
NORTHERN
SUBURBS

OUTSIDER PERSPECTIVES ON CHICAGO'S NORTHERN SUBURBS

Based on a Focus Group Study conducted by the University
of Illinois at Chicago's Nathalie P. Voorhees Center for
Neighborhood and Community Improvement

Public Release: October 22, 2012

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OUTSIDER PERSPECTIVES ON CHICAGO'S NORTHERN SUBURBS

Focus Group Report, May 31, 2012

Executive Summary

Despite the fact that one in four persons living in Chicago's northern suburbs is a person of color compared to one in ten thirty years ago, residents outside the North Shore continue to perceive the area to be white, affluent, and closed, according to focus groups conducted in March 2012 by the Interfaith Housing Center of the Northern Suburbs and the University of Illinois at Chicago's Nathalie P. Voorhees Center for Neighborhood and Community Improvement.

According to African American, white, and Latino homeowners and renters in these focus groups, to be more open to diversity, these communities must look at, transportation networks, youth programming, and cultural amenities to complement a commitment to openness. Providing affordable housing is essential, both rental and ownership.

Funded under a Fair Housing Initiatives Program grant from the U.S. Department of Housing and Urban Development, Interfaith hired the Voorhees Center to determine "outsider" views of municipalities on Chicago's North Shore. The goal of this project was to collect data on perceptions of North Shore municipalities to help determine possible reasons why people of color choose to move, or not to move, to the North Shore. This information is intended to be useful to the municipalities and Cook County as they employ more affirmative and effective strategies.

The focus group participants generally feel the entire region, with the notable exception of Evanston and Skokie, is inaccessible in terms of housing price, few transportation options, and an atmosphere of intolerance of new families or cultures. Some African American and Latino focus group participants have experienced discrimination in their search for housing in the northern suburbs, not only based on race and national origin, but familial status. Racial profiling of people of color by police was also raised as a concern by all groups.

Most participants give the northern suburbs high marks for good schools and low crime. If they could be assured that they could afford to live in the region, secure jobs and child care close to home, and feel themselves to be accepted and included by the real estate community and the broader population, they would consider a move to the northern suburbs.

Based on these findings, Interfaith recommends to municipalities that they: (1) affirmatively advertise their communities as open throughout the region; (2) promote a housing stock that is affordable to people with low and moderate incomes; (3) encourage more public transportation; (4) address concerns about comfort in new community; and (5) recruit people of color to appointed or elected positions in local government.

I. Introduction

The North Shore of Chicago historically has a reputation for being “Caucasian” and “wealthy.” In the 1960s, prior to the passage of the Fair Housing Act, the region was in fact exclusive, with blatant discriminatory practices by real estate professionals who steered African American home seekers in particular away from the region.¹ Local residents, congregations, and civic organizations such as the League of Women Voters founded the Interfaith Housing Center of the Northern Suburbs in 1972 specifically to open these communities to all. Forty years later, Interfaith seeks to gauge the reputation as well as the reality of exclusionary housing.

In promoting diverse and inclusive communities, Interfaith decided to explore the following concerns:

- Although the agency’s fair housing audit testing has revealed instances of differential in the sale and rental of housing particularly based on race and national origin, few people come forward as complainants. Is it that members of these protected classes are simply not looking in this area, or that they are but not contacting enforcement agencies to complain about their treatment?
- Do the reputations of individual suburbs differ? How?
- Since jurisdictions must “affirmatively further fair housing” and adopt integrative strategies for their communities beyond upholding individual rights, how can outside perceptions influence their approaches?

Interfaith sought qualitative data from “outsider” groups about Chicago’s northern suburbs, especially in regard to housing options and opportunities. This includes African Americans, Latinos and other people who are under-represented based on regional demographic data. Interfaith was also interested in seeing how Caucasians from outside view these communities in terms of housing options and opportunities, to see where there may be common concerns and differences.

The goal of this project was to collect data on perceptions of North Shore municipalities to help determine possible reasons why people of color choose to move, or not to move, to the North Shore. Interfaith’s 16-community service area comprises Deerfield, Evanston, Glencoe, Glenview, Highland Park, Highwood, Kenilworth, Lincolnwood, Morton Grove, Niles,

See “‘Caucasian flight’ taking off in Chicago suburbs,” *Chicago Reporter*, Vol. 26, No. 8, December 1997. David James, who in 1967 became the first African American to purchase a home in the northern suburb of Winnetka, is quoted: “Real estate agents, both black and Caucasian, ‘showed us the same five houses in Evanston.’” After “two years of frustration,” the family bought a home directly from the Caucasian Winnetka homeowner. (p. 4) See also North Shore Summer Project *Summary Report*, August 29, 1965, http://www.interfaithhousingcenter.org/images/stories/NSSP_1965Study_IHCNS.pdf (“NORTH SHORE REALTORS STILL REFUSE TO SERVE NEGROES. THEY STILL REFUSE EVEN TO TAKE NONDISCRIMINATORY LISTINGS.” (p. 6))

Northbrook, Northfield, Park Ridge, Skokie, Wilmette, and Winnetka. Information gathered will be presented to relevant municipalities and Cook County to encourage municipalities to employ more affirmative and effective diversity strategies.

II. Methodology

Focus groups were conducted by the University of Illinois at Chicago's Nathalie P. Voorhees Center for Neighborhood and Community Improvement. Focus groups are group interviews, usually with 8-12 people in a room who have similar characteristics, such as age. The benefit of being in a group is that the interaction helps to draw out personal experiences when discussing a topic. The insight gained from interaction is important since "the interaction between participants highlights their view of the world, the language they use about an issue and their values and beliefs about a situation" (Kitzinger 1995). These data provide insights, perspectives and perceptions – right or wrong – about the topic of discussion.

Six focus groups were conducted in March 2012 with a sample of adults from the Chicago region who live outside the Interfaith service area. To recruit participants, Interfaith

- sent outreach workers to several public transportation centers to distribute flyers to commuters from other communities who work in the northern suburbs;
- sent email "blasts" to community groups, government agencies and north suburban employers;
- called to follow up on emails;
- met with groups outside the service area;
- contacted its current tester pool and also asked testers to distribute information to friends and relatives; and
- posted the focus group as a volunteer and job opportunity on Craigslist.

Potential participants then contacted the Voorhees Center and were screened for eligibility and provided the time slot and date for the group they would be in once determined eligible. All participants were reminded of the event prior to the date of their group and also on the scheduled day, to ensure good turnout.

Group	Renters	Owners	Total
African American	11	11	22
Latino	8	7	15
Caucasian	9	10	19
Total	28	28	56

III. Findings

All groups perceive the northern suburbs (with the exception of Evanston and, to some extent, Skokie) to be mostly Caucasian and affluent. They generally feel the entire region is inaccessible in more ways than one: in terms of price, transportation, and attitude toward new families or

cultures. Some African American and Latino focus group participants have experienced discrimination in their search for housing in the northern suburbs, based not only on race and national origin, but also on familial status. Racial profiling of people of color by police was raised as a concern by all groups.

Nonetheless, most participants give the northern suburbs high marks for good schools and low crime. They would consider a move to the northern suburbs if they believed that they could afford to live in the region, secure jobs and child care close to home, and feel themselves to be accepted and included by the real estate community and the broader population.

- **All generally had the same perceptions about who lives in the northern suburbs, especially the further north one travels: higher-income families, mostly Caucasian.**

"...[W]hat I've heard about some of these areas was that they were predominantly Caucasian and that people of color were never welcomed in these areas." (African American renter)

"I do have the [...] impression that they're all very affluent. Just everybody that's up there is probably \$150,000 or more per household." (African American homeowner)

"From my experience, it was more of a higher percentage of Caucasian Americans." (Latino renter)

"I have a perception that perhaps they're mostly Caucasian, not very diverse." (Latino homeowner)

"I think in all the communities you see a little bit of everything, but what you don't see is many black people. I mean it seems like they're on the South or the West Side. And I know of landlords that may advertise for an apartment and then, if a black family or a black person comes, they'll say it's rented." (Caucasian renter)

"Well I think Evanston and Skokie are the most diverse. Other places are not as diverse." (Caucasian homeowner)

- **Unaffordable, expensive housing and property taxes came up as key reasons participants would not move to the northern suburbs, regardless of interest.** Nearly all participants interested in buying thought the prices might prevent them from doing so. Renters had different experiences. Some were able to find housing they could afford but not where they wanted to live, while others, particularly African American renters who could afford the rent, felt some level of scrutiny during the search experience that made them stop or look elsewhere.

"Just for the record, if I could afford it, I would [live in the northern suburbs]." (African American homeowner)

"I'm just thinking if I'm making \$100,000 that's what I would put myself into [referring to the homes in the northern suburbs]. Then I would think I can maybe afford a house in any of these suburbs." (Latino renter)

"There's houses in Evanston that are worth half a million dollars or even more. I've seen huge castles." (Latino renter)

"Evanston, Skokie, Lincolnwood, Niles, Park Ridge, Morton Grove, these are closer to Chicago... But I think the farther north you go, the more inaccessible [affordability and transportation] I think it is if you're thinking about getting other communities in there." (Caucasian renter)

"Well, I always had a dream that I would, maybe, move to Highland Park hearing all the wealthy that lived there and all the glamour and all those big lawns. But I knew that I couldn't afford it." (Caucasian renter)

"One thing that surprises me about these pictures [of north suburban housing] is how many are multi-family as opposed to single family." (Caucasian homeowner)

- **There is a similar pattern among all three groups when it comes to who can live in the suburbs: that "green" is the only color that matters and discrimination is based on economic class. Nonetheless, others believe and even provided personal experiences that suggest racism prevails. This is particularly strong among African American renters, less so among Latinos.**

"...I have taken clients out to view units in the suburbs, in the north suburbs, and once they saw the color of me and the color of my client, it was straight discrimination. And a lot of people don't know. [...] So if you know what discrimination is, 'cause it could come in all different forms. And they'll reword it, but it means the same thing. A landlord told one of my clients, well, I don't want to rent to nobody with teenage boys over 13." (African American renter)

"It has a lot to do with there's nothing to do and they not going to welcome you out there, 'cause they think you're going to tear up their neighborhood. [...] mostly based on the color of your skin. They have an idea in their head that all blacks just tear up everywhere they go. Not all blacks tear up, although I grew up in the projects. When we stayed in the projects, my mother made sure we kept where we stayed at clean." (African American renter)

"I don't think it's a race issue. I think it's about the money". (Latino renter)

"I would not at this point in my life choose to live in the suburbs because I feel there's a lack of diversity." (Latino homeowner)

“It’s nice to say all these goody goodies about some of these suburbs, but they’re not willing to put low-income housing there.” (Caucasian renter)

“Well, there are quite a few black people in Evanston, but I mean – I think if a lot of black people moved into a community, I think you’d have a problem with the residents. They wouldn’t like that. Or people would have so much money, they would just move out.” (Caucasian renter)

“I think actions speak louder than words. I think a lot of people say they want diversity, but then to echo you, they tend to want to be people that have similar values. Chicago is, as far as I know, still the most segregated city in the nation. So maybe that perception or that thinking feeds into the suburbs as well. Even there’s certain suburbs like Maywood that’s primarily African-American. They just have trouble integrating.” (Caucasian homeowner)

- **There is a wide range of views about the level of openness to difference in the northern suburbs. The extent to which the northern suburbs can be a “comfort zone” for people of color came up. The majority felt that the suburbs were geared towards “legacy families” who grew up in the area.** From the perspective of a minority – this included lower-income Caucasians and gays as well as African Americans and Latinos – a common concern was standing out as well as having to fit in to the dominant culture. The latter refers to expectations and accepted behaviors; barbeque and large family gatherings with music would make them stand out, but also that some residents would assume this kind of behavior because of their race, income or sexual orientation.

“I wouldn’t feel comfortable living out there for one. You already know you’re not welcome there. Because the way they look at you, the way they treat you and it’s not even really an income thing, because they are out there struggling too, believe it or not.” (African American renter)

“If I had a voucher in Wilmette, I think I would feel out of place. Because I know Wilmette is more upper-class income.” (African American renter)

“I just want to add to the comfort zone. As a single woman purchasing a house with two children, I definitely was looking for where I would be more comfortable. And I believe that as a single, black woman with two children being in my community where I was more comfortable was, maybe, even at some times safer. It’s a lot of single, black women that own their homes in the Austin area. But going to another area, it’s like, hmm, would I have to be taking precautionary measures or would I have to be looking over my shoulder. It was just more of a comfort zone just as a single woman to live in my community that I’m familiar with.” (African American homeowner)

“If you were, I guess, a professional family, you could be more accepted. If you [are...] the Huxtables.” All group members verbally and nonverbally appeared to strongly agree

with this statement as *“a more professional family, you could be accepted.”* (African American homeowner)

“I think this area has a lot of – where the wealth is from generations. It’s not brand new like in some of the parts of the city where young people are out there getting successful, making some money and buying a big place – It’s like third, fourth generation. It’s like multi-generation.” (Latino renter)

“On the issue of welcoming, I’m not sure. I feel like sometimes in terms of educational level, if people are relatively the same, there might be a welcoming experience, but I think racially it’s not always the same. I feel like for the areas that might be affordable, they’re kind of segregated. So then you’re known as, oh, they live over there versus when you live in the city there might be an apartment building and a single family home and a condo within a relatively small area.” (Latino homeowner)

“My impression of those communities is these are people who are probably doctors or who come from wealthy families with a history of being wealthy for many generations who maybe inherited this wealth. That’s the impression I get.” (Latino homeowner)

“I’d like to say that some of these suburbs are people that are super wealthy, so how could I see myself moving into Kenilworth or Winnetka, Highland Park and Glencoe? I don’t fit in that category to be making a half a million to a million dollars and up... I would be a minority ... even if it was affordable. These are super-wealthy people that live there. They’re not going to mix in with us, with me, at least.” (Caucasian renter)

“Well I agree that as younger people become two-college households, they’re open to experiences, but from my stance it’s like families of friends that live in some of the wealthier northern suburbs, I would say that they’re very unopen to outsiders, outside the race or income level.” (Caucasian homeowner)

- **Many in the focus groups noted that even if they could afford the housing, they were concerned about the homogeneity of entertainment, food, recreation, and after-school programs. They want to feel accepted.**

“I want to be able to be myself. I mean I don’t listen to a lot of rap, but I like my music funky. So you got to tolerate that, you know? There’s probably some other things that are symbolic of my culture that may seem a little different. [...] If I’m in the city, I don’t even think about it. [...] But if I come up here, I got to be cognizant about how loud my music is no matter what kind of music I’m playing. [...] Or who I’m bringing in there and everybody is gonna be peeking out the curtains looking to see who is coming in.” (African American homeowner)

“They don’t have good stores up there [except for resale, consignment and thrift stores].” (African American homeowner)

"I felt like the times that I do go through these areas, I definitely feel like a tourist when I'm in that area. You just don't feel that sense of a connection to that area." (Latino renter)

"I noticed that they don't have, even when I was looking up teen jobs or teen opportunities or internships, I did not notice a whole lot of opportunity out there." (Latino renter)

"I definitely like the schools, the children's programs, the services, like police and garbage pick-up and all of that that keeps the houses clean and then safety. But on the other hand, I feel like density for me. [...] Being able to be close to stores or different things that you might need. That's important. I don't think that that's always the case in the suburbs. Diversity of aging. .. I'm sure there are senior communities, but maybe not as close to each other." (Latino homeowner)

"As an openly gay man, I would find it very difficult to live an open, gay lifestyle in some of those communities. Some of those communities are politically very much Republican and I'm a lifelong Democrat. I don't think I could live in a community where I stood out like a sore thumb." (Caucasian renter)

"I just guess the things that I look for where I'd like to live, ethnic diversity, ease of transportation, walkability, even many of the foods. My impression, if I don't really talk very much about say Evanston, is that these other suburbs don't really offer those things to me." (Caucasian renter)

- **Transportation logistics was a concern across the board even for those who drive.** Long distances from work, family and fun in the City came up, and if relying on public transportation, participants were concerned about convenience and reliability.

"I would say that one of my impressions of some of the suburbs that are further north is that if you don't have transportation, meaning like a car, then it's not convenient for you whatsoever. And I don't like to drive so – I like to be right next to the bus or the train." (African American renter)

"Well, transportation, likewise, is a major concern with me, especially, with children, because I like to have a medium where if something come up where I need to get to my children at a decent time, you never know when something may come up. I don't want to be too far away, to be stuck in traffic too long, so I always try to consider those guidelines when I'm looking for property." (African American homeowner)

One participant, who worked with people with disabilities, viewed the transportation as *"horrible. [...] I would have to take the Metra to get in, transfer to the Pace and then all of these isolated pockets [...] it was a nightmare. 'Cause for one, they've got you on lockdown with the no sidewalk situation [...] because a lot of these people were in*

wheelchairs or had developmental disabilities or things like that, which made it extra hard.” (African American homeowner)

“It would be inconvenient for me to live in the suburbs because I rely on public transportation.” (Latino homeowner)

“Some of them don’t have sidewalks where you can actually ride a bike to the convenience store. So it appears just from looking at it that you would definitely need a car because otherwise, even if you walk, it’s so far away how would you bring back the groceries if you didn’t have a car.” (Latino homeowner)

“When I get to the age I stop driving...So I would definitely be looking at can I get out to a restaurant. Can I get out to get a gallon of milk. Can I go see one of four plays without having to drive a car and is there public transportation that I could use to get around. So that restricts me away from a lot of the suburbs, wonderful though they may be, and I have wonderful friends there.” (Caucasian homeowner)

- **Most participants from all groups had a positive view of north suburban schools.**

“With the schools, I think that there are more resources in the schools – [...] Yeah, and there’s more money and more tutoring, after-school programs, just classrooms, computers, so I think that is a reason why people would want to send their kids to the school.” (African American renter)

“I can definitely say that north suburban schools are better than city schools, except for the selected enrollment schools.[...] I would definitely choose a north suburban school over a neighborhood school.” (African American homeowner)

“My kids got scholarships to attend Highland Park Catholic School, but we couldn’t find housing so we couldn’t stay there.” (Latino renter)

“That’s exactly why we moved there. We were living in River North. And there was a great elementary school that our daughter went to. But once we started looking at junior high and high school, the alternatives weren’t really working for us. So we moved to Evanston so she could go to school.” (Caucasian renter)

“I think people move there ‘cause of schools. I see the tradeoff. Either you pay \$20-30,000 a year in property taxes or you can live in the city and send your kids to private school.” (Caucasian homeowner)

There was a similarly positive comment about the public libraries: “Oh, my God. I have to go out there to the libraries. They have the best libraries. You find everything. It’s like beautiful. They have fireplaces. I went to three libraries in Chicago. We couldn’t find any material for my kids.” (Latino renter)

- **All groups perceived the northern suburbs as bedroom communities, lacking jobs.** The perception for some was that if you did work in the area, wages would be higher than in the City.

“These places, a lot of the jobs – a lot of people work downtown, but then a lot of people do work out in the suburbs. But in Deerfield and Highland Park, I don’t know of a lot of jobs.” (African American renter)

I mean I’d want it to be an area where there are jobs available. Because if there isn’t, it’s gonna be kind of like where I’m living now where people are breaking in your window and stuff.” (African American homeowner)

“A lot of times, they like to hire local. They like to hire within the suburbs.” (African American homeowner)

“[I]f these suburbs are willing to maybe provide a job that’s going to meet the requirements of living for our quality of life and this is in general. Not just the Latino population, but people that are low income that make under that \$50,000 and you’re able to provide a job for people like that, maybe I will think about it.” (Latino renter)

“When you’re talking about people actually moving into these areas, I think you’re talking about affordability and economics. If they’re going to have to travel to work, they need accessibility to work if the jobs are not in these locations. And I sense that the jobs are not here. So if I’m thinking of myself, when I was younger just starting off in terms of making money, I don’t see myself here unless I have money already or my work is here.” (Caucasian renter)

“Well they don’t have a big industrial base like some of the other suburbs or commercial. They want them geared very exclusively toward residential so therefore the taxes are high. They can’t offset it with a commercial industrial base.” The moderator asked, “So do you say that of all the suburbs? If you look at that map, is that your impression?”
“No, actually Glenview has some Fortune 500 corporations, as well as Northbrook, Deerfield, when you get more toward 294, but then when you get more inward, they don’t want large businesses or industrial or light industrial. So yeah, the taxes are just outrageous.” (Caucasian homeowner)

- **Latinos were less familiar with the 16 individual northern suburbs of Interfaith’s service area than African Americans and Caucasians.**

Latino renters and homeowners alike only mentioned four to six suburbs by name (Evanston, Highland Park, Highwood, Northbrook for renters; and Evanston, Highland Park, Morton Grove, Park Ridge, and Winnetka for homeowners), compared to the other groups which mentioned at least 13.

- **All identified Evanston as being diverse racially and ethnically, and more open when compared to other communities, although with some degree of segregation.**

"I will feel comfortable living in Evanston [...] It was like the best of both worlds, because I'm right on the borderline between Rogers Park and Evanston, so the city is close by plus Evanston is like a college town, where you got Northwestern University, so you got stuff there for young people. And I was just reading something on Yahoo!, they have those little news flashes that come up, and they said Evanston is the second best place to live in America. I can agree with that too. And, plus, this has, like, been one of the only places I've been able to find opportunities for me, in particular. Like, the job centers down there are a whole lot better. Their entertainment, just a lot of things to do, high school, everything to do. And I would say I would feel comfortable." (African American renter)

"Very segregated. [...] There's the south side, south end of Evanston and the west end of Evanston. Those are the primarily black communities in Evanston. And you have speckles in other [pointing on the map to the other northern suburbs], but they don't count, 'cause it's speckles. And the school is very segregated. They have multiple levels of education. And all the low level classes, primarily, all African American; all the AP classes, all Caucasian or Asian." (African American homeowner)

"I am familiar with Evanston. I've seen a lot of diversity and a lot of welcoming of a variety of people; race, color, religion." (Latino homeowner)

"I don't think I could live as open [referring to being openly gay] a life in a northern suburb. Evanston, possibly, but when I would get further north from there, I don't think I could live the joyous life I am living currently." (Caucasian renter)

"I think Evanston and Skokie are the most where you can go on a block and everyone's mixed together. So I think they're the most diverse, but I think everywhere else that it's still more rigid." (Caucasian homeowner)

- **All assumed there was a large Jewish population in the northern suburbs.**

"I don't mean this in an anti-Semitic way, but a lot of these northern suburbs, for instance, like Glencoe, Highland Park, Deerfield, they're predominantly Jewish." (Caucasian renter)

While referring specifically to Northbrook, many participants perceived the following comparison as true of most of the northern suburbs, *"we always laugh on the South Side, probably, on the West Side, about the storefront church and you throw a stone and you're going to hit a church somewhere on the South Side, but it was the same way up there with synagogues. And it just kind of showed you who is in the community. It wasn't a bad thing, but I just never seen that concentration of synagogues." (African American homeowner)*

"I'm Jewish also. I know Highland Park, Skokie, Morton Grove have large Jewish populations. I think Glencoe does, too, and I don't know if historically Kenilworth did not like us and supposedly was closed to [Jews]." (Caucasian homeowner)

- **Other perceptions of note was that Skokie is a diverse community. Park Ridge was mentioned multiple times, in divergent ways.**

Several participants view Park Ridge as "a different breed of clientele. That's a whole different breed. [...] It is higher-end, ritzy, as opposed to what's right next to it. And, now, it's Morton Grove, Skokie, Lincolnwood. [...] There's nothing in Park Ridge that I've seen in the years I've been up there that I can remotely think I could afford." (African American renter)

"My perception and this is just my perception is that in Park Ridge is basically very expensive homes 'cause at one point I was curious to know. The housing is beautiful and everything. Wouldn't this be a nice area to raise my kids and live here. I did the research and the homes were extremely expensive [...] I remember they were over \$400,000 at that point in time and I'm talking a couple of years ago. Maybe two years ago. So that would be extremely expensive for me personally to live in that area. It's gorgeous. I think it would be great to raise kids, but me personally, I know I would not be able to afford a mortgage there." (Latino homeowner)

"Park Ridge has changed a lot in terms of [race, ethnicity], especially, the northern part. There's a lot of Section 8 housing in unincorporated Park Ridge. I forget, there's a lot of languages and a lot of ethnicities up in Maine East. There's a north and a south district. There's Maine South. And then it's very interesting when you get along Dempster. It gets very ethnic, a lot of South Asian, Indian, Pakistani people. Then as you go a little further east and you get up into Golf, it becomes a lot more Korean. And it's changing." (Caucasian renter)

"Skokie fascinates me, because it's an incredibly diverse community." (Caucasian renter)

- **Racial profiling by police is a major concern among African Americans and Latinos.**

"Every single ticket I've gotten driving around has been outside of Evanston in the north suburbs. [...] yeah, I might have been speeding, but I was speeding with the rest of the flow of traffic. I felt targeted." (African American homeowner)

"Most places, probably, I'd say Highland Park. [...] Matter of fact, your police will stop you. [...] Racial profile." (African American renter)

"I mean profiling is something they do that allows them to feel the power that they possess. My experience of that, I've been stopped, like I said, in Glenview and up there,

never gotten a ticket or anything, but I was stopped and it was definitely only because I was a black man up in that area and they were curious as to what are you doing up here? And it was after work hours.” (African American homeowner)

“Skokie police, [...] they’re waiting on the opportunity, ‘cause their day is boring.” (African American homeowner)

“Even the Highland Park police ...there was a scandal a couple years ago ‘cause they were saying oh, sombrero night and they were targeting Mexicans. Then the Department of Justice investigated because they were targeting. It’s a very upper affluent Caucasian suburb and any Mexican that drove through or Hispanic, they were pulling them over. So yeah, I don’t think they’re very inclusive.” (Caucasian homeowner)

- **The northern suburbs were perceived to be safe. Most perceived that drug use among teenagers was an issue.** There were qualifications to the assessment of low crime, particularly by a few non-Caucasians who had experience living or going to school in Evanston. Many liked the idea that these communities would be relatively quiet and with people keeping to themselves.

“I think the suburbs are starting to have gang problems, because people are migrating. Just like on the news the other day, they was talking about how you have more suburban teenagers that are getting involved with heroin, that are making the commute to the city to get these drugs.” (African American renter)

“They do come off as less crime. I don’t hear about them in the news [...] For my two girls that would be the ideal place maybe for me to strive towards if I wanted to stay within Chicago.” (Latino renter)

“High school kids are dying of overdoses in these lovely North Shore suburbs. It doesn’t make the papers. There are home invasions and robbery.” (Caucasian homeowner)

IV. Recommendations

Participants were asked what they say if they could speak to elected officials. The following comments provide insight that was incorporated in the recommendations from this study.

“I will also ask what are the resources up there as far as, if I have kids, what can my kids do or can’t they do? And not so much restrictive to my children, but what can’t they do, like is there a curfew? Can they go play ball at the hoop down the street or is there a sports program that most of the kids in the neighborhood are part of? So I can kind of ingratiate myself into the community and kind of be part of that woven thread. Whereas, okay, he doesn’t really stand out, he’s just another piece of this community. So I’m not really sure what I would ask him, but I would definitely tell him who I am and tell him my story to see what he offers to me.” (African American homeowner)

“My question would be how many families like mine are you looking to add to your community? And with what purpose?” Participants adamantly did not want to be part of a “quota.” (African American homeowner)

“They can promote your – let’s say Skokie. You have your city officials from there and there’s an event going on that they wanna engage other communities or other ethnic backgrounds, the city officials have the connections throughout the city of Chicago, throughout the state of Illinois and even the country. So I think that they can promote that as well.” (Latino renter)

“What’s the safety? Safety is number one issue for us, too. Safety. What’s the culture like? What’s the diversity within the community? What groups of people do you have? How are different holidays celebrated within the community? If they have Thursday night movies for the community and what kind of movies are offered? What type of religious organizations are within the community and what kind of groups go to that? Things like that. Just finding out from people that maybe sign up for a couple of exercise classes or something and trying to find that out, the culture.” (Latino homeowner)

“I’d be interested in learning in places like Skokie and Evanston, specifically, how political participation differs between some of the more established Caucasian groups and then these immigrant groups, because I just get the feeling in local government, sometimes, that the ethnicity of leaders lags the change in the population so much – I mean even in the south suburbs, there are a lot of majority African-American communities, where everyone in city hall is Caucasian. So I’d be interested in seeing who the policy is really focused on and who’s coming to the meetings and how that affects everything.” (Caucasian renter)

“Specifically are these suburban communities that I’m looking at constantly running budget deficits and it’s the old adage tax to the max. They have no problem putting referendums and just taxing like crazy or they’re raising the multiplier, but the assessed values are going down. That’s concerning ‘cause that’s gonna hit me right in the pocketbook. That would affect the desirability for resale value for people that wanna buy.” (Caucasian homeowner)

1. *Advertise broadly outside the community.*

Among all groups, there is the perception that with the exception of Evanston, Skokie, and among some groups Park Ridge, the northern suburbs are not diverse. The Caucasian participants, however, noted that there is diversity with Asian, Latino, Indian, Middle Eastern, but not many African American people. There were concerns expressed by some focus group participants that they would not feel comfortable: “You already know you’re not welcome there. Because the way they look at you, the way they treat you and it’s not even really an income

thing, because they out there struggling too, believe it or not,” [Note: This statement is also on page 5.] while others felt that they would be pretty comfortable.

Perhaps this discomfort could be dispelled if people saw a diverse group of residents in the service area. Both municipalities and housing providers play a key role in marketing to a broad community. Websites, newspapers, email, and public transit are all excellent ways to reach people who are looking for housing. Participants in the Latino renter group noted that lack of knowledge about the northern suburbs is an initial barrier to even start considering living there and participants from each group said that they wanted to know more about the demographics of the area.

Focus group participants noted that they believe the northern suburbs are safe and have excellent educational opportunities for kids. Again, these are very positive perceptions of the area and can be marketed to bring diverse people to the community. People will not move to an area if they don't know about it.

2. *Promote the diverse housing stock in the service area.*

Not having the economic means to afford the rents or housing prices in the northern suburbs was the reason most often given to not moving into the area. Many participants seem to argue that the concentration of wealth is the major reason why many cannot afford to move into these areas. One Caucasian renter in the focus group stated that sections of the northern suburbs have a “certain type of house that I haven't really seen anywhere else, a mansion that is like a campus, basically. It's a campus.” People who live outside the northern suburbs do not seem to understand that, while limited, a variety of housing stock does exist.

Promoting a diverse housing stock can be achieved through a variety of methods, and all methods should be utilized for the best results. First, increasing the number of units available can be achieved through new housing development with both public and private partners. New housing units can also be opened by changes in local ordinances that allow the rental of previously vacant residential space. Second, municipalities, housing providers and real estate agents need to deliver the message that there is a variety of housing stock available. This will also achieve the recommendation stated above. In fact, Latino owners participants also believed that living in a nice suburb is cheaper than living in a nice neighborhood in Chicago and therefore, preferable, at least in terms of affordability. “I would love to move to the suburbs. My reason being is that I cannot afford to live in a nicer neighborhood in Chicago. I think I would have more opportunity to live in a nicer neighborhood in the suburbs [...] I'm sure that we could find something less expensive, but living here in Chicago in a nice neighborhood is costly.”

When participants were shown pictures of apartment buildings in the service area, they did not know that such housing was available. “It looks like any other north-side community. I see some high-rises.” At least one participant skeptically questioned images of affordable, multi-family units saying they “aren't representative” of “Winnetka, Glenview, Northbrook.” Work needs to be done to dispel the perception that all housing is single-family mansions. As with

recommendation A above, marketing by municipalities and housing providers of all types of housing will help bring greater diversity to the northern suburbs.

3. *Encourage more public transportation.*

All groups discussed the need for more public transportation, which would encourage them to move to area. As noted by one Latino renter, Chicago has great transportation with buses and trains, but unfortunately the suburban bus system is not as good. More bus and train lines should be added to make more areas of the northern suburbs accessible. New train lines have met with resistance from municipalities in the past. Perhaps now, with greater public awareness of the environmental impact of cars, more support can be gathered for these improvements.

The current bus system can also be marketed to show that public transportation to shopping areas is available. This information should be provided throughout the entire metropolitan Chicago area, not just within the service area. This will show home seekers, both renters and buyers, that public transportation, while limited, is available.

4. *Address concerns about comfort in new community.*

Once new and diverse residents are brought into the community, the next issue is helping these new residents feel they are a part of their new communities. Municipalities and not-for-profit agencies can provide services for these new residents, such as community liaisons and group events for new residents, along with distribution of already existing promotional and explanatory materials.

5. *Recruit people of color to appointed or elected positions in local government.*

When asked what they would ask, if they could, of north suburban mayors, diversification of the power structure came up frequently.

V. **Conclusion**

Each northern suburb, Cook County, and Lake County needs to address the image of the region as unwelcoming to people of color and low- and moderate-income people of all races. This image is pervasive among African American, Latino, and Caucasian renters and homeowners alike who live outside Chicago's northern suburbs. Without affirmative marketing strategies, sound planning, greater accessibility via multiple transportation networks, affordable housing, jobs, and services for young people, most northern suburbs will remain homogeneous.

In addition, these suburbs must continue to educate the real estate community about fair housing laws and prevent violations that stem from discrimination. This also applies to police sensitivity regarding racial profiling.

Finally, each community must make an effort to diversify its political structure. Most participants across race expressed concern that local governments remain led by Caucasians, regardless of the changing makeup of their communities.

Municipal governments can do more to make these communities “comfort zones” that embrace and understand cultural differences. Simply put, all north suburban communities must affirmatively further fair housing by marketing themselves as inclusive and welcoming of diversity.

Appendix

- FOCUS GROUPS: Potential and limitations (Anita Gibbs, Oxford University)
- Research Protocol
- Outlets for Reaching Target Audience
- Participant Focus Group Guide
- U.S. Census Data, Chicago's Northern Suburbs, 1980-201

FOCUS GROUPS: Potential and limitations²

Anita Gibbs, Oxford University

Kitzinger (1994, 1995) argues that interaction is the crucial feature of focus groups because the interaction between participants highlights their view of the world, the language they use about an issue and their values and beliefs about a situation. Interaction also enables participants to ask questions of each other, as well as to re-evaluate and reconsider their own understandings of their specific experiences.

Another benefit is that focus groups elicit information in a way which allows researchers to find out why an issue is salient, as well as what is salient about it (Morgan 1988). As a result, the gap between what people say and what they do can be better understood (Lankshear 1993). If multiple understandings and meanings are revealed by participants, multiple explanations of their behavior and attitudes will be more readily articulated.

The benefits to participants of focus group research should not be underestimated. The opportunity to be involved in decision making processes (Race et al 1994), to be valued as experts, and to be given the chance to work collaboratively with researchers (Goss & Leinbach 1996) can be empowering for many participants. If a group works well, trust develops and the group may explore solutions to a particular problem as a unit (Kitzinger 1995), rather than as individuals. Not everyone will experience these benefits, as focus groups can also be intimidating at times, especially for inarticulate or shy members. Hence focus groups are not empowering for all participants and other methods may offer more opportunities for participants. However if participants are actively involved in something which they feel will make a difference, and focus group research is often of an applied nature, empowerment can realistically be achieved.

Another advantage of focus groups to clients, users, participants or consumers is that they can become a forum for change (Race et al 1994), both during the focus group meeting itself and afterwards. For example, in research conducted by Goss & Leinbach (1996), the participants in the research experienced a sense of emancipation through speaking in public and by developing reciprocal relationships with the researchers. In another study (Smith et al 1995), patients in hospital were invited to give their views about services and to provide ideas about improvements. In this instance change occurred at the management level as a direct result of patients' input.

Although focus group research has many advantages, as with all research methods there are limitations. Some can be overcome by careful planning and moderating, but others are unavoidable and peculiar to this approach. The researcher, or moderator, for example, has less control over the data produced (Morgan 1988) than in either quantitative studies or one-to-one interviewing. The moderator has to allow participants to talk to each other, ask questions and express doubts and opinions, while having very little control over the interaction other than generally keeping

² <http://www.soc.surrey.ac.uk/sru/SRU19.html>

participants focused on the topic. By its nature focus group research is open ended and cannot be entirely predetermined.

It should not be assumed that the individuals in a focus group are expressing their own definitive individual view. They are speaking in a specific context, within a specific culture, and so sometimes it may be difficult for the researcher to clearly identify an individual message. This too is a potential limitation of focus groups.

On a practical note, focus groups can be difficult to assemble. It may not be easy to get a representative sample and focus groups may discourage certain people from participating, for example those who are not very articulate or confident, and those who have communication problems or special needs. The method of focus group discussion may also discourage some people from trusting others with sensitive or personal information. In such cases personal interviews or the use of workbooks alongside focus groups may be a more suitable approach. Finally, focus groups are not fully confidential or anonymous, because the material is shared with the others in the group.

References

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Research Protocol

Interfaith Housing Center of the Northern Suburbs Focus Groups

Version 1

February 6, 2012

Specific Aims and Study Hypothesis

The Nathalie P. Voorhees Center for Neighborhood and Community Improvement (Voorhees Center) was asked by the Interfaith Housing Center of the Northern Suburbs (Interfaith) to facilitate focus groups with people currently living outside their service area. The purpose of these focus groups is to learn about perceptions of the housing options and opportunities in the 17 Northern Suburbs (The Interfaith service area³) in order to help identify possible reasons why people of color choose not to move or feel they are unable to move to the Northern Suburbs of Chicago. Findings will also be shared with municipalities and Cook County officials to consider how affirmative marketing strategies might be employed to further diversify communities.

Background and Significance

The Northern Suburbs of Chicago historically have had a reputation of being “white” and “wealthy” – which it is generally based on past and current US Census data. The Interfaith Housing Center, which is a nearly 40 year old organization, advocates for fair and affordable housing with the intent to foster open communities to all people regardless of race or income level. Interfaith also works to further fair housing through research that can help it and others understand the challenges and barriers faced by people of color and lower income families that are generally under-represented in most of the Northern Suburbs Interfaith serves. To this end, Interfaith is currently conducting a multi-prong analysis of housing opportunities and barriers with funding from the US Department of Housing and Urban Development (HUD). This includes housing audits, complaint-based testing and a review of local ordinances (these activities are not part of this protocol and do not involve UIC or the Voorhees Center). To help supplement and enhance its understanding of these data, Interfaith is seeking qualitative data to help understand “outsider” views of Chicago’s Northern Suburbs with regard to housing options and opportunities. This includes people who are under-represented based on regional demographic data, specifically Latinos/Hispanics and African American/Blacks. Interfaith is also interested in seeing how Whites/Caucasians from outside view these communities in terms of housing options and opportunities, to see where there may be common concerns and differences. This data will be used to give municipalities and Cook County a more complete picture of deficiencies and any opportunities in affirmatively furthering fair housing in this Chicago sub-region.

³ The Interfaith service area includes: Deerfield, Evanston, Glencoe, Glenview, Highwood, Highland Park, Kenilworth, Lincolnwood, Morton Grove, Niles, Northbrook, Northfield, Park Ridge, Skokie, Wilmette and Winnetka

Methods

A. Research Design

The research will collect data through focus groups with adults (18 years and older) who either rent or own housing outside the Interfaith service area. All data collected will be analyzed by the PI and other key personnel identified in Appendix P. Analysis will follow standard methods for analyzing focus groups, key themes identified will be used to produce a final report that will be submitted to the Interfaith Housing Center.

B. Eligibility Criteria for Focus Group Participants

Focus groups will be conducted with up to 72 adults that currently do not live in one of the 17 communities that make up the Interfaith service area.⁴ This will include people who currently own or rent a housing unit in the Chicago metropolitan area but not in the Interfaith service area. In order to understand perceptions of people who are from groups that are numerically the minority in these communities when compared to the region, there will be two focus groups with African Americans (1 group of renters and 1 of owners) and two focus groups with Latinos (1 group of renters and 1 of owners). Further, to understand perceptions from Caucasians not living in the area, we will have two focus groups of Caucasian (1 group of renters and 1 of owners) living outside the service area, but who may work in or nearby it.

C. Justification for Inclusion of any Special or Vulnerable Populations

In order to understand perceptions of housing options by people not living in the Interfaith service area, focus groups will be conducted with a variety of people. This includes renters who may or may not be economically disadvantaged. The primary focus of this study, however, will not be on the economic and educational disadvantages experienced by these participants – just perceptions of housing options and opportunities in the service area. We are targeting Latinos and African Americans specifically since these two groups are under-represented in the service area. We are targeting Caucasians because while this group is well-represented in the service area, we want to hear from people who are from outside the area about their perceptions of the housing options and opportunities in the service area.

D. Plans for Subject Selection and Recruitment, Documentation of Informed Consent

Subject Selection and Recruitment

Six focus groups will be conducted with a sample of adults from the Chicago region who live outside the Interfaith service area (up to 72 people total). Interfaith has asked different organizations and institutions (non-profits, schools, congregations, places of business) in the

⁴The Interfaith service area includes: Deerfield, Evanston, Glencoe, Glenview, Highwood, Highland Park, Kenilworth, Lincolnwood, Morton Grove, Niles, Northbrook, Northfield, Park Ridge, Skokie, Wilmette and Winnetka

region that work on housing issues and/or with people in our target population to distribute flyers about the focus groups. Interfaith will also distribute flyers. The flyer will provide information about the purpose of the focus group, who is eligible to participate, and contact information if they are interested in participating. Anyone interested can email or call the research team to let them know s/he is interested in participating in a focus group.

Participants in all focus groups will be enrolled in the research by the PI or a member of the research team only. Interfaith staff and anyone from an organization that distributes flyers will not be directly involved in the recruitment effort, other than distributing and posting the informational flyers. The PI or a member of the research staff will determine eligibility in advance of the focus group. Each eligible participant will be provided information about the location and time of the focus group in advance, and a reminder phone call, email or letter before the date. All will be consented prior to beginning the focus group as described below.

Documentation of Informed Consent

The research team will take necessary steps to assure that participants are not coerced into the study. During the recruitment process, possible participants will be told that participation is completely voluntary, that their decision whether or not to participate will not affect their current or future relations with Interfaith Housing Center of the Northern Suburbs, any organization that distributed flyers or UIC, and that if they decide to participate they have the right to refuse to answer any questions and/or withdraw at any time during the study. Before a focus group takes place, prospective participants will again be informed of the purposes of the study, that participation is voluntary, etc. In every instance participants will be given the opportunity to ask questions.

The PI will train the research personnel in advance on how to seek consent and ensure that research personnel fully understand what is allowed, what constitutes coercion and what is not allowed.

Prior to conducting focus groups, the research personnel will review the project's informed consent form with the focus group participant and secure the participant's signature and permission. At every point of contact the researcher will confirm eligibility and explain that their participation is voluntary, that their decision to participate will not affect their relations with Interfaith Housing Center of the Northern Suburbs, any organization that distributed flyers or UIC and that they may skip questions or discontinue participation at any time. As participation in this research is voluntary, the PI and research personnel will only include in a focus group participants who consent.

Focus groups will be held in a setting at UIC that ensures an appropriate level of privacy and sufficient space for the group to be facilitated. Compensation will be given after the focus group is completed. Each person will get an envelope with cash or a cash card and a copy of the consent form signed by the PI.

E. Description of Procedures

Human Subjects

All interviews and focus groups with stakeholders and tenants will be conducted in English. However, we do anticipate potentially having one focus group conducted in Spanish for tenants who prefer Spanish. We have a member of the research team who is a native Spanish speaker who can conduct this focus group as well as recruit and consent participants in Spanish. We will determine this in advance of the focus group to make sure all in that group are Spanish speakers. Focus group questions and the consent form have been translated by a native Spanish speaker on the research team in advance to assure consistency/equivalency to the English version. She will also be available to facilitate a group in Spanish.

Focus groups will follow the approved IRB protocol for research involving human subjects. Research subjects will be given full background on this research prior to the beginning of interviews and focus groups. Informed consent will be established, and research subjects will be reminded that their decision to participate is their own, and that they can end participation at any time without consequence. During the focus groups participants may answer the questions in any way they choose, and may request to move on to the next question and/or decline to respond to any question at any point. Focus groups will be recorded, and in order to participate, each person must be willing to be audio recorded among the additional focus group participants and research team members. This will be explained when determining eligibility and then reiterated before the focus group begins. These protocols are outlined in the consent form that participants will sign prior to the interview and/or focus group.

As discussed in the previous section, before a potential subject is enrolled in a focus group, the PI will review his/her eligibility and, if eligible, will determine how best to ensure the participant's privacy throughout the process (recruitment, participation, analysis and publication). No subject will be recruited if it is determined that being a research subject presents more than a minimal risk to the participant.

Focus group recruitment will occur on an individual basis, which should minimize the potential for subject identification. Subjects will be informed that they will be meeting with other people like them (renters or owners; Latino, African American, Caucasian). This will be done prior to their participation in the research, so that they can determine whether or not they are willing to meet in a group setting with people who they may or may not know. We will also discuss how unlike individual interviews, participating in a focus group is part of group discussion.

The PI will maintain a database of all participants in focus groups. The PI will keep separate the names participants and any identifiers collected. The information from all who participate in a focus group or interview will be kept confidential, and will in no way be identified in the final report or transcripts.

The focus group will be audio taped. Audio recordings will be kept for the duration of this project, until they can be transcribed. At that time, audio recordings will be destroyed. Text transcriptions will be kept secure, and will then be destroyed one year after the research is completed. Only the researchers will have access to the audio recording and transcript of the focus group. The researchers will assign a unique identification code for each participant. No names or other identifiers will ever appear on the focus group transcript. All data will be stored in a secure facility at the University of Illinois at Chicago. Digital audio files and transcripts will be held on a secure, password-protected computer system that is only accessible to the researchers.

When the results of the research are published or discussed in meetings or conferences, no information will be included that would reveal any research subject's identity. Any information that is obtained in connection with this study and that can possibly identify a subject will remain confidential and will be disclosed only with permission of the subject or as required by law.

F. Statistical Methods (Data Analysis Plan)

N/A

G. Safety Monitoring and Assessment (if relevant, include provision for managing adverse reactions)

N/A

H. Data Management (when relevant, address measures of privacy protection, coding, storage of information)

Electronic files from recording the focus groups will be locked in a file cabinet in the PI's office, and transcriptions will be coded to secure anonymity. The electronic data files (typed transcripts) will be stored on a password protected computer in the PIs UIC office. The key used for coding the participant's names will be locked in a different file cabinet. In the write up of the study, the researchers will use pseudonyms that will severely reduce any of the identifiers of the participants. All of these measures are intended to maintain strict confidentiality and produce no more than minimal risk for the participants.

5. For Multi-Site Protocols, an overall study management plan should be provided

N/A

Relevant Literature

Kitzinger J. (1994) 'The methodology of focus groups: the importance of interaction between research participants', *Sociology of Health* 16 (1): 103-21.

Rubin ,H. and I. Rubin. 2005. *Qualitative Interviewing: The Art of Hearing Data*. Sage 2005, 2nd edition.

OUTLETS FOR REACHING TARGET AUDIENCE

1. General
 - a. Interfaith's Outreach Workers at Metra Stations (Northbrook, Deerfield)
 - b. Craigslist
 - c. Key Starbucks locations
 - d. Employers from IHCNS homesharing outreach
2. African American Community:
 - a. NAACP
 - b. Chicago Urban League
 - c. South Suburban Housing Center, John Petruszak
 - d. Salem Baptist Church (Rev. James Meeks)
 - e. Diversity Inc., Joe Martin
3. Latino Community
 - a. Latino Policy Forum, Juliana Gonzalez Crussi
 - b. Latin United Community Housing Association,
 - c. Spanish Coalition for Housing
 - d. Family Network, Nora Barquin
4. Non Profit Groups
 - a. Metropolitan Tenants Organization, Rebecca McDannald
 - b. Housing Choice Partners, Chris Klepper
 - c. Housing Action Illinois, Bob Palmer, Giana Baker
 - d. Logan Square Neighborhood Association
 - e. Northside Power
 - f. HIAS
 - g. Cook County Alliance to End Homelessness
 - h. Lawyers Committee for Better Housing John Beals
 - i. Partners in Community Building, Bobbi Ball
 - j. Alliance to End Homelessness, Jennifer Hill
 - k. Center on Halsted, Britta Larson
5. Government
 - a. Illinois Department of Human Rights, Abdi Maya
 - b. Cook County Commission on Human Rights, MaryNic Foster
 - c. Veteran's Administration
 - d. Cook County Housing Authority, Sheryl Seiling

PARTICIPANT FOCUS GROUP GUIDE

INTRODUCTION

Welcome!

Welcome and thank you for participating in our focus group. My name is Janet Smith and I will be moderating the discussion today. I am a researcher at the Voorhees Center at the University of Illinois at Chicago [introduce the rest of the team].

The Voorhees Center has been contracted by the Interfaith Housing Center of the Northern Suburbs (Interfaith) to conduct various focus groups with people who currently rent or own a home outside of their service area.⁵ This research is part of a larger project funding by the US Department of Housing and Urban Development (HUD) that is looking at ways to expand housing opportunities in the northern suburbs.

Some of you might not be familiar with a focus group. A focus group is simply a group meeting to share opinions about a topic. The purpose of this focus group is to: 1) Learn about perceptions of the housing options available in the northern suburbs of Chicago; 2) Help identify possible reasons why black/African American and Hispanic/Latino people are under-represented in these communities; and 3) Share findings with municipalities and Cook County officials to consider how affirmative marketing strategies might be employed to further diversify communities.

You have been asked to participate in this focus group because you have been identified as being an adult 18 years of age or older, that you currently own or rent a housing unit in the Chicago metropolitan area but not in the Interfaith service area, and identify yourself as either white/Caucasian, black/African American, or Hispanic/Latino.

Your stories, insights and comments will be extremely helpful. We really want to hear your stories and your opinion. Your individual responses will be maintained anonymous. Maybe you have perceptions, experiences, suggestions or recommendations, do not be afraid of sharing those. Your relationship with Interfaith, HUD or UIC will not be affected by your responses in anyway.

That being said, we will be tape-recording the focus group. We are tape-recording because we want to capture everything you have to say. We would not identify anyone by name in our report. Your responses to the questions and your identity will remain completely anonymous.

Our discussion will last about 1.5 hours. Please help yourself to the refreshments throughout the meeting. You will be paid \$50 at the end of the focus group. You will need to stay until the end of the focus group in order to receive your payment.

Ground rules

Before starting with the conversation we would like to set up some ground rules. Rules that will help us to make the best of our group discussion:

1. The first one is a popular one: turn off your cell phones.
2. One person speaking at a time (because of tape recording issues and out of respect to others).
3. This one is really important: there are not right or wrong answers. You can just express your opinion. There is no need for us to agree with each other.
4. Feel free to share your point of view. Every person's experiences and opinions are important and we really want to hear a wide range of opinions.
5. What is said in this room stays in this room. Therefore, we ask you to protect the privacy of all the participants by not sharing with others the stories or comments of other participants.
6. We want you to talk to each other; not strictly to the moderators.
7. If you have a question about or want to comment on someone else's comment, please do so. Don't feel you have to wait for me to give you permission or ask the next question.
8. Would someone like to add something?

QUESTIONS

1. Opening – Ice breaker

- Tell us where you live now and where you grew up
- Where do work -- location
- Have you ever lived in the northern suburbs? If so, where and when? If not, have you ever considered doing so?

2. What is your impression of these communities? (MAP, pictures)

- Ask about specific ones: Deerfield, Evanston, Glencoe, Glenview, Highwood, Highland Park, Kenilworth, Lincolnwood, Morton Grove, Niles, Northbrook, Northfield, Park Ridge, Skokie, Wilmette and Winnetka
- Who lives there now?

- Why do people want to live there?
- Do you think you can afford to [rent/buy] in any of these communities?

3. If you could, would you like to live in any of these communities?

- Why? Probe for schools, etc.
- Why not? Probe for reasons including fair housing related concerns...is this a community that you would feel welcome in? If not, why not?
- Also, are there particular communities they may like more or less or completely not want to live in at all?

4. Do you think these communities are open to all people who can afford to live in them?

- Why or why not?

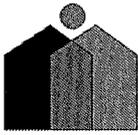
5. What might you tell elected officials in these communities about their communities. What would you want to know more about their communities?

6. Does anyone have any additional comments?

Conclusions and Thanks. I think that this discussion has been great. I want to thank everyone for your time and your insightful comments. Remember that all the information shared is confidential and that what we discussed stays in this room. Again, thank you so much!

Population Changes in the Northern Suburbs of Chicago, 1980 - 2010
(Source: U. S. Census)

	Year	Total	White	Black	Hispanic	Asian	Mixed Race	Persons of Color	
								Total	Percent
Deerfield	1980	17,430	16,920	44	223	194	49	510	2.9%
	1990	17,327	16,604	87	246	377	13	723	4.2%
	2000	18,420	17,662	61	312	465	90	928	5.0%
	2010	18,225	16,767	93	510	660	195	1,458	8.0%
Evanston	1980	73,706	53,893	15,557	1,715	1,958	583	19,813	26.9%
	1990	73,223	50,440	16,334	2,689	3,479	291	22,793	31.1%
	2000	74,239	48,429	16,704	4,539	4,524	2,322	28,089	37.8%
	2010	74,486	45,551	13,139	6,739	6,355	2,702	28,935	38.8%
Glencoe	1980	9,200	8,560	373	143	77	47	640	7.0%
	1990	8,499	7,898	270	129	196	6	601	7.1%
	2000	8,762	8,330	176	108	147	27	458	5.2%
	2010	8,723	8,024	105	232	234	128	699	8.0%
Glenview	1980	32,060	30,227	275	453	1,000	105	1,833	5.7%
	1990	37,093	33,136	262	898	2,719	58	3,937	10.6%
	2000	41,847	35,817	665	1702	4,207	575	7,149	17.1%
	2010	44,692	35,434	431	2584	5,535	708	9,258	20.7%
Highland Park	1980	30,611	28,752	527	837	373	122	1,859	6.1%
	1990	30,575	27,670	736	1,438	700	31	2,905	9.5%
	*2000	31,365	28,606	559	2,792	716	1,113	5,180	16.5%
	2010	29,763	25,845	516	2,167	848	387	3,918	13.2%
Highwood	1980	5,452	4,413	269	640	99	31	1,039	19.1%
	1990	5,331	3,749	215	1,272	83	12	1,582	29.7%
	*2000	4,143	3,030	89	1,584	88	738	2,499	60.3%
	2010	5,405	2,079	72	3,074	114	66	3,326	61.5%
Kenilworth	1980	2,708	2,643	6	27	30	2	65	2.4%
	1990	2,402	2,322	5	25	48	2	80	3.3%
	2000	2,494	2,426	4	34	56	1	95	3.8%
	2010	2,513	2,412	7	41	33	20	101	4.0%
Lincolnwood	1980	11,921	10,814	12	254	756	85	1,107	9.3%
	1990	11,365	9,223	13	366	1,753	8	2,140	18.8%
	2000	12,359	9,211	47	517	2,605	159	3,328	26.9%
	2010	12,590	7,938	129	859	3,338	326	4,652	36.9%



	Year	Total	White	Black	Hispanic	Asian	Mixed Race	Persons of Color	
								Total	Percent
Morton Grove	1980	23,747	21,536	30	440	1,473	268	2,211	9.3%
	1990	22,408	18,373	54	618	3,339	24	4,035	18.0%
	2000	22,451	16,606	142	998	4,980	289	6,409	28.5%
	2010	23,270	14,426	279	1504	6,498	563	8,844	38.0%
Niles	1980	30,363	28,801	62	495	665	140	1,362	4.5%
	1990	28,284	25,176	96	1,016	1,952	44	3,108	11.0%
	2000	30,068	25,022	139	1,512	3,812	533	5,996	19.9%
	2010	29,803	21,332	338	2,582	4,950	551	8,421	28.3%
Northbrook	1980	30,778	29,197	73	533	872	103	1,581	5.1%
	1990	32,308	29,659	65	510	2,059	20	2,654	8.2%
	2000	33,435	29,830	190	616	2,958	135	3,899	11.7%
	2010	33,170	27,892	201	828	3,869	380	5,278	15.9%
Northfield	1980	5,807	5,624	18	42	103	20	183	3.2%
	1990	4,635	4,368	11	53	200	3	267	5.8%
	2000	5,389	4,984	28	90	300	25	443	8.2%
	2010	5,420	4,824	26	159	364	47	596	11.0%
Park Ridge	1980	38,704	37,697	59	334	487	127	1,007	2.6%
	1990	36,175	34,839	46	474	789	27	1,336	3.7%
	2000	37,775	36,031	90	1113	1004	371	2,578	6.8%
	2010	37,480	33,744	168	1774	1373	421	3,736	10.0%
Skokie	1980	60,278	53,513	601	1,612	4,146	406	6,765	11.2%
	1990	59,432	46,597	1,247	2,457	9,075	86	12,865	21.6%
	2000	63,348	43,661	2,854	3,620	13,483	1,303	21,260	33.6%
	2010	64,784	35,955	4,566	5,728	16,437	2,098	28,829	44.5%
Wilmette	1980	28,229	26,927	90	337	763	112	1,302	4.6%
	1990	26,690	24,268	121	449	1,839	13	2,422	9.1%
	2000	27,651	24,791	156	574	2,255	131	3,116	11.3%
	2010	27,087	22,471	208	902	2,909	597	4,616	17.0%
Winnetka	1980	12,772	12,409	62	120	151	30	363	2.8%
	1990	12,174	11,679	42	105	345	3	495	4.1%
	2000	12,419	11,958	31	156	302	39	528	4.3%
	2010	12,187	11,334	31	271	400	151	853	7.0%
TOTAL	1980	413,766	371,926	18,058	8,205	13,147	2,230	41,640	10.1%
	1990	407,921	346,001	19,604	12,745	28,953	641	61,943	15.2%
	2000	426,165	346,394	21,935	20,267	41,902	7,851	91,955	21.6%
	2010	429,598	316,028	20,309	29,954	53,917	9,340	113,520	26.4%

* Note that for the 2000 Census, a Highwood Census tract was inadvertently counted in Highland Park

FRANK B. PEERS HOUSING
Balance Sheet
Month Ending 09/30/12

ASSETS

Current Assets

1110-0000 - Petty Cash	300.00
1121-0000 - Cash - Operating	28,931.04
1130-0000 - Tenant/member accounts receivable	1,001.00
1131-0000 - Accounts receivable - subsidy	49,187.00
1240-0000 - Prepaid property and liability insurance	18,329.52

Total Current Assets 97,748.56

Other Assets

1290-0000 - Misc Prepaid Expenses	503.11
1192-0000 - Tenant Sec Dep	20,825.33
1310-0000 - Real estate tax escrow	75,376.59
1311-0000 - Insurance escrow	12,716.87
1330-0000 - Debt Service Escrow	138,750.03
1140-0000 - Accounts Receivable - Other	3,284.36
1320 - Replacement Reserve	134,312.19
1340 - Residual Receipt	31,874.80

Total Other Assets 417,643.28

Fixed Assets

1420-0000 - Building	1,848,860.15
1430-0000 - Land Improvements	1,619,406.39
1450-0000 - Furniture for project/tenant use	497,004.28
1497-0000 - Site improvements	172,218.77
4120-0000 - Accum depr - buildings	(2,989,647.56)
1498-0000 - Current F/A	103,337.38

Total Fixed Assets 1,251,179.41

Financing Costs

1900-0001 - Deferred Financing Costs	192,398.85
1999-0000 - Accum Amort - Bond Costs	(49,374.58)

Total Financing Costs 143,024.27

Partnership Assets

1701-0000 - Cash - Partnership	13,192.66
1702-0000 - Partnership MM	2,122,356.26
1703-0000 - Partnership Receivable	267,013.69

Total Partnership Assets 2,402,562.61

Total Assets

4,312,158.13

FRANK B. PEERS HOUSING
Balance Sheet
Month Ending 09/30/12

Liabilities & Equity

Current Liabilities

2110-0000 - Accounts payable	22,091.15
2113-0000 - Flex Benefit Payable	11.00
2120-0000 - Accrued wages and p/r taxes payable	2,600.09
2150-0000 - Accrued property taxes	70,605.00
2180-0000 - Misc current liabilities	10,375.25
Total Current Liabilities	<u>105,682.49</u>

Non-Current Liabilities

2190-0000 - Sec. Dep. In Transit	25.00
2191-0000 - Security deposits-residential	16,817.00
2191-0001 - Pet Deposit	895.00
2210-0000 - Prepaid Rent	21.00
2211-0000 - Prepaid HUD	37,036.00
2320-1000 - Mortgage payable - 2nd note	2,290,000.00
2320-0000 - Mortgage Payable (long term)	1,910,922.18
Total Non-Current Liabilities	<u>4,255,716.18</u>

Owner's Equity

3100-0000 - Limited Partners Equity	2,402,918.63
3209-0000 - Prior Year Retained Earnings	(2,601,328.52)
3210-0000 - Retained earnings	132,977.56
Current YTD Earnings	16,191.79
Total Owner's Equity	<u>(49,240.54)</u>

Total Liability & Owner Equity	<u><u>4,312,158.13</u></u>
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FRANK B. PEERS HOUSING
Actual vs Budget Accrual Operating Statement

	Month Ending 09/30/12			Year To Date 09/30/12			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
GROSS OPERATING INCOME							
RESIDENTIAL RENTAL INCOME							
5120-0000 - Apartment rent	19,321.00	16,789.60	2,531.40	174,781.00	151,105.80	23,674.20	201,475.60
5121-0000 - Tenant assistant payments	64,627.00	67,158.40	(2,531.40)	580,751.00	604,425.60	(23,674.60)	605,900.80
5140-0000 - Commercial base rent	60.00	60.00	0.00	979.81	540.00	439.81	720.00
TOTAL RESIDENTIAL RENTAL INCOME	84,008.00	84,008.00	0.00	756,511.81	756,072.40	439.41	1,008,096.40
VACANCIES & ADJUSTMENTS							
5220-0000 - Vacancy loss - apartments	(2,445.00)	(1,500.00)	(945.00)	(20,593.00)	(13,500.00)	(7,093.00)	(18,000.00)
5221-0000 - Non-Revenue Units	(1,243.00)	(1,243.00)	0.00	(11,187.00)	(11,187.00)	0.00	(14,916.00)
TOTAL VACANCIES & ADJUSTMENTS	(3,688.00)	(2,743.00)	(945.00)	(31,780.00)	(24,687.00)	(7,093.00)	(32,916.00)
OTHER INCOME							
5910-0000 - Laundry income	0.00	208.00	(208.00)	1,476.25	1,872.00	(395.75)	2,500.00
5922-0000 - Late fees	9.00	15.00	(6.00)	38.00	135.00	(97.00)	180.00
5945-0000 - Damages	0.00	100.00	(100.00)	0.00	900.00	(900.00)	1,200.00
5990-0000 - Misc other income	0.00	50.00	(50.00)	0.00	949.40	(949.40)	1,050.40
5413-0000 - Interest income - escrow	1.23	0.00	1.23	3.29	10.39	(7.10)	50.39
TOTAL OTHER INCOME	10.23	373.00	(362.77)	1,517.54	3,866.79	(2,349.25)	4,980.79
GROSS OPERATING INCOME	80,330.23	81,638.00	(1,307.77)	726,249.35	735,252.19	(9,002.84)	980,181.19
ADVERTISING & RENTING EXPENSE							
6213-0000 - Employee Recruitment	0.00	0.00	0.00	304.62	300.00	(4.62)	300.00
6253-0000 - Credit Report Fees	28.00	30.00	2.00	218.00	270.00	52.00	380.00
TOTAL ADVERTISING & RENTING EXPENSE	28.00	30.00	2.00	522.62	570.00	47.38	680.00
ADMINISTRATIVE EXPENSE							
6311-0000 - Office supplies	336.78	247.00	(89.78)	2,020.41	2,223.00	202.59	2,964.00
6316-0000 - Office Equipment	405.58	300.00	(105.58)	2,628.29	2,700.00	71.71	3,600.00
6320-0000 - Management fee	4,079.20	4,150.00	70.80	36,171.30	37,350.00	1,178.70	49,800.00
6340-0000 - Legal Expense - Project	0.00	80.00	80.00	1,320.00	720.00	(600.00)	960.00
6350-0000 - Audit Expense	0.00	0.00	0.00	12,700.00	13,700.00	1,000.00	13,700.00
6360-0000 - Telephone	886.35	725.00	(161.35)	6,113.28	6,525.00	411.72	8,700.00
6360-0001 - Answering Service/ Pagers	60.55	61.00	0.45	545.53	549.00	3.47	732.00
6365-0000 - Training & Education Expense	0.00	110.00	110.00	0.00	890.00	890.00	1,320.00
6370-0000 - Bad debts	67.00	0.00	(67.00)	1,059.00	3,000.00	1,941.00	6,000.00
6371-0000 - Fees Dues & Contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6380-0000 - Consulting/study costs	0.00	750.00	750.00	6,902.50	3,750.00	(3,152.50)	3,750.00
6385-0000 - Temporary Help	0.00	0.00	0.00	3,271.60	0.00	(3,271.60)	0.00
6390-0000 - Misc administrative expenses	0.00	120.00	120.00	1,245.80	1,080.00	(165.80)	1,440.00
6390-0002 - Computer Supplies/Data Processing	155.30	150.00	(5.30)	1,613.42	1,350.00	(263.42)	1,800.00
6395-0000 - Tenant Retention	403.18	625.00	221.82	3,973.10	3,674.00	(299.10)	7,299.00
6431-0000 - Travel & Expense Reimbursement	198.99	185.00	(13.99)	1,355.55	1,665.00	309.45	2,220.00
6860-0000 - Security Deposit Interest	(0.80)	(12.00)	(11.20)	(7.66)	(45.53)	(37.87)	(81.53)
TOTAL ADMINISTRATIVE EXPENSE	6,592.13	7,491.00	898.87	80,912.12	79,230.47	(1,681.65)	104,203.47
PAYROLL & RELATED COSTS							
6310-0000 - Office salaries	3,400.96	4,428.00	1,027.04	37,786.26	42,328.00	4,541.72	58,088.00
6510-0000 - Janitor and cleaning payroll	1,122.46	1,167.00	44.54	10,635.80	11,087.00	451.20	15,172.00

FRANK B. PEERS HOUSING
Actual vs Budget Accrual Operating Statement

	Month Ending 09/30/12			Year To Date 09/30/12			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6540-0000 - Repairs payroll	4,472.49	3,800.00	(672.49)	33,839.23	35,970.00	2,130.77	49,140.00
6900-0000 - Social Service Coordinator	1,142.55	1,200.00	57.45	8,528.62	11,400.00	2,871.38	15,600.00
6715-0000 - Payroll Taxes	757.58	1,230.00	472.42	10,848.55	11,070.00	221.45	14,760.00
6722-0000 - Workers compensation	271.25	285.00	13.75	2,442.90	2,484.12	41.22	3,339.12
6723-0000 - Employee health insurance	334.84	1,724.00	1,389.16	13,934.72	14,858.52	923.80	20,030.52
6724-0000 - Union Benefits	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6726-0001 - Contingency	0.00	0.00	0.00	1,298.00	2,821.00	1,523.00	2,821.00
TOTAL PAYROLL & RELATED COSTS	11,502.13	13,834.00	2,331.87	119,314.10	132,018.64	12,704.54	178,950.64
OPERATING EXPENSES							
6515-0000 - Janitors and cleaning supplies	404.57	300.00	(104.57)	1,797.24	2,700.00	902.76	3,600.00
6518-0000 - Uniforms	0.00	0.00	0.00	0.00	500.00	500.00	500.00
6519-0000 - Exterminating Contract	240.00	105.00	(135.00)	1,005.00	1,945.00	940.00	3,260.00
6520-0000 - Miscellaneous Repair Contractors	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6525-0000 - Rubbish removal	310.00	310.00	0.00	3,070.14	2,990.00	(80.14)	4,120.00
6490-0000 - Misc operating expenses	0.00	50.00	50.00	0.00	450.00	450.00	600.00
TOTAL OPERATING EXPENSES	954.57	765.00	(189.57)	5,872.38	8,585.00	2,712.62	12,080.00
UTILITIES							
6450-0000 - Electricity	1,066.06	1,800.00	733.94	12,154.64	18,015.36	5,860.72	22,515.36
6451-0000 - Water	938.70	891.00	(47.70)	7,727.75	7,039.80	(687.95)	9,420.80
6452-0000 - Gas	1,463.53	2,000.00	536.47	8,419.70	24,270.63	15,850.93	36,000.63
6453-0000 - Sewer	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL UTILITIES	3,468.29	4,691.00	1,222.71	28,302.09	49,325.79	21,023.70	67,936.79
MAINTENANCE EXPENSES							
6536-0000 - Ground supplies	0.00	500.00	500.00	0.00	4,000.00	4,000.00	4,000.00
6537-0000 - Grounds Contractor (Landscaper)	2,817.71	650.00	(2,167.71)	9,928.01	3,900.00	(6,028.01)	6,400.00
6541-0000 - Repair materials (general supplies)	651.35	400.00	(251.35)	5,173.49	3,600.00	(1,573.49)	4,800.00
6541-0001 - Appliance Parts	0.00	50.00	50.00	92.95	100.00	7.05	250.00
6541-0002 - Plumbing Supplies	524.99	100.00	(424.99)	795.42	900.00	104.58	1,200.00
6541-0003 - Electrical Supplies	0.00	100.00	100.00	0.00	900.00	900.00	1,200.00
6541-0004 - Heating/Cooling Supplies	0.00	0.00	0.00	0.00	400.00	400.00	400.00
6541-0005 - Hand Tools	0.00	300.00	300.00	0.00	600.00	600.00	600.00
6541-0006 - Expendable Tools	0.00	50.00	50.00	0.00	450.00	450.00	600.00
6541-0007 - Safety Equipment	0.00	50.00	50.00	0.00	450.00	450.00	600.00
6541-0009 - Window Supplies	0.00	0.00	0.00	0.00	200.00	200.00	200.00
6541-0010 - Carpentry/Hardware	0.00	50.00	50.00	244.17	450.00	205.83	600.00
6545-0000 - Elevator Contractor (Annual Maintenance Contract)	0.00	290.00	290.00	4,097.10	2,610.00	(1,487.10)	3,500.00
6546-0000 - Heating/Cooling Contractor	0.00	2,300.00	2,300.00	3,831.09	7,527.79	3,696.70	9,027.79
6548-0000 - Snow removal	0.00	0.00	0.00	2,517.00	14,659.48	12,142.48	15,659.48
6551-0000 - Elevator Contractor (Special Repairs)	0.00	125.00	125.00	0.00	250.00	250.00	625.00
6560-0000 - Decorating (Tenant Prntg-Cycle/Turnover by Contractor)	1,890.00	500.00	(1,390.00)	6,995.50	4,500.00	(2,495.50)	12,000.00
6562-0000 - Laundry Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6564-0000 - Decorating (Common Areas - by Contractor)	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
6580-0000 - Equipment repairs	0.00	500.00	500.00	349.49	500.00	150.51	500.00
6581-0000 - Window Washing	0.00	1,500.00	1,500.00	0.00	1,500.00	1,500.00	1,500.00
6582-0000 - Fire Protection	1,760.00	400.00	(1,360.00)	4,119.68	3,600.00	(519.68)	4,800.00
6582-0001 - Fire Safety Equipment	0.00	0.00	0.00	0.00	6,000.00	6,000.00	6,000.00
6590-0000 - Miscellaneous Repair	0.00	100.00	100.00	0.00	555.00	555.00	855.00

FRANK B. PEERS HOUSING
Actual vs Budget Accrual Operating Statement

	Month Ending 09/30/12			Year To Date 09/30/12			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6591-0000 - Electrical Repairs	879.39	300.00	(579.39)	2,375.39	1,371.69	(1,003.70)	2,271.69
6592-0000 - Boiler Repairs	366.63	500.00	133.37	1,280.64	4,500.00	3,219.36	6,000.00
6594-0000 - Carpentry Repairs	0.00	100.00	100.00	105.00	355.44	250.44	655.44
6595-0000 - Plumbing Repairs	1,308.69	790.00	(518.69)	7,860.08	5,067.06	(2,793.02)	7,457.06
6596-0000 - Floor Repairs/Cleaning	0.00	150.00	150.00	710.90	1,350.00	639.10	1,800.00
6598-0000 - Roof Repairs	0.00	0.00	0.00	0.00	1,200.00	1,200.00	1,200.00
TOTAL MAINTENANCE EXPENSES	10,198.76	9,805.00	(393.76)	50,475.91	71,496.46	21,020.55	96,701.46
TAXES AND INSURANCE							
6710-0000 - Real estate taxes	7,845.00	7,845.00	0.00	90,466.41	70,605.00	(19,861.41)	94,140.00
6719-0000 - Miscellaneous Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6720-0000 - Property and liability insurance	2,036.62	1,525.00	(511.62)	14,813.34	13,278.48	(1,534.86)	17,853.48
6721-0000 - Fidelity bond insurance	0.00	0.00	0.00	22.00	91.00	69.00	91.00
TOTAL TAXES AND INSURANCE	9,881.62	9,370.00	(511.62)	105,301.75	83,974.48	(21,327.27)	112,084.48
TOTAL OPERATING EXPENSES	42,625.50	45,986.00	3,360.50	390,700.97	425,200.84	34,499.87	572,616.84
NET OPERATING INCOME (LOSS)	37,704.73	35,652.00	2,052.73	335,548.39	310,051.35	25,497.03	407,544.35
FINANCIAL EXPENSES							
6820-0000 - Mortgage interest	20,475.04	20,524.12	49.08	186,022.22	186,455.39	433.17	247,732.30
7104-0000 - Replacement Reserve	1,663.67	2,020.00	156.33	43,457.57	18,180.00	(25,277.57)	24,240.00
7108-0000 - Mortgage Payable (long term)	10,012.50	10,012.50	0.00	88,365.64	88,365.64	0.00	118,700.05
TOTAL FINANCIAL EXPENSES	32,351.21	32,556.62	205.41	317,845.43	293,001.03	(24,844.40)	390,672.35
NET OPER INC/(LOSS) BEFORE CAP. EXP.	5,353.52	3,095.38	2,258.14	17,702.95	17,050.32	652.63	16,872.00
NET INCOME (LOSS)	5,353.52	3,095.38	2,258.14	17,702.95	17,050.32	652.63	16,872.00
Partnership Income							
8005-0000 - Mortgagor Entity Income	646.10	200.00	446.10	2,987.19	3,220.37	(233.18)	3,820.37
8010-0000 - Other Entity Expense	(1,684.00)	48,000.00	(49,684.00)	(3,344.00)	606,164.50	(609,508.50)	606,164.50
Total Partnership Activity	(1,037.90)	48,200.00	(49,237.90)	(356.81)	609,384.87	(609,741.68)	609,984.87
CAPITAL EXPENDITURES & ESCROWS							
7105-0000 - Replacement Reserve Reimbursement	0.00	(70,000.00)	(70,000.00)	(78,511.54)	(70,000.00)	8,511.54	(70,000.00)
6991-0000 - Capital expenditures	5,189.73	0.00	(5,189.73)	83,700.87	15,000.00	(68,700.87)	15,000.00
6991-0002 - Windows	0.00	0.00	0.00	14,293.00	560,000.00	545,707.00	560,000.00
6991-0006 - Kitchen - Rehab	0.00	0.00	0.00	0.00	97,300.00	97,300.00	97,300.00
6991-0010 - Parking Lot	0.00	0.00	0.00	0.00	12,000.00	12,000.00	12,000.00
6993-0000 - Appliance Replacement	0.00	120.00	120.00	528.00	1,080.00	552.00	1,440.00
6993-0003 - A/C Replacements	0.00	0.00	0.00	2,604.51	2,700.00	95.49	2,700.00
6994-0000 - Carpet & tile	0.00	650.00	650.00	2,211.00	5,850.00	3,639.00	7,800.00
TOTAL CAPITAL EXPENDITURES & ESCROWS	5,189.73	(69,230.00)	(74,419.73)	24,825.84	623,930.00	599,104.16	626,240.00
GAIN/(LOSS) AFTER CAPITAL EXP. & ESCROWS	(874.11)	120,525.38	(121,399.49)	(7,479.70)	2,505.19	(9,984.89)	616.87

WALNUT PLACE
Balance Sheet
Month Ending 09/30/12

ASSETS

Current Assets	
1110-0000 - Petty Cash	900.00
1121-0000 - Cash - Operating	6,758.44
1130-0000 - Tenant/member accounts receivable	19,707.43
1131-0000 - Accounts receivable - subsidy	41,010.00
1240-0000 - Prepaid property and liability insurance	18,329.52
Total Current Assets	<u>86,705.39</u>
Other Assets	
1290-0000 - Misc Prepaid Expenses	589.86
1192-0000 - Tenant Sec Dep	20,833.87
1310-0000 - Real estate tax escrow	100,730.17
1311-0000 - Insurance escrow	15,917.06
1330-0000 - Debt Service Escrow	136,095.54
1320 - Replacement Reserve	157,890.02
1340 - Residual Receipt	27,094.54
Total Other Assets	<u>459,151.06</u>
Fixed Assets	
1410-0000 - Land	220,000.00
1420-0000 - Building	2,907,088.00
1430-0000 - Land Improvements	317,988.00
1440-0000 - Building Equipment Portable	354,185.56
1450-0000 - Furniture for project/tenant use	369,718.19
4120-0000 - Accum depr - buildings	(3,344,854.25)
1498-0000 - Current F/A	45,901.27
Total Fixed Assets	<u>870,026.77</u>
Financing Costs	
1900-0001 - Deferred Financing Costs	174,813.03
1999-0000 - Accum Amort - Bond Costs	(42,601.51)
Total Financing Costs	<u>132,211.52</u>
Partnership Assets	
1701-0000 - Cash - Partnership	104,469.57
Total Partnership Assets	<u>104,469.57</u>
Total Assets	<u>1,652,564.31</u>

WALNUT PLACE
Balance Sheet
Month Ending 09/30/12

Liabilities & Equity

Current Liabilities	
2110-0000 - Accounts payable	18,522.83
2113-0000 - Flex Benefit Payable	11.00
2120-0000 - Accrued wages and p/r taxes payable	2,600.04
2150-0000 - Accrued property taxes	86,940.00
2155-0000 - Accrued professional services	14,714.00
2180-0000 - Misc current liabilities	4,914.13
Total Current Liabilities	<u>127,702.00</u>
Non-Current Liabilities	
2190-0000 - Sec. Dep. In Transit	(12,407.00)
2191-0000 - Security deposits-residential	18,699.00
2191-0001 - Pet Deposit	1,175.00
2210-0000 - Prepaid Rent	255.00
2211-0000 - Prepaid HUD	13,009.00
2320-1000 - Mortgage payable - 2nd note	2,546,000.00
2320-4000 - Deferred Revenue	247,127.00
2320-0000 - Mortgage Payable (long term)	1,957,802.55
Total Non-Current Liabilities	<u>4,771,660.55</u>
Owner's Equity	
3100-0000 - Limited Partners Equity	104,375.87
3209-0000 - Prior Year Retained Earnings	(3,627,757.44)
3210-0000 - Retained earnings	257,897.99
Current YTD Earnings	18,685.34
Total Owner's Equity	<u>(3,246,798.24)</u>
Total Liability & Owner Equity	<u><u>1,652,564.31</u></u>

WALNUT PLACE
Actual vs Budget Accrual Operating Statement

	Month Ending 09/30/12			Year To Date 09/30/12			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
GROSS OPERATING INCOME							
RESIDENTIAL RENTAL INCOME							
5120-0000 - Apartment rent	21,045.00	19,926.28	1,118.72	190,557.00	179,336.52	11,220.48	239,115.36
5121-0000 - Tenant assistant payments	85,591.00	66,709.72	(1,118.72)	589,167.00	600,387.48	(11,220.48)	800,516.64
5140-0000 - Commercial base rent	0.00	0.00	0.00	269.99	0.00	269.99	0.00
TOTAL RESIDENTIAL RENTAL INCOME	86,636.00	86,636.00	0.00	779,993.99	779,724.00	269.99	1,039,632.00
VACANCIES & ADJUSTMENTS							
5220-0000 - Vacancy loss - apartments	(1,426.00)	(2,750.00)	1,322.00	(17,176.00)	(24,750.00)	7,574.00	(33,000.00)
5221-0000 - Non-Revenue Units	(1,260.00)	(1,260.00)	0.00	(11,347.00)	(11,328.00)	(19.00)	(15,103.00)
TOTAL VACANCIES & ADJUSTMENTS	(2,686.00)	(4,010.00)	1,322.00	(28,523.00)	(36,078.00)	7,555.00	(48,108.00)
OTHER INCOME							
5910-0000 - Laundry income	0.00	286.00	(286.00)	2,083.25	2,574.00	(490.75)	3,432.00
5922-0000 - Late fees	8.00	10.00	(2.00)	20.00	90.00	(70.00)	120.00
5990-0000 - Misc other income	0.00	100.00	(100.00)	348.00	900.00	(552.00)	1,200.00
5413-0000 - Interest income - escrow	1.34	15.00	(13.66)	3.67	135.00	(131.33)	180.00
TOTAL OTHER INCOME	9.34	411.00	(401.66)	2,454.92	3,699.00	(1,244.08)	4,932.00
GROSS OPERATING INCOME	83,957.34	83,037.00	920.34	753,925.91	747,345.00	6,580.91	996,456.00
ADVERTISING & RENTING EXPENSE							
6213-0000 - Employee Recruitment	0.00	0.00	0.00	304.62	300.00	(4.62)	300.00
6253-0000 - Credit Report Fees	23.50	30.00	6.50	210.50	270.00	59.50	360.00
TOTAL ADVERTISING & RENTING EXPENSE	23.50	30.00	6.50	515.12	570.00	54.88	660.00
ADMINISTRATIVE EXPENSE							
6311-0000 - Office supplies	302.14	300.00	(2.14)	1,916.46	2,700.00	783.54	3,600.00
6316-0000 - Office Equipment	405.58	300.00	(105.58)	2,628.27	2,700.00	71.73	3,600.00
6320-0000 - Management fee	4,158.80	4,083.00	(75.80)	37,233.46	36,747.00	(486.46)	48,995.00
6340-0000 - Legal Expense - Project	0.00	0.00	0.00	1,320.00	2,000.00	680.00	2,000.00
6350-0000 - Audit Expense	0.00	0.00	0.00	10,500.00	13,000.00	2,500.00	13,000.00
6360-0000 - Telephone	1,155.82	850.00	(305.82)	7,615.38	7,650.00	34.62	10,200.00
6360-0001 - Answering Service/ Pagers	60.55	61.00	0.45	545.51	549.00	3.49	732.00
6365-0000 - Training & Education Expense	0.00	110.00	110.00	0.00	990.00	990.00	1,320.00
6370-0000 - Bad debts	120.00	2,000.00	1,880.00	751.00	5,000.00	4,249.00	7,000.00
6371-0000 - Fees Dues & Contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6380-0000 - Consulting/study costs	0.00	0.00	0.00	2,552.00	3,750.00	1,198.00	3,750.00
6385-0000 - Temporary Help	0.00	0.00	0.00	3,271.59	0.00	(3,271.59)	0.00
6390-0000 - Misc administrative expenses	0.00	155.00	155.00	743.19	1,395.00	651.81	1,860.00
6390-0002 - Computer Supplies/Data Processing	155.48	150.00	(5.48)	1,615.04	1,350.00	(265.04)	1,800.00
6395-0000 - Tenant Retention	390.78	500.00	109.22	3,727.06	4,500.00	772.94	6,500.00
6431-0000 - Travel & Expense Reimbursement	198.97	187.00	(11.97)	1,355.52	1,683.00	327.48	2,244.00
6660-0000 - Security Deposit Interest	(0.79)	(12.00)	(11.21)	(8.40)	(48.35)	(39.95)	(84.35)
TOTAL ADMINISTRATIVE EXPENSE	6,947.33	8,684.00	1,736.67	75,766.06	83,965.65	8,199.57	106,517.65
PAYROLL & RELATED COSTS							
6310-0000 - Office salaries	3,398.06	4,428.00	1,029.94	37,758.71	42,328.00	4,569.29	58,088.00
6510-0000 - Janitor and cleaning payroll	1,122.45	1,167.00	44.55	10,635.73	11,087.00	451.27	15,172.00
6540-0000 - Repairs payroll	4,028.07	3,800.00	(228.07)	32,746.47	35,970.00	3,223.53	49,140.00

WALNUT PLACE
Actual vs Budget Accrual Operating Statement

	Month Ending 09/30/12			Year To Date 09/30/12			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6900-0000 - Social Service Coordinator	1,142.55	1,200.00	57.45	8,528.62	11,400.00	2,871.38	15,600.00
6715-0000 - Payroll Taxes	757.35	1,230.00	472.65	10,844.58	11,070.00	225.42	14,760.00
6722-0000 - Workers compensation	271.25	305.00	33.75	2,545.95	2,647.20	101.25	3,562.20
6723-0000 - Employee health insurance	337.74	1,724.00	1,386.26	13,962.27	14,868.52	896.25	20,030.52
6724-0000 - Union Benefits	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6725-0001 - Contingency	0.00	0.00	0.00	1,298.00	2,821.00	1,523.00	2,821.00
TOTAL PAYROLL & RELATED COSTS	11,057.47	13,854.00	2,796.53	118,320.33	132,181.72	13,861.39	179,173.72
OPERATING EXPENSES							
6515-0000 - Janitors and cleaning supplies	586.12	310.00	(276.12)	2,721.31	2,790.00	68.69	3,720.00
6518-0000 - Uniforms	0.00	0.00	0.00	0.00	500.00	500.00	500.00
6519-0000 - Exterminating Contract	90.00	400.00	310.00	780.00	3,600.00	2,820.00	4,800.00
6520-0000 - Miscellaneous Repair Contractors	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6525-0000 - Rubbish removal	350.00	350.00	0.00	3,180.05	3,150.00	(30.05)	4,200.00
6490-0000 - Misc operating expenses	0.00	50.00	50.00	0.00	300.00	300.00	450.00
TOTAL OPERATING EXPENSES	1,026.12	1,110.00	83.88	6,681.36	10,340.00	3,658.64	13,670.00
UTILITIES							
6450-0000 - Electricity	1,016.13	1,800.00	783.87	9,930.48	11,810.04	1,879.56	16,310.04
6451-0000 - Water	494.80	400.00	(94.80)	4,727.96	5,140.49	412.53	6,340.49
6452-0000 - Gas	104.75	2,000.00	1,895.25	9,477.05	19,004.14	9,527.09	28,504.14
6453-0000 - Sewer	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL UTILITIES	1,615.68	4,200.00	2,584.32	24,135.49	35,954.67	11,819.18	51,154.67
MAINTENANCE EXPENSES							
6536-0000 - Ground supplies	0.00	0.00	0.00	260.00	3,500.00	3,240.00	4,000.00
6537-0000 - Grounds Contractor (Landscaper)	2,247.71	650.00	(1,597.71)	4,865.58	3,900.00	(965.58)	5,200.00
6541-0000 - Repair materials (general supplies)	302.24	200.00	(102.24)	3,767.03	1,800.00	(1,967.03)	2,400.00
6541-0001 - Appliance Parts	76.38	50.00	(26.38)	76.38	450.00	373.62	600.00
6541-0002 - Plumbing Supplies	0.00	100.00	100.00	0.00	900.00	900.00	1,200.00
6541-0003 - Electrical Supplies	0.00	100.00	100.00	246.80	900.00	653.20	1,200.00
6541-0004 - Heating/Cooling Supplies	0.00	500.00	500.00	0.00	1,000.00	1,000.00	1,000.00
6541-0005 - Hand Tools	0.00	300.00	300.00	0.00	600.00	600.00	600.00
6541-0006 - Expendable Tools	0.00	50.00	50.00	0.00	450.00	450.00	600.00
6541-0007 - Safety Equipment	0.00	50.00	50.00	0.00	450.00	450.00	600.00
6541-0009 - Window Supplies	0.00	200.00	200.00	0.00	1,800.00	1,800.00	2,400.00
6541-0010 - Carpentry/Hardware	111.00	50.00	(61.00)	134.91	450.00	315.09	600.00
6545-0000 - Elevator Contractor (Annual Maintenance Contract)	0.00	190.00	190.00	3,531.10	1,710.00	(1,821.10)	2,280.00
6546-0000 - Heating/Cooling Contractor	0.00	3,385.00	3,385.00	4,187.28	6,465.00	2,277.72	7,620.00
6548-0000 - Snow removal	0.00	0.00	0.00	6,365.00	10,832.48	4,467.48	11,832.48
6551-0000 - Elevator Contractor (Special Repairs)	0.00	100.00	100.00	916.00	900.00	(16.00)	1,200.00
6560-0000 - Decorating (Tenant Prntg-Cycle/Turnover by Contractor)	2,800.00	6,500.00	3,700.00	12,537.50	10,500.00	(2,037.50)	12,000.00
6564-0000 - Decorating (Common Areas - by Contractor)	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	1,000.00
6580-0000 - Equipment repairs	0.00	500.00	500.00	574.48	500.00	(74.48)	500.00
6581-0000 - Window Washing	0.00	0.00	0.00	0.00	1,400.00	1,400.00	1,400.00
6582-0000 - Fire Protection	1,760.00	300.00	(1,460.00)	3,007.85	2,700.00	(307.85)	3,600.00
6582-0001 - Fire Safety Equipment	0.00	25.00	25.00	0.00	5,225.00	5,225.00	5,300.00
6590-0000 - Miscellaneous Repair	0.00	100.00	100.00	0.00	200.00	200.00	500.00
6591-0000 - Electrical Repairs	0.00	450.00	450.00	1,627.10	1,887.08	259.98	3,237.08
6592-0000 - Boiler Repairs	0.00	200.00	200.00	1,340.84	1,800.00	459.16	2,400.00

WALNUT PLACE
Actual vs Budget Accrual Operating Statement

	Month Ending 09/30/12			Year To Date 09/30/12			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6594-0000 - Carpentry Repairs	0.00	100.00	100.00	571.16	900.00	328.84	1,200.00
6595-0000 - Plumbing Repairs	3,296.94	600.00	(2,696.94)	7,662.74	5,400.00	(2,262.74)	7,200.00
6596-0000 - Floor Repairs/Cleaning	526.50	100.00	(426.50)	1,036.50	900.00	(136.50)	1,200.00
6598-0000 - Roof Repairs	0.00	0.00	0.00	1,483.62	2,014.62	531.00	2,014.62
6599-0000 - Window repairs	0.00	100.00	100.00	0.00	900.00	900.00	1,200.00
TOTAL MAINTENANCE EXPENSES	11,120.77	15,900.00	4,779.23	54,191.87	71,434.18	17,242.31	86,084.18
TAXES AND INSURANCE							
6710-0000 - Real estate taxes	9,660.00	9,660.00	0.00	112,176.23	86,940.00	(25,236.23)	115,920.00
6719-0000 - Miscellaneous Taxes	0.00	0.00	0.00	1,200.00	0.00	(1,200.00)	0.00
6720-0000 - Property and liability insurance	2,036.62	1,375.00	(661.62)	13,950.84	11,965.88	(1,984.86)	16,090.98
6721-0000 - Fidelity bond insurance	0.00	0.00	0.00	23.00	97.00	74.00	97.00
TOTAL TAXES AND INSURANCE	11,696.62	11,035.00	(661.62)	127,350.07	99,002.98	(28,347.09)	132,107.98
TOTAL OPERATING EXPENSES	43,467.49	54,813.00	11,325.51	406,960.32	433,449.20	26,488.88	569,368.20
NET OPERATING INCOME (LOSS)	40,469.85	28,224.00	12,245.85	346,965.59	313,895.80	33,069.79	427,087.80
FINANCIAL EXPENSES							
6820-0000 - Mortgage interest	21,794.93	21,794.93	0.00	198,149.67	198,149.67	0.00	263,195.48
7104-0000 - Replacement Reserve	1,836.95	2,055.00	218.05	16,532.55	18,495.00	1,962.45	24,660.00
7108-0000 - Mortgage Payable (long term)	11,692.02	11,692.02	0.00	103,232.88	103,232.88	0.00	138,647.92
TOTAL FINANCIAL EXPENSES	35,323.90	35,541.95	218.05	317,915.10	319,877.55	1,962.45	426,503.40
NET OPER INC/(LOSS) BEFORE CAP. EXP.	5,145.95	(7,317.95)	12,463.90	29,050.49	(5,981.75)	35,032.24	584.40
NET INCOME (LOSS)	5,145.95	(7,317.95)	12,463.90	29,050.49	(5,981.75)	35,032.24	584.40
Partnership Income							
8005-0000 - Mortgagor Entity Income	10.42	0.00	10.42	103.70	258.56	(154.86)	258.56
8010-0000 - Other Entity Expense	0.00	0.00	0.00	(10.00)	(10.00)	0.00	(10.00)
Total Partnership Activity	10.42	0.00	10.42	93.70	248.56	(154.86)	248.56
CAPITAL EXPENDITURES & ESCROWS							
7105-0000 - Replacement Reserve Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	(50,000.00)
7107-0000 - Residual Receipt Reserve Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	(14,000.00)
6991-0000 - Capital expenditures	0.00	0.00	0.00	26,913.27	15,000.00	(11,913.27)	15,000.00
6991-0006 - Kitchen - Rehab	0.00	17,690.00	17,690.00	0.00	17,690.00	17,690.00	17,690.00
6991-0011 - Miscellaneous	0.00	4,800.00	4,800.00	6,695.39	4,800.00	(1,895.39)	4,800.00
6991-0012 - Parking Lot - Reseal	0.00	0.00	0.00	0.00	10,000.00	10,000.00	10,000.00
6993-0000 - Appliance Replacement	1,865.00	200.00	(1,665.00)	2,393.00	1,800.00	(593.00)	2,400.00
6993-0002 - Water Heaters	0.00	0.00	0.00	0.00	2,300.00	2,300.00	2,300.00
6993-0003 - A/C Replacements	0.00	0.00	0.00	9,899.61	4,000.00	(5,899.61)	4,000.00
6994-0000 - Carpet & tile	0.00	650.00	650.00	0.00	5,850.00	5,850.00	7,800.00
TOTAL CAPITAL EXPENDITURES & ESCROWS	1,865.00	23,340.00	21,475.00	45,901.27	61,440.00	15,538.73	(10.00)
GAIN/(LOSS) AFTER CAPITAL EXP. & ESCROWS	3,291.37	(30,657.95)	33,949.32	(16,757.08)	(67,173.19)	50,416.11	842.96

RAVINIA HOUSING
Balance Sheet
Month Ending 09/30/12

ASSETS

Current Assets

1110-0000 - Petty Cash	150.00
1121-0000 - Cash - Operating	32,056.94
1130-0000 - Tenant/member accounts receivable	35,414.60
1131-0000 - Accounts receivable - subsidy	8,363.00
1240-0000 - Prepaid property and liability insurance	4,851.94
1250-0000 - Prepaid Mortgage Insurance	851.00

Total Current Assets 81,687.48

Other Assets

1290-0000 - Misc Prepaid Expenses	217.65
1192-0000 - Tenant Sec Dep	7,157.20
1310-0000 - Real estate tax escrow	2,979.58
1311-0000 - Insurance escrow	1,907.97
1312-0000 - Mortgage Insurance Escrow	1,110.11
1140-0000 - Accounts Receivable - Other	635.36
1350-0000 - Construction Escrow	321,835.31
1320 - Replacement Reserve	717,190.46

Total Other Assets 1,053,033.64

Fixed Assets

1420-0000 - Building	1,074,166.20
1430-0000 - Land Improvements	214,491.66
1450-0000 - Furniture for project/tenant use	137,161.38
1497-0000 - Site improvements	102,351.00
4120-0000 - Accum depr - buildings	(1,035,491.65)

Total Fixed Assets 492,678.59

Financing Costs

1800-0000 - Organization costs	41,848.00
1900-0001 - Deferred Financing Costs	35,658.71
1999-0000 - Accum Amort - Bond Costs	(29,117.54)

Total Financing Costs 48,389.17

Partnership Assets

1701-0000 - Cash - Partnership	81,861.96
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Total Partnership Assets 81,861.96

Total Assets

1,757,650.84

RAVINIA HOUSING
Balance Sheet
Month Ending 09/30/12

Liabilities & Equity

Current Liabilities

2110-0000 - Accounts payable	811.88
2113-0000 - Flex Benefit Payable	3.00
2120-0000 - Accrued wages and p/r taxes payable	654.49
2130-0000 - Accrued interest - mortgage	1,547.31
2131-0001 - Accrued Interest - 2nd Note	2,970.54
2150-0000 - Accrued property taxes	24,750.00
2180-0000 - Misc current liabilities	1,410.68
Total Current Liabilities	<u>32,147.90</u>

Non-Current Liabilities

2190-0000 - Sec. Dep. In Transit	341.00
2191-0000 - Security deposits-residential	6,901.06
2210-0000 - Prepaid Rent	2,450.00
2211-0000 - Prepaid HUD	11,388.00
2320-1000 - Mortgage payable - 2nd note	713,396.28
2320-0000 - Mortgage Payable (long term)	412,617.28
Total Non-Current Liabilities	<u>1,147,093.62</u>

Owner's Equity

3100-0000 - Limited Partners Equity	144,465.21
3111-0000 - Contributions - Current Year	62,062.71
3209-0000 - Prior Year Retained Earnings	388,704.59
3210-0000 - Retained earnings	(23,902.73)
Current YTD Earnings	7,079.54
Total Owner's Equity	<u>578,409.32</u>

Total Liability & Owner Equity

1,757,650.84

RAVINIA HOUSING
Actual vs Budget Accrual Operating Statement

	Month Ending 09/30/12			Year To Date 09/30/12			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
GROSS OPERATING INCOME							
RESIDENTIAL RENTAL INCOME							
5120-0000 - Apartment rent	5,003.00	8,685.20	(3,682.20)	58,018.00	78,166.80	(20,148.80)	104,222.40
5121-0000 - Tenant assistant payments	16,710.00	13,027.80	3,682.20	136,921.00	117,250.20	19,670.80	156,333.60
TOTAL RESIDENTIAL RENTAL INCOME	21,713.00	21,713.00	0.00	194,939.00	195,417.00	(478.00)	280,556.00
VACANCIES & ADJUSTMENTS							
5220-0000 - Vacancy loss - apartments	0.00	(1,275.00)	1,275.00	(8,780.00)	(11,475.00)	2,695.00	(15,300.00)
TOTAL VACANCIES & ADJUSTMENTS	0.00	(1,275.00)	1,275.00	(8,780.00)	(11,475.00)	2,695.00	(15,300.00)
OTHER INCOME							
5413-0000 - Interest income - escrow	30.38	0.00	30.38	257.15	0.00	257.15	0.00
TOTAL OTHER INCOME	30.38	0.00	30.38	257.15	0.00	257.15	0.00
GROSS OPERATING INCOME	21,743.38	20,438.00	1,305.38	186,416.15	183,942.00	2,474.15	245,256.00
ADVERTISING & RENTING EXPENSE							
6213-0000 - Employee Recruitment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6253-0000 - Credit Report Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ADVERTISING & RENTING EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ADMINISTRATIVE EXPENSE							
6311-0000 - Office supplies	583.95	521.00	(62.95)	4,619.46	4,689.00	69.54	6,252.00
6316-0000 - Office Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6320-0000 - Management fee	1,410.68	765.00	(645.68)	6,605.81	7,202.07	596.26	9,497.07
6340-0000 - Legal Expense - Project	0.00	36.00	36.00	391.40	324.00	(67.40)	432.00
6350-0000 - Audit Expense	0.00	0.00	0.00	10,000.00	11,820.00	1,820.00	11,820.00
6360-0000 - Telephone	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6360-0001 - Answering Service/ Pagers	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6370-0000 - Bad debts	0.00	433.00	433.00	1,777.00	3,897.00	2,120.00	5,196.00
6371-0000 - Fees Dues & Contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6385-0000 - Temporary Help	0.00	0.00	0.00	480.81	0.00	(480.81)	0.00
6390-0000 - Misc administrative expenses	54.27	350.00	295.73	984.36	3,160.00	2,165.64	4,200.00
6390-0002 - Computer Supplies/Data Processing	69.54	66.00	(3.54)	683.94	594.00	(89.94)	792.00
6395-0000 - Tenant Retention	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6431-0000 - Travel & Expense Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6860-0000 - Security Deposit Interest	(0.27)	0.00	0.27	(2.66)	0.00	2.66	0.00
TOTAL ADMINISTRATIVE EXPENSE	2,118.17	2,171.00	52.83	25,540.12	31,675.07	6,135.95	38,189.07
PAYROLL & RELATED COSTS							
6310-0000 - Office salaries	1,046.89	1,175.00	128.11	10,898.05	10,575.00	(323.05)	14,100.00
6510-0000 - Janitor and cleaning payroll	1,404.70	1,717.00	312.30	11,654.75	15,453.00	3,798.25	20,604.00
6715-0000 - Payroll Taxes	191.98	238.00	46.02	2,720.77	2,142.00	(578.77)	2,858.00
6722-0000 - Workers compensation	71.46	134.00	62.54	643.14	1,206.00	562.86	1,608.00
6723-0000 - Employee health insurance	143.60	444.00	300.40	4,081.58	3,996.00	(85.58)	5,328.00
6724-0000 - Union Benefits	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6726-0000 - Other employee benefits	0.00	0.00	0.00	0.00	11.11	11.11	11.11
6726-0001 - Contingency	0.00	0.00	0.00	354.00	0.00	(354.00)	0.00
TOTAL PAYROLL & RELATED COSTS	2,858.63	3,708.00	849.37	30,352.29	33,383.11	3,030.82	44,507.11

RAVINIA HOUSING
Actual vs Budget Accrual Operating Statement

	Month Ending 09/30/12			Year To Date 09/30/12			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING EXPENSES							
6515-0000 - Janitors and cleaning supplies	0.00	215.00	215.00	447.60	1,935.00	1,487.20	2,580.00
6520-0000 - Miscellaneous Repair Contractors	2,589.74	2,575.00	(14.74)	13,151.44	23,175.00	10,023.56	30,900.00
6525-0000 - Rubbish removal	450.59	632.00	181.41	4,232.71	5,888.00	1,455.29	7,584.00
TOTAL OPERATING EXPENSES	3,040.33	3,422.00	381.67	17,831.95	30,798.00	12,966.05	41,064.00
UTILITIES							
6450-0000 - Electricity	106.43	268.00	161.57	1,532.69	2,412.00	879.31	3,218.00
6451-0000 - Water	0.00	27.00	27.00	166.19	243.00	76.81	324.00
6452-0000 - Gas	56.57	125.00	68.43	360.40	1,125.00	764.60	1,500.00
6453-0000 - Sewer	0.00	89.00	89.00	25.54	801.00	775.46	1,068.00
TOTAL UTILITIES	163.00	509.00	346.00	2,084.82	4,581.00	2,496.18	6,110.00
MAINTENANCE EXPENSES							
6537-0000 - Grounds Contractor (Landscaper)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6541-0000 - Repair materials (general supplies)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6546-0000 - Heating/Cooling Contractor	0.00	42.00	42.00	66.75	378.00	291.25	500.00
6548-0000 - Snow removal	0.00	0.00	0.00	5,101.00	9,500.00	4,399.00	10,840.00
6590-0000 - Miscellaneous Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6591-0000 - Electrical Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6594-0000 - Carpentry Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6595-0000 - Plumbing Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE EXPENSES	0.00	42.00	42.00	5,167.75	9,878.00	4,690.25	11,340.00
TAXES AND INSURANCE							
6710-0000 - Real estate taxes	2,750.00	2,750.00	0.00	34,840.00	24,750.00	(9,890.00)	33,000.00
6719-0000 - Miscellaneous Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6720-0000 - Property and liability insurance	539.10	417.00	(122.10)	4,302.30	3,753.00	(549.30)	5,002.00
6721-0000 - Fidelity bond insurance	0.00	0.00	0.00	7.00	0.00	(7.00)	28.00
TOTAL TAXES AND INSURANCE	3,289.10	3,167.00	(122.10)	39,949.30	28,503.00	(10,446.30)	38,030.00
TOTAL OPERATING EXPENSES	11,469.23	13,019.00	1,549.77	119,946.23	138,819.18	18,872.95	179,240.18
NET OPERATING INCOME (LOSS)	10,274.15	7,419.00	2,855.15	65,469.92	45,122.82	21,347.10	66,015.82
FINANCIAL EXPENSES							
6820-0000 - Mortgage Interest	3,032.58	1,549.00	(1,483.58)	18,831.81	17,737.88	(1,093.93)	22,372.88
6850-0000 - Mortgage Service Fee	170.19	156.00	(14.19)	1,859.40	1,740.00	(119.40)	2,208.00
7104-0000 - Replacement Reserve	1,333.33	2,046.00	712.67	9,333.31	15,746.00	6,412.69	21,884.00
7108-0000 - Mortgage Payable (long term)	560.92	580.92	0.00	3,882.72	10,278.33	6,395.61	11,973.76
TOTAL FINANCIAL EXPENSES	5,097.02	4,331.92	(765.10)	33,907.24	45,502.21	11,594.97	58,438.64
NET OPER INC/(LOSS) BEFORE CAP. EXP.	5,177.13	3,107.08	2,070.05	32,562.68	(379.39)	32,942.07	7,577.18
NET INCOME (LOSS)	5,177.13	3,107.08	2,070.05	32,562.68	(379.39)	32,942.07	7,577.18
Partnership Income							
8005-0000 - Mortgage Ently Income	8.16	0.00	8.16	87.59	0.00	87.59	0.00
8010-0000 - Other Ently Expense	0.00	0.00	0.00	(62,689.49)	0.00	(62,689.49)	0.00
Total Partnership Activity	8.16	0.00	8.16	(62,601.90)	0.00	(62,601.90)	0.00

RAVINIA HOUSING
Actual vs Budget Accrual Operating Statement

	Month Ending 09/30/12			Year To Date 09/30/12			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
CAPITAL EXPENDITURES & ESCROWS							
6994-0000 - Carpet & tile	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES & ESCROWS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GAIN/(LOSS) AFTER CAPITAL EXP. & ESCROWS	5,185.29	3,107.08	2,078.21	(30,039.22)	(379.39)	(29,659.83)	7,577.18

Sunset Woods Housing
Income Statement
Compared with Budget
For the Nine Months Ending September 30, 2012

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
Rents	\$ 9,010.00	\$ 9,388.00	(378.00)	\$ 80,046.00	\$ 84,491.00	(4,445.00)
Misc. Income	0.00	333.00	(333.00)	0.00	3,001.00	(3,001.00)
Interest Income Assn	14.77	0.00	14.77	151.60	0.00	151.60
Interest Income	4.02	0.00	4.02	17.82	0.00	17.82
Total Revenues	9,028.79	9,721.00	(692.21)	80,215.42	87,492.00	(7,276.58)
Cost of Sales						
Total Cost of Sales	0.00	0.00	0.00	0.00	0.00	0.00
Gross Profit	9,028.79	9,721.00	(692.21)	80,215.42	87,492.00	(7,276.58)
Expenses						
Office Supplies	0.00	4.00	(4.00)	256.74	38.00	218.74
Management Fee	0.00	632.00	(632.00)	4,742.38	5,687.00	(944.62)
Legal and Accounting Assn	0.00	0.00	0.00	9,092.00	0.00	9,092.00
Exterminating	0.00	0.00	0.00	135.71	0.00	135.71
Credit Ck Fees	0.00	4.00	(4.00)	0.00	36.00	(36.00)
Government Fees	0.00	0.00	0.00	1,150.00	0.00	1,150.00
Carpet Cleaning	0.00	0.00	0.00	568.44	0.00	568.44
Heating & Air	0.00	42.00	(42.00)	520.82	374.00	146.82
Electrical & Plumbing Maint	0.00	42.00	(42.00)	705.00	374.00	331.00
Painting & Decorating Assn	0.00	83.00	(83.00)	0.00	751.00	(751.00)
Appliance Repairs	484.00	42.00	442.00	729.00	374.00	355.00
Supplies	0.00	42.00	(42.00)	508.43	374.00	134.43
Locks Assn	0.00	0.00	0.00	38.50	0.00	38.50
Locks	0.00	0.00	0.00	84.97	0.00	84.97
Carpet	0.00	42.00	(42.00)	0.00	374.00	(374.00)
Maintenance	0.00	42.00	(42.00)	1,559.96	374.00	1,185.96
Security	0.00	8.00	(8.00)	0.00	72.00	(72.00)
Condo Assessment Rental Units	2,442.94	3,166.00	(723.06)	21,986.46	28,500.00	(6,513.54)
Cable TV	448.20	584.00	(135.80)	4,033.80	5,250.00	(1,216.20)
Postage/Shipping Assn	0.00	0.00	0.00	28.71	0.00	28.71
Real Estate tax expense	6,509.74	1,667.00	4,842.74	19,529.12	14,999.00	4,530.12
Loan Interest	1,702.96	3,038.00	(1,335.04)	19,075.37	27,341.00	(8,265.63)
Filing Fees Assn	0.00	0.00	0.00	10.00	0.00	10.00
Bank Service Charge Assn	0.00	0.00	0.00	15.00	0.00	15.00
Bank Service Charges	0.00	0.00	0.00	45.00	0.00	45.00
Bldg Insurance	0.00	250.00	(250.00)	0.00	2,250.00	(2,250.00)
Total Expenses	11,587.84	9,688.00	1,899.84	84,815.41	87,168.00	(2,352.59)
Net Income	(\$ 2,559.05)	\$ 33.00	(2,592.05)	(\$ 4,599.99)	\$ 324.00	(4,923.99)

Sunset Woods Housing
Balance Sheet
September 30, 2012

ASSETS

Current Assets	
Chase General Checking	\$ 13,700.17
Assn Money Mkt HP B&T	136,704.45
Assn FBHP Checking	500.00
FBHP General Checking	4,934.40
Assn Checking HP B&T	10,880.28
FBHP Security Dep. Savings	10,483.21
Assn FBHP Savings	5,003.11
FBHP Savings	9,099.64
Financing Costs	8,135.00
Tax Reserve	<u>1,084.92</u>
 Total Current Assets	 200,525.18
Property and Equipment	
Building	1,552,988.40
Building Unit 231	135,000.32
Building Unit 319	134,999.62
Accum Dep Building	<u>(359,131.00)</u>
 Total Property and Equipment	 1,463,857.34
Other Assets	
 Total Other Assets	 <u>0.00</u>
 Total Assets	 <u>\$ 1,664,382.52</u>

LIABILITIES AND CAPITAL

Current Liabilities	
Accounts Payable	\$ 11,100.00
Due to Peers Housing Assn	258,832.40
Accrued RE Tax	13,000.00
Accrued RE Taxes Assn	2,500.00
Security Deposits	<u>9,516.00</u>
 Total Current Liabilities	 294,948.40
Long-Term Liabilities	
Notes Payable, Lake Co	69,391.35
Notes Payable, FHLB	438,914.58
Notes Payable, IHDA	<u>125,569.30</u>
 Total Long-Term Liabilities	 <u>633,875.23</u>
 Total Liabilities	 928,823.63
Capital	
Equity-Retained Earnings	740,158.88
Net Income	<u>(4,599.99)</u>
 Total Capital	 <u>735,558.89</u>
 Total Liabilities & Capital	 <u>\$ 1,664,382.52</u>

Sunset Woods Housing
 Account Register
 For the Period From Sep 1, 2012 to Sep 30, 2012
 1103M13 - FBHP General Checking

Filter Criteria includes: Report order is by Date.

Date	Trans No	Type	Trans Desc	Deposit Amt	Withdrawal Amt	Balance
			Beginning Balance			6,556.18
9/2/12	1483	Withdrawal	Sunset Woods Condominium Assoc		2,990.14	3,566.04
9/5/12	1484	Withdrawal	U & E Service		385.00	3,181.04
9/5/12	9/8/12	Deposit	Tenant	795.00		3,976.04
		Deposit	Tenant	145.00		4,121.04
		Deposit	Tenant	486.00		4,607.04
		Deposit	Tenant	137.00		4,744.04
		Deposit	Tenant	383.00		5,127.04
		Deposit	Tenant	690.00		5,817.04
		Deposit	Tenant	159.00		5,976.04
		Deposit	Tenant	362.00		6,338.04
		Deposit	Tenant	258.00		6,596.04
		Deposit	Tenant	423.00		7,019.04
		Deposit	Tenant	412.00		7,431.04
9/26/12	9/29/12	Deposit	Tenant	835.00		8,266.04
9/26/12	loan1209	Other	FBHP/auto pynt		3,331.64	4,934.40
		Total		5,085.00	6,706.78	

YEAR OF 2012
DUE PRIOR TO 10-1-2012

SECRETARY OF STATE JESSE WHITE
STATE OF ILLINOIS

PAGE 1
CORPORATION FILE #
N 5218-811-3

FILING FEE IS \$10.
IF LATE, ADD PENALTY OF \$3.

General Not For Profit Corporation Act

ANNUAL REPORT
(Form NFPCAF - Rev. 09/30/2009)

** THIS REPORT CAN BE FILED ON-LINE @ www.cyberdriveillinois.com WITH AN EXPEDITED FEE. **
(USE BLACK INK)

10-08-02
COOK COUNTY

RAVINIA HOUSING ASSOCIATION
% BRUCE PHILLIP MASON
1033 SKOKIE BOULEVARD STE 250
NORTHBROOK IL 60062

Item 1. Verify that the corporate name is correct.

Item 2. Verify that the name of the registered agent and the address of the registered office are correct. You cannot change the registered agent and/or registered office on the annual report form printed below. In order to change the registered agent and/or registered office, it will be necessary to file with the Secretary of State form NFP 105.10/105.20. Mail the NFP 105.10/105.20, Annual Report and \$5 filing fee TOGETHER in the SAME envelope. This form can be downloaded from our internet web site at www.cyberdriveillinois.com. Click on "Departments", then "Business Services" then "Publications and Forms".

Items 3(a), 3(b). Verify printed information is correct.

Item 4. Must set forth the names and addresses of all officers and directors of the corporation as of the date of signing. **ILLINOIS CORPORATIONS MUST HAVE AT LEAST THREE (3) DIRECTORS!** If there are additional officers and/or more than three directors, you must attach a list to this report setting forth all other name(s), title(s) and address(es). Please write the file number on all attachments.

Item 5. Please complete this item.

Item 6. Please mark the appropriate box where indicated in response to the following questions:

(a) Is this corporation a **CONDOMINIUM** Association as established under the Condominium Property Act?

(b) Is this corporation a **COOPERATIVE HOUSING CORPORATION** defined in Section 216 of the Internal Revenue Code of 1954?

(c) Is this corporation a **HOMEOWNER'S ASSOCIATION** which administers a Common Interest Community as defined in Subsection (c) of Section 9-102 of the Code of Civil Procedure?

Item 7. Please complete this item.

Item 8. **THIS REPORT MUST BE SIGNED BY A DULY AUTHORIZED OFFICER OF THE CORPORATION!** Please type or print the name and title of the officer signing this report as well as the date of signing.

DETACH AT PERFORATION - DO NOT SUBMIT A PHOTOCOPY

Page #: 001265

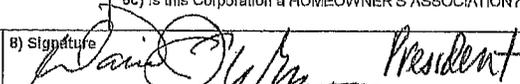
1) Corporate Name RAVINIA HOUSING ASSOCIATION		File Number N 5218-811-3
4) President Name/Address SEE ATTACHED	Secretary Name/Address SEE ATTACHED	3a) Date of Inc./Qual. 10-10-1980
Treasurer Name/Address SEE ATTACHED	Director Name/Address SEE ATTACHED	3b) State of Inc. ILLINOIS
Director Name/Address	Director Name/Address	Annual Report General Not For Profit Corporation Act
Director Name/Address	Director Name/Address	
5) Brief Description of the corporation's activities:	7) Principal Address of the Corporation (Street, City, State, Zip Code) 1150 HALF DAY ROAD, HIGHLAND PARK, IL 60035	
2) Registered Agent % BRUCE PHILLIP MASON 10-08-02 1033 SKOKIE BOULEVARD STE 250 NORTHBROOK IL 60062 COOK COUNTY		Year of: 2012
		6a) Is this Corporation a CONDOMINIUM ASSOCIATION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
		6b) Is this Corporation a COOPERATIVE HOUSING CORP.? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
		6c) Is this Corporation a HOMEOWNER'S ASSOCIATION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Under the penalty of perjury and as an authorized officer, I declare that this annual report, pursuant to the provisions of the General Not For Profit Corporation Act, has been examined by me and is, to the best of my knowledge and belief, true, correct and complete.		8) Signature  President Title 9/26/12 Date

Exhibit "A"

**HOUSING COMMISSION
CITY OF HIGHLAND PARK
Year 2012**

The persons listed serve as the Commissioners of the Housing Commission of the City of Highland Park as well as officers of the following associations:

- Peers Housing Association
- Ravinia Housing Association
- Sunset Woods Association
- Walnut Housing Association

David F. Wigodner
515 Burton Avenue
Highland Park, IL 60035

Chair

Jami Sharfman
124 South Deere Park Drive
Highland Park, IL 60035

Vice Chair

Kenneth Barber
3463 Summit Avenue
Highland Park, IL 60035

Treasurer

Kathryn Naftzger
2674 St. Johns Avenue
Highland Park, IL 60035

Secretary

David Glasner
878 Thackeray Drive
Highland Park, IL 60035

Director

Charles Adler
3360 Dato
Highland Park, IL 60035

Director

David T. Meek, Esq.
1369 Linden Avenue
Highland Park, IL 60035

Director

Evergreen Real Estate Services LLC - Frank B Peers Senior Housing
Summary Trend - 2013 Budget

Units: 68

	2010 Actual	2011 Actual	2012 Forecast	2013 Budget	Variance 2011 over 2010	Variance 2012 over 2011	Variance 2013 over 2012	Amounts per Unit				% Change per Unit		
								2010	2011	2012	2013	2011	2012	2013
INCOME														
Residential Rental Revenue	973,179	1,008,567	1,008,536	1,007,352	35,388	-31	-1,184	14,311	14,832	14,831	14,814	3.6%	0.0%	-0.1%
Vacancies & Adjustments	-26,739	-38,422	-37,512	-37,020	-11,683	910	492	-393	-565	-552	-544	43.8%	-2.3%	-1.4%
Other Income	10,934	7,104	3,201	3,744	-3,830	-3,903	543	161	104	47	55	-35.4%	-54.8%	17.0%
TOTAL INCOME	957,374	977,249	974,225	974,076	19,875	-3,024	-149	14,079	14,371	14,327	14,325	2.1%	-0.3%	0.0%
EXPENSE														
Advertising & Renting Expenses	14	307	594	660	293	287	66	0	5	9	10	0.0%	80.0%	11.1%
Administration Expenses	85,870	107,515	97,538	105,756	21,645	-9,977	8,218	1,263	1,581	1,434	1,555	25.2%	-9.3%	8.4%
Payroll and Related Costs	161,831	163,103	158,273	159,509	1,272	-4,830	1,236	2,380	2,399	2,328	2,346	0.8%	-3.0%	0.8%
Social Service Coordinator Expenses	0	0	13,051	17,093	0	13,051	4,042	0	0	192	251	0.0%	0.0%	30.7%
Operating Expenses	8,874	8,614	9,347	12,440	-260	733	3,093	131	127	137	183	-3.1%	7.9%	33.6%
Utility Expenses	56,575	55,114	50,492	49,000	-1,461	-4,622	-1,492	832	811	743	721	-2.5%	-8.4%	-3.0%
Maintenance Expenses	85,687	69,212	72,575	96,084	-16,475	3,363	23,509	1,260	1,018	1,067	1,413	-19.2%	4.8%	32.4%
Taxes & Insurance	103,391	108,973	131,970	133,116	5,582	22,997	1,146	1,520	1,603	1,941	1,958	5.5%	21.1%	0.9%
Financial Expenses	387,452	389,296	389,452	387,609	1,844	156	-1,843	5,698	5,725	5,727	5,700	0.5%	0.0%	-0.5%
Depreciation & Amortization	147,583	169,462	0	0	21,879	-169,462	0	2,170	2,492	0	0	14.8%	-100.0%	0.0%
Capital Expenses	1	0	-50,617	7,440	-1	-50,617	58,057	0	0	-744	109	0.0%	0.0%	-114.7%
TOTAL EXPENSE	1,037,278	1,071,596	872,675	968,707	34,318	-198,921	96,032	15,254	15,759	12,833	14,246	3.3%	-18.6%	11.0%
NET INCOME	-79,904	-94,347	101,550	5,369	-14,443	195,897	-96,181	-1,175	-1,388	1,494	79	18.1%	-207.6%	-94.7%
CASH FLOW	-79,904	-94,347	101,550	5,369	-14,443	195,897	-96,181	-1,175	-1,388	1,494	79	18.1%	-207.6%	-94.7%

	2013 Budget	2012 Actual	\$ Change	% Change
INCOME				
Residential Rental Revenue	1,007,352	1,008,536	-1,184	-0.1%
Vacancies & Adjustments	-37,020	-37,512	492	-1.3%
Other Income	3,744	3,201	543	17%
TOTAL INCOME	974,076	974,225	-149	0%

EXPENSE				
Advertising & Renting Expenses	660	594	66	11.1%
Administration Expenses	105,756	97,538	8,218	8.4%
Payroll and Related Costs	159,509	158,273	1,236	0.8%
Social Service Coordinator Expenses	17,093	13,051	4,042	31%
Operating Expenses	12,440	9,347	3,093	33.1%
Utility Expenses	49,000	50,492	-1,492	-3%
Maintenance Expenses	96,084	72,575	23,509	32.4%
Taxes & Insurance	133,116	131,970	1,146	0.9%
Financial Expenses	387,609	389,452	-1,843	-0.5%
Depreciation & Amortization	0	0	0	0%
Capital Expenses	7,440	-50,617	58,057	-114.7%
TOTAL EXPENSE	968,707	872,675	96,032	11%

TOTAL NET INCOME	5,369	101,550	-96,181	-94.7%
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TOTAL CASH FLOW	5,369	101,550	-96,181	-94.7%
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Account 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	PerUnit
INCOME														
Residential Rental Revenue														
5120-0000 - Apartment rent	36,910	36,910	36,910	36,910	36,910	36,910	36,910	36,910	36,910	36,910	36,910	36,910	442,920	6,513
5121-0000 - Tenant assistant payments	46,976	46,976	46,976	46,976	46,976	46,976	46,976	46,976	46,976	46,976	46,976	46,976	563,712	8,289
5140-0000 - Commercial base rent	60	60	60	60	60	60	60	60	60	60	60	60	720	10
Total Residential Rental Revenue	83,946	1,007,352	14,812											
Vacancies & Adjustments														
5220-0000 - Vacancy loss - apartments	-2,468	-2,468	-2,468	-2,468	-2,468	-2,468	-2,468	-2,468	-2,468	-1,234	0	1,234	-22,212	-327
5221-0000 - Non-Revenue Units	-1,234	-1,234	-1,234	-1,234	-1,234	-1,234	-1,234	-1,234	-1,234	-1,234	-1,234	-1,234	-14,808	-218
Total Vacancies & Adjustments	-3,702	-2,468	-1,234	0	-37,020	-545								
Other Income														
5413-0000 - Interest income - escrow	2	2	2	2	2	2	2	2	2	2	2	2	24	0
5910-0000 - Laundry income	205	205	205	205	205	205	205	205	205	205	205	205	2,460	36
5922-0000 - Late fees	5	5	5	5	5	5	5	5	5	5	5	5	60	0
5945-0000 - Damages	50	50	50	50	50	50	50	50	50	50	50	50	600	8
5990-0000 - Misc other income	0	0	0	0	0	0	0	0	0	0	0	600	600	8
Total Other Income	262	862	3,744	52										
TOTAL INCOME	80,506	81,740	82,974	84,808	974,076	14,319								
EXPENSE														
Advertising & Renting Expenses														
6213-0000 - Employee Recruitment	25	25	25	25	25	25	25	25	25	25	25	25	300	4
6253-0000 - Credit Report Fees	30	30	30	30	30	30	30	30	30	30	30	30	360	5
Total Advertising & Renting Expenses	55	660	9											

Account 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	PerUnit
Administration Expenses														
6311-0000 - Office supplies	225	225	225	225	225	225	225	225	225	225	225	225	2,700	39
6316-0000 - Office Equipment	405	405	405	405	405	405	405	405	405	405	405	405	4,860	71
6320-0000 - Management fee	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,004	735
6340-0000 - Legal Expense - Project	100	100	100	100	100	100	100	100	100	100	100	100	1,200	17
6350-0000 - Audit Expense	2,283	0	2,283	0	2,285	0	2,283	0	2,283	0	2,283	0	13,700	201
6360-0000 - Telephone	750	750	750	750	750	750	750	750	750	750	750	750	9,000	132
6360-0001 - Answering Service/ Pagers	61	61	61	61	61	61	61	61	61	61	61	61	732	10
6365-0000 - Training & Education Expense	125	125	125	125	125	125	125	125	125	125	125	125	1,500	22
6370-0000 - Bad debts	417	417	417	417	417	417	417	417	417	417	417	417	5,004	73
6380-0000 - Consulting/study costs	250	250	250	250	250	250	250	250	250	250	250	250	3,000	44
6385-0000 - Temporary Help	84	84	84	84	84	84	84	84	84	84	84	84	1,008	14
6390-0000 - Misc administrative expenses	184	184	184	184	184	184	184	184	184	184	184	184	2,208	32
6390-0002 - Computer Supplies/Data Processing	150	150	150	150	150	150	150	150	150	150	150	150	1,800	26
6395-0000 - Tenant Retention	500	500	500	500	500	500	500	500	500	500	1,000	1,000	7,000	102
6431-0000 - Travel & Expense Reimbursement	170	170	170	170	170	170	170	170	170	170	170	170	2,040	30
Total Administration Expenses	9,871	7,588	9,871	7,588	9,873	7,588	9,871	7,588	9,871	7,588	10,371	8,088	105,756	1,548
Payroll and Related Costs														
6310-0000 - Office salaries	4,752	4,752	4,752	4,889	7,333	4,889	4,889	4,889	4,889	7,333	4,889	4,889	63,145	928
6510-0000 - Janitor and cleaning payroll	1,122	1,122	1,342	1,122	1,684	1,122	1,122	1,122	1,122	1,684	1,122	1,271	14,957	219
6540-0000 - Repairs payroll	3,490	3,490	3,490	3,490	5,234	3,490	3,490	3,490	3,490	5,234	3,490	3,540	45,418	667
6715-0000 - Payroll Taxes	2,569	2,347	1,945	1,229	1,232	868	871	871	871	1,236	871	928	15,838	232
6722-0000 - Workers compensation	275	275	275	275	275	275	275	275	275	275	275	275	3,300	48
6723-0000 - Employee health insurance	550	550	550	550	550	550	599	599	599	599	599	599	6,894	101

Account 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	PerUnit
6724-0000 - Union Benefits	400	400	400	400	400	400	400	400	400	400	400	405	4,805	70
6726-0001 - Contingency	235	235	2,039	235	235	235	235	235	235	235	235	763	5,152	75
Total Payroll and Related Costs	13,393	13,171	14,793	12,190	16,943	11,829	11,881	11,881	11,881	16,996	11,881	12,670	159,509	2,340
Social Service Coordinator Expenses														
6900-0000 - Social Service Coordinator	1,389	1,389	1,629	1,348	1,973	1,239	1,239	1,239	1,239	1,859	1,239	1,311	17,093	251
Total Social Service Coordinator Expenses	1,389	1,389	1,629	1,348	1,973	1,239	1,239	1,239	1,239	1,859	1,239	1,311	17,093	251
Operating Expenses														
6490-0000 - Misc operating expenses	50	50	50	50	50	50	50	50	50	50	50	50	600	8
6515-0000 - Janitors and cleaning supplies	300	300	300	300	300	300	300	300	300	300	300	300	3,600	52
6516-0000 - Bulbs & Tubes	100	100	100	100	100	100	100	100	100	100	100	100	1,200	17
6517-0000 - Outside Cleaning Service	0	0	0	0	750	0	0	0	0	0	750	0	1,500	22
6518-0000 - Uniforms	500	0	0	0	0	0	0	0	0	0	0	0	500	7
6519-0000 - Exterminating Contract	110	110	110	110	110	110	110	110	110	110	110	110	1,320	19
6525-0000 - Rubbish removal	310	310	310	310	310	310	310	310	310	310	310	310	3,720	54
Total Operating Expenses	1,370	870	870	870	1,620	870	870	870	870	870	1,620	870	12,440	179
Utility Expenses														
6450-0000 - Electricity	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	21,600	317
6451-0000 - Water	950	950	950	950	950	950	950	950	950	950	950	950	11,400	167
6452-0000 - Gas	2,000	1,500	1,500	1,000	1,000	1,000	1,000	1,000	1,000	1,500	1,500	2,000	16,000	235
Total Utility Expenses	4,750	4,250	4,250	3,750	3,750	3,750	3,750	3,750	3,750	4,250	4,250	4,750	49,000	719
Maintenance Expenses														
6536-0000 - Ground supplies	292	292	292	292	292	292	292	292	292	292	292	292	3,504	51
6537-0000 - Grounds Contractor (Landscaper)	0	0	0	650	650	650	650	650	650	650	650	0	5,200	76
6541-0000 - Repair materials (general supplies)	560	560	560	560	560	560	560	560	560	560	560	560	6,720	98
6541-0001 - Appliance Parts	50	50	50	50	50	50	50	50	50	50	50	50	600	8
6541-0002 - Plumbing Supplies	100	100	100	100	100	100	100	100	100	100	100	100	1,200	17

Account 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	PerUnit
6541-0003 - Electrical Supplies	100	100	100	100	100	100	100	100	100	100	100	100	1,200	17
6541-0004 - Heating/Cooling Supplies	50	50	50	50	50	50	50	50	50	50	50	50	600	8
6541-0005 - Hand Tools	300	0	0	0	0	0	0	0	0	0	0	0	300	4
6541-0006 - Expendable Tools	400	0	0	0	0	0	0	0	0	0	0	0	400	5
6541-0007 - Safety Equipment	50	50	50	50	50	50	50	50	50	50	50	50	600	8
6541-0009 - Window Supplies	200	0	0	0	0	0	0	0	0	0	0	0	200	2
6541-0010 - Carpentry/Hardware	50	50	50	50	50	50	50	50	50	50	50	50	600	8
6545-0000 - Elevator Contractor (Annual Maintenance Contract)	290	290	290	290	290	290	290	290	290	290	290	290	3,480	51
6546-0000 - Heating/Cooling Contractor	213	213	213	213	213	213	213	213	213	213	213	213	2,556	37
6548-0000 - Snow removal	2,608	2,608	2,608	2,608	0	0	0	0	0	0	2,608	2,608	15,648	230
6551-0000 - Elevator Contractor (Special Repairs)	125	125	125	125	125	125	125	125	125	125	125	125	1,500	22
6560-0000 - Decorating (Tenant Pntg-Cycle/Turnover by Contractor)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	176
6564-0000 - Decorating (Common Areas - by Contractor)	208	208	208	208	208	208	208	208	208	208	208	208	2,496	36
6580-0000 - Equipment repairs	0	0	0	0	0	0	0	0	0	500	0	0	500	7
6581-0000 - Window Washing	0	0	0	750	0	0	0	0	0	750	0	0	1,500	22
6582-0000 - Fire Protection	400	400	400	400	400	400	400	400	400	400	400	400	4,800	70
6582-0001 - Fire Safety Equipment	500	500	500	500	500	500	500	500	500	500	500	500	6,000	88
6590-0000 - Miscellaneous Repair	100	100	100	100	100	100	100	100	100	100	100	100	1,200	17
6591-0000 - Electrical Repairs	300	300	300	300	300	300	300	300	300	300	300	300	3,600	52
6592-0000 - Boiler Repairs	500	500	500	500	500	500	500	500	500	500	500	500	6,000	88
6594-0000 - Carpentry Repairs	100	100	100	100	100	100	100	100	100	100	100	100	1,200	17
6595-0000 - Plumbing Repairs	790	790	790	790	790	790	790	790	790	790	790	790	9,480	139

Account 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	PerUnit
6596-0000 - Floor Repairs/Cleaning	150	150	150	150	150	150	150	150	150	150	150	150	1,800	26
6598-0000 - Roof Repairs	100	100	100	100	100	100	100	100	100	100	100	100	1,200	17
Total Maintenance Expenses	9,536	8,636	8,636	10,036	6,678	6,678	6,678	6,678	6,678	7,928	9,286	8,636	96,084	1,397
Taxes & Insurance														
6710-0000 - Real estate taxes	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	108,000	1,588
6720-0000 - Property and liability insurance	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	24,996	367
6721-0000 - Fidelity bond insurance	10	10	10	10	10	10	10	10	10	10	10	10	120	1
Total Taxes & Insurance	11,093	11,093	11,093	11,093	11,093	11,093	11,093	11,093	11,093	11,093	11,093	11,093	133,116	1,956
Financial Expenses														
6820-0000 - Mortgage interest	20,277	20,227	20,176	20,125	20,074	20,023	19,971	19,919	19,867	19,815	19,763	19,710	239,947	3,528
7104-0000 - Replacement Reserve	1,864	1,864	1,864	1,864	1,864	1,864	1,864	1,864	1,864	1,864	1,864	1,864	22,368	328
7108-0000 - Mortgage Payable (long term)	10,161	10,211	10,262	10,312	10,363	10,414	10,465	10,517	10,569	10,621	10,673	10,726	125,294	1,842
Total Financial Expenses	32,302	32,302	32,302	32,301	32,301	32,301	32,300	32,300	32,300	32,300	32,300	32,300	387,609	5,698
Capital Expenses														
6991-0000 - Capital expenditures	0	0	0	98,000	0	0	0	0	0	0	0	0	98,000	1,441
6991-0002 - Windows	181,666	181,666	181,666	0	0	0	0	0	0	0	0	0	544,998	8,014
6991-0016 - Concrete Repairs	0	0	0	0	1,000	0	0	0	0	0	1,500	0	2,500	36
6993-0000 - Appliance Replacement	120	120	120	120	120	120	120	120	120	120	120	120	1,440	21
6993-0002 - Water Heaters	0	0	0	0	11,000	0	0	0	0	0	0	0	11,000	161
6993-0003 - A/C Replacements	225	225	225	225	225	225	225	225	225	225	225	225	2,700	39
6994-0000 - Carpet & tile	650	650	650	650	650	650	650	650	650	650	650	650	7,800	114
7105-0000 - Replacement Reserve Reimbursement	-181,666	-181,666	-181,666	-98,000	-11,000	0	0	0	-7,000	0	0	0	-660,998	-9,721
Total Capital Expenses	995	995	995	995	1,995	995	995	995	-6,005	995	2,495	995	7,440	105
TOTAL EXPENSE	84,754	80,349	84,494	80,226	86,281	76,398	78,732	76,449	71,732	83,934	84,590	80,768	968,707	14,202

Account 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	PerUnit
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NET INCOME	-4,248	157	-3,988	280	-5,775	4,108	1,774	4,057	8,774	-2,194	-1,616	4,040	5,369	78
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CASH FLOW	-4,248	157	-3,988	280	-5,775	4,108	1,774	4,057	8,774	-2,194	-1,616	4,040	5,369	78
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Evergreen Real Estate Services LLC - Walnut Place
Summary Trend - 2013 Budget

Units: 68

	2010 Actual	2011 Actual	2012 Forecast	2013 Budget	Variance 2011 over 2010	Variance 2012 over 2011	Variance 2013 over 2012	Amounts per Unit				% Change per Unit		
								2010	2011	2012	2013	2011	2012	2013
INCOME														
Residential Rental Revenue	1,036,305	1,037,538	1,039,902	1,039,632	1,233	2,364	-270	15,240	15,258	15,293	15,289	0.1%	0.2%	0.0%
Vacancies & Adjustments	-43,374	-61,575	-44,855	-39,120	-18,201	16,720	5,735	-638	-906	-660	-575	42.0%	-27.2%	-12.9%
Other Income	12,983	6,113	4,238	3,280	-6,870	-1,875	-958	191	90	62	48	-52.9%	-31.1%	-22.6%
TOTAL INCOME	1,005,914	982,076	999,285	1,003,792	-23,838	17,209	4,507	14,793	14,442	14,685	14,762	-2.4%	1.8%	0.5%
EXPENSE														
Advertising & Renting Expenses	235	418	566	360	183	148	-206	3	6	8	5	100.0%	33.3%	-37.5%
Administration Expenses	87,810	97,045	96,692	107,880	9,235	-353	11,188	1,291	1,427	1,422	1,586	10.5%	-0.4%	11.5%
Payroll and Related Costs	160,258	163,436	157,844	166,083	3,178	-5,592	8,239	2,357	2,403	2,321	2,442	2.0%	-3.4%	5.2%
Social Service Coordinator Expenses	0	0	13,651	17,093	0	13,651	3,442	0	0	201	251	0.0%	0.0%	24.9%
Operating Expenses	15,023	8,328	10,700	13,400	-6,695	2,372	2,700	221	122	157	197	-44.8%	28.7%	25.5%
Utility Expenses	44,748	37,131	43,844	41,600	-7,617	6,713	-2,244	658	546	645	612	-17.0%	18.1%	-5.1%
Maintenance Expenses	76,971	63,934	71,342	82,334	-13,037	7,408	10,992	1,132	940	1,049	1,211	-17.0%	11.6%	15.4%
Taxes & Insurance	119,172	127,129	158,568	144,469	7,957	31,439	-14,099	1,753	1,870	2,332	2,125	6.7%	24.7%	-8.9%
Financial Expenses	423,841	425,622	425,195	423,340	1,781	-427	-1,855	6,233	6,259	6,253	6,226	0.4%	-0.1%	-0.4%
Depreciation & Amortization	93,326	92,303	0	0	-1,023	-92,303	0	1,372	1,357	0	0	-1.1%	-100.0%	0.0%
Capital Expenses	-1	1	-13,753	6,950	2	-13,754	20,703	0	0	-202	102	0.0%	0.0%	-150.5%
TOTAL EXPENSE	1,021,383	1,015,347	964,649	1,003,509	-6,036	-50,698	38,860	15,020	14,932	14,186	14,757	-0.6%	-5.0%	4.0%
NET INCOME	-15,469	-33,271	34,636	283	-17,802	67,907	-34,353	-227	-490	509	5	115.1%	-204.1%	-99.2%
CASH FLOW	-15,469	-33,271	34,636	283	-17,802	67,907	-34,353	-227	-490	509	5	115.1%	-204.1%	-99.2%

	2013 Budget	2012 Actual	\$ Change	% Change
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INCOME

Residential Rental Revenue	1,039,632	1,039,902	-270	0%
Vacancies & Adjustments	-39,120	-44,855	5,735	-12.8%
Other Income	3,280	4,238	-958	-22.6%
TOTAL INCOME	1,003,792	999,285	4,507	0.5%

EXPENSE

Advertising & Renting Expenses	360	566	-206	-36.4%
Administration Expenses	107,880	96,692	11,188	11.6%
Payroll and Related Costs	166,083	157,844	8,239	5.2%
Social Service Coordinator Expenses	17,093	13,651	3,442	25.2%
Operating Expenses	13,400	10,700	2,700	25.2%
Utility Expenses	41,600	43,844	-2,244	-5.1%
Maintenance Expenses	82,334	71,342	10,992	15.4%
Taxes & Insurance	144,469	158,568	-14,099	-8.9%
Financial Expenses	423,340	425,195	-1,855	-0.4%
Depreciation & Amortization	0	0	0	0%
Capital Expenses	6,950	-13,753	20,703	-150.5%
TOTAL EXPENSE	1,003,509	964,649	38,860	4%

TOTAL NET INCOME	283	34,636	-34,353	-99.2%
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TOTAL CASH FLOW	283	34,636	-34,353	-99.2%
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Account 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	PerUnit
INCOME														
Residential Rental Revenue														
5120-0000 - Apartment rent	38,120	38,120	38,120	38,120	38,120	38,120	38,120	38,120	38,120	38,120	38,120	38,120	457,440	6,727
5121-0000 - Tenant assistant payments	48,516	48,516	48,516	48,516	48,516	48,516	48,516	48,516	48,516	48,516	48,516	48,516	582,192	8,561
Total Residential Rental Revenue	86,636	1,039,632	15,288											
Vacancies & Adjustments														
5220-0000 - Vacancy loss - apartments	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-24,000	-353
5221-0000 - Non-Revenue Units	-1,260	-1,260	-1,260	-1,260	-1,260	-1,260	-1,260	-1,260	-1,260	-1,260	-1,260	-1,260	-15,120	-223
Total Vacancies & Adjustments	-3,260	-39,120	-576											
Other Income														
5910-0000 - Laundry income	0	0	700	0	0	700	0	0	700	0	0	700	2,800	41
5922-0000 - Late fees	10	10	10	10	10	10	10	10	10	10	10	10	120	1
5930-0000 - Credit Check Fees	30	30	30	30	30	30	30	30	30	30	30	30	360	5
Total Other Income	40	40	740	3,280	47									
TOTAL INCOME	83,416	83,416	84,116	1,003,792	14,759									
EXPENSE														
Advertising & Renting Expenses														
6253-0000 - Credit Report Fees	30	30	30	30	30	30	30	30	30	30	30	30	360	5
Total Advertising & Renting Expenses	30	360	5											
Administration Expenses														
6311-0000 - Office supplies	225	225	225	225	225	225	225	225	225	225	225	225	2,700	39
6316-0000 - Office Equipment	405	405	405	405	405	405	405	405	405	405	405	405	4,860	71
6320-0000 - Management fee	4,137	4,137	4,137	4,137	4,137	4,137	4,137	4,137	4,137	4,137	4,137	4,137	49,644	730
6340-0000 - Legal Expense - Project	167	167	167	167	167	167	167	167	167	167	167	167	2,004	29

Account 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	PerUnit
6350-0000 - Audit Expense	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	12,996	191
6360-0000 - Telephone	850	850	850	850	850	850	850	850	850	850	850	850	10,200	150
6360-0001 - Answering Service/ Pagers	62	62	62	62	62	62	62	62	62	62	62	62	744	10
6365-0000 - Training & Education Expense	110	110	110	110	110	110	110	110	110	110	110	110	1,320	19
6370-0000 - Bad debts	583	583	583	583	583	583	583	583	583	583	583	583	6,996	102
6380-0000 - Consulting/study costs	0	0	0	0	1,500	0	2,000	0	0	0	0	0	3,500	51
6390-0000 - Misc administrative expenses	155	155	155	155	155	155	155	155	155	155	155	155	1,860	27
6390-0002 - Computer Supplies/Data Processing	150	150	150	150	150	150	150	150	150	150	150	150	1,800	26
6395-0000 - Tenant Retention	400	400	400	400	400	400	400	400	400	400	1,500	1,500	7,000	102
6431-0000 - Travel & Expense Reimbursement	188	188	188	188	188	188	188	188	188	188	188	188	2,256	33
Total Administration Expenses	8,515	8,515	8,515	8,515	10,015	8,515	10,515	8,515	8,515	8,515	9,615	9,615	107,880	1,580
Payroll and Related Costs														
6310-0000 - Office salaries	4,752	4,752	4,752	4,889	7,333	4,889	4,889	4,889	4,889	7,333	4,889	4,889	63,145	928
6510-0000 - Janitor and cleaning payroll	1,122	1,122	1,122	1,342	1,684	1,122	1,122	1,122	1,122	1,684	1,122	1,271	14,957	219
6540-0000 - Repairs payroll	3,490	3,490	3,490	3,490	5,234	3,490	3,490	3,490	3,490	5,234	3,490	3,540	45,418	667
6715-0000 - Payroll Taxes	2,566	2,345	1,909	1,265	1,231	868	870	870	870	1,235	870	927	15,826	232
6722-0000 - Workers compensation	271	271	271	271	271	271	271	271	271	271	271	271	3,252	47
6723-0000 - Employee health insurance	537	537	537	537	537	537	586	586	586	586	586	586	6,738	99
6724-0000 - Union Benefits	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,215	14,415	211
6726-0001 - Contingency	0	0	1,804	0	0	0	0	0	0	0	0	528	2,332	34
Total Payroll and Related Costs	13,938	13,717	15,085	12,994	17,490	12,377	12,428	12,428	12,428	17,543	12,428	13,227	166,083	2,437
Social Service Coordinator Expenses														
6900-0000 - Social Service Coordinator	1,389	1,389	1,629	1,348	1,973	1,239	1,239	1,239	1,239	1,859	1,239	1,311	17,093	251
Total Social Service Coordinator Expenses	1,389	1,389	1,629	1,348	1,973	1,239	1,239	1,239	1,239	1,859	1,239	1,311	17,093	251

Account 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	PerUnit
6541-0009 - Window Supplies	100	100	100	100	100	100	100	100	100	100	100	100	1,200	17
6541-0010 - Carpentry/Hardware	60	60	60	60	60	60	60	60	60	60	60	60	720	10
6545-0000 - Elevator Contractor (Annual Maintenance Contract)	300	300	300	300	300	300	300	300	300	300	300	300	3,600	52
6546-0000 - Heating/Cooling Contractor	385	385	385	385	385	385	385	385	385	385	385	385	4,620	67
6548-0000 - Snow removal	1,973	1,973	1,973	1,973	0	0	0	0	0	0	1,973	1,973	11,838	174
6551-0000 - Elevator Contractor (Special Repairs)	100	100	100	100	100	100	100	100	100	100	100	100	1,200	17
6560-0000 - Decorating (Tenant Pntg-Cycle/Turnover by Contractor)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	176
6564-0000 - Decorating (Common Areas - by Contractor)	100	100	100	100	100	100	100	100	100	100	100	100	1,200	17
6580-0000 - Equipment repairs	0	0	0	0	0	0	0	0	0	500	0	0	500	7
6581-0000 - Window Washing	0	0	0	1,000	0	0	0	0	0	1,000	0	0	2,000	29
6582-0000 - Fire Protection	300	300	300	300	300	300	300	300	300	300	300	300	3,600	52
6582-0001 - Fire Safety Equipment	50	50	50	50	50	50	50	50	50	50	50	50	600	8
6590-0000 - Miscellaneous Repair	100	100	100	100	100	100	100	100	100	100	100	100	1,200	17
6591-0000 - Electrical Repairs	300	300	300	300	300	300	300	300	300	300	300	300	3,600	52
6592-0000 - Boiler Repairs	200	200	200	200	200	200	200	200	200	200	200	200	2,400	35
6594-0000 - Carpentry Repairs	100	100	100	100	100	100	100	100	100	100	100	100	1,200	17
6595-0000 - Plumbing Repairs	700	700	700	700	700	700	700	700	700	700	700	700	8,400	123
6596-0000 - Floor Repairs/Cleaning	100	100	100	100	100	100	100	100	100	100	100	100	1,200	17
6598-0000 - Roof Repairs	170	170	170	170	170	170	170	170	170	170	170	170	2,040	30
6599-0000 - Window repairs	100	100	100	100	100	100	100	100	100	100	100	100	1,200	17
Total Maintenance Expenses	7,206	7,206	7,206	8,856	5,883	5,883	5,883	5,883	5,883	7,383	7,856	7,206	82,334	1,193
Taxes & Insurance														
6710-0000 - Real estate taxes	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	120,000	1,764

Account 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	PerUnit
6720-0000 - Property and liability insurance	2,037	2,037	2,037	2,037	2,037	2,037	2,037	2,037	2,037	2,037	2,037	2,037	24,444	359
6721-0000 - Fidelity bond insurance	0	0	0	0	0	25	0	0	0	0	0	0	25	0
Total Taxes & Insurance	12,037	12,037	12,037	12,037	12,037	12,062	12,037	12,037	12,037	12,037	12,037	12,037	144,469	2,123

Financial Expenses

6820-0000 - Mortgage interest	21,568	21,511	21,453	21,395	21,337	21,278	21,219	21,160	21,101	21,041	20,981	20,921	254,965	3,749
7104-0000 - Replacement Reserve	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	22,200	326
7108-0000 - Mortgage Payable (long term)	11,862	11,919	11,976	12,034	12,092	12,150	12,209	12,268	12,327	12,386	12,446	12,506	146,175	2,149
Total Financial Expenses	35,280	35,280	35,279	35,279	35,279	35,278	35,278	35,278	35,278	35,277	35,277	35,277	423,340	6,224

Capital Expenses

6991-0000 - Capital expenditures	0	0	0	2,400	26,100	0	0	0	0	2,400	0	0	30,900	454
6993-0000 - Appliance Replacement	400	0	0	400	0	0	400	0	0	400	0	0	1,600	23
6993-0002 - Water Heaters	0	0	0	1,500	0	0	1,500	0	0	0	0	0	3,000	44
6993-0003 - A/C Replacements	0	0	0	0	1,000	1,000	1,000	1,000	0	0	0	0	4,000	58
6994-0000 - Carpet & tile	750	750	750	750	750	750	750	750	750	750	750	750	9,000	132
7105-0000 - Replacement Reserve Reimbursement	0	0	0	0	0	-35,550	0	0	0	0	0	-6,000	-41,550	-612
Total Capital Expenses	1,150	750	750	5,050	27,850	-33,800	3,650	1,750	750	3,550	750	-5,250	6,950	99

TOTAL EXPENSE	84,461	83,340	84,947	89,275	114,973	46,000	85,476	81,576	80,576	90,618	84,398	77,869	1,003,509	14,716
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NET INCOME	-1,045	76	-831	-5,859	-31,557	38,116	-2,060	1,840	3,540	-7,202	-982	6,247	283	4
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CASH FLOW	-1,045	76	-831	-5,859	-31,557	38,116	-2,060	1,840	3,540	-7,202	-982	6,247	283	4
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Account 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	PerUnit
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Evergreen Real Estate Services LLC - Ravinia Housing
Summary Trend - 2013 Budget

Units: 17

	2010 Actual	2011 Actual	2012 Budget	2013 Budget	Variance 2011 over 2010	Variance 2012 over 2011	Variance 2013 over 2012	Amounts per Unit				% Change per Unit		
								2010	2011	2012	2013	2011	2012	2013
INCOME														
Residential Rental Income	344,148	336,704	260,556	260,556	-7,444	-76,148	0	20,244	19,806	15,327	15,327	-2.2%	-22.6%	0.0%
Vacancies and Adjustments	-3,796	-22,051	-15,300	-10,000	-18,255	6,751	5,300	-223	-1,297	-900	-588	481.6%	-30.6%	-34.7%
Other Income	-2,621	6,119	0	360	8,740	-6,119	360	-154	360	0	21	-333.8%	-100.0%	0.0%
TOTAL INCOME	337,731	320,772	245,256	250,916	-16,959	-75,516	5,660	19,867	18,869	14,427	14,760	-5.0%	-23.5%	2.3%
EXPENSE														
Advertising and Renting Expenses	0	31	0	240	31	-31	240	0	2	0	14	0.0%	-100.0%	0.0%
Administration Expenses	40,262	55,385	38,189	36,288	15,123	-17,196	-1,901	2,368	3,258	2,246	2,135	37.6%	-31.1%	-4.9%
Payroll and Related Costs	43,057	42,051	44,507	45,082	-1,006	2,456	575	2,533	2,474	2,618	2,652	-2.3%	5.8%	1.3%
Operating & Maintenance Expenses	63,918	91,416	52,404	45,604	27,498	-39,012	-6,800	3,760	5,377	3,083	2,683	43.0%	-42.7%	-13.0%
Social Service Coordinator	0	0	0	4,661	0	0	4,661	0	0	0	274	0.0%	0.0%	0.0%
Utility Expenses	1,427	3,265	6,110	5,553	1,838	2,845	-557	84	192	359	327	128.6%	87.0%	-8.9%
Taxes & Insurance	35,936	40,292	38,030	48,530	4,356	-2,262	10,500	2,114	2,370	2,237	2,855	12.1%	-5.6%	27.6%
Financial Expenses	98,882	122,644	58,440	43,119	23,762	-64,204	-15,321	5,817	7,214	3,438	2,536	24.0%	-52.3%	-26.2%
Capital Expenses	-75,238	-20,000	0	0	55,238	20,000	0	-4,426	-1,176	0	0	-73.4%	-100.0%	0.0%
TOTAL EXPENSE	208,244	335,084	237,680	229,077	126,840	-97,404	-8,603	12,250	19,711	13,981	13,475	60.9%	-29.1%	-3.6%
NET INCOME	129,487	-14,312	7,576	21,839	-143,799	21,888	14,263	7,617	-842	446	1,285	-111.1%	-152.9%	188.3%
CASH FLOW	129,487	-14,312	7,576	21,839	-143,799	21,888	14,263	7,617	-842	446	1,285	-111.1%	-152.9%	188.3%

	2013 Budget	2012 Actual	\$ Change	% Change
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INCOME

Residential Rental Income	260,556	260,078	478	0.2%
Vacancies and Adjustments	-10,000	-15,450	5,450	-35.3%
Other Income	360	152	208	136.8%
TOTAL INCOME	250,916	244,780	6,136	2.5%

EXPENSE

Advertising and Renting Expenses	240	23	217	943.5%
Administration Expenses	36,288	32,035	4,253	13.3%
Payroll and Related Costs	45,082	43,243	1,839	4.3%
Operating & Maintenance Expenses	45,604	36,230	9,374	25.9%
Social Service Coordinator	4,661	0	4,661	0%
Utility Expenses	5,553	4,699	854	18.2%
Taxes & Insurance	48,530	48,113	417	0.9%
Financial Expenses	43,119	45,919	-2,800	-6.1%
Capital Expenses	0	0	0	0%
TOTAL EXPENSE	229,077	210,262	18,815	8.9%

TOTAL NET INCOME	21,839	34,518	-12,679	-36.7%
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TOTAL CASH FLOW	21,839	34,518	-12,679	-36.7%
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Account 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	PerUnit
INCOME														
Residential Rental Income														
5120-0000 - Apartment rent	9,554	9,554	9,554	9,554	9,554	9,554	9,554	9,554	9,554	9,554	9,554	9,554	114,648	6,744
5121-0000 - Tenant assistant payments	12,159	12,159	12,159	12,159	12,159	12,159	12,159	12,159	12,159	12,159	12,159	12,159	145,908	8,582
Total Residential Rental Income	21,713	260,556	15,326											
Vacancies and Adjustments														
5220-0000 - Vacancy loss - apartments	-833	-833	-833	-833	-833	-833	-837	-833	-833	-833	-833	-833	-10,000	-589
Total Vacancies and Adjustments	-833	-833	-833	-833	-833	-833	-837	-833	-833	-833	-833	-833	-10,000	-589
Other Income														
5413-0000 - Interest income - escrow	30	30	30	30	30	30	30	30	30	30	30	30	360	21
Total Other Income	30	360	21											
TOTAL INCOME	20,910	20,910	20,910	20,910	20,910	20,910	20,906	20,910	20,910	20,910	20,910	20,910	250,916	14,758
EXPENSE														
Advertising and Renting Expenses														
6250-0000 - Renting expenses	20	20	20	20	20	20	20	20	20	20	20	20	240	14
Total Advertising and Renting Expenses	20	240	14											
Administration Expenses														
6311-0000 - Office supplies	521	521	521	521	521	521	521	521	521	521	521	521	6,252	367
6320-0000 - Management fee	765	765	765	765	765	765	765	765	765	765	765	765	9,180	540
6340-0000 - Legal Expense - Project	100	100	100	100	100	100	100	100	100	100	100	100	1,200	70
6350-0000 - Audit Expense	985	985	985	985	985	985	985	985	985	985	985	985	11,820	695
6365-0000 - Training & Education Expense	50	50	50	50	50	50	50	50	50	50	50	50	600	35
6370-0000 - Bad debts	433	433	433	433	433	433	433	433	433	433	433	433	5,196	305
6390-0000 - Misc administrative expenses	100	100	100	100	100	100	100	100	100	100	100	100	1,200	70

Account 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	PerUnit
6390-0002 - Computer Supplies/Data Processing	70	70	70	70	70	70	70	70	70	70	70	70	840	49
Total Administration Expenses	3,024	3,024	3,024	3,024	3,024	3,024	3,024	3,024	3,024	3,024	3,024	3,024	36,288	2,131
Payroll and Related Costs														
6310-0000 - Office salaries	1,295	1,295	1,295	1,333	2,000	1,333	1,333	1,333	1,333	2,000	1,333	1,333	17,216	1,012
6510-0000 - Janitor and cleaning payroll	1,246	1,246	1,246	1,246	1,868	1,246	1,246	1,246	1,246	1,868	1,246	1,264	16,214	953
6715-0000 - Payroll Taxes	699	638	528	341	336	237	238	238	238	338	238	254	4,323	254
6722-0000 - Workers compensation	71	71	71	71	71	71	71	71	71	71	71	71	852	50
6723-0000 - Employee health insurance & other employee benefits	144	144	144	144	144	144	159	159	159	159	159	159	1,818	106
6724-0000 - Union Benefits	327	327	327	327	327	327	327	327	327	327	327	330	3,927	231
6726-0001 - Contingency	0	0	516	36	0	0	0	0	0	0	0	180	732	43
Total Payroll and Related Costs	3,782	3,721	4,127	3,498	4,746	3,358	3,374	3,374	3,374	4,763	3,374	3,591	45,082	2,649
Social Service Coordinator														
6900-0000 - Social Service Coordinator	378	378	444	368	538	338	338	338	338	507	338	358	4,661	274
Total Social Service Coordinator	378	378	444	368	538	338	338	338	338	507	338	358	4,661	274
Operating & Maintenance Expenses														
6515-0000 - Janitors and cleaning supplies	100	100	100	100	100	100	100	100	100	100	100	100	1,200	70
6520-0000 - Miscellaneous Repair Contractors	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	30,900	1,817
6525-0000 - Rubbish removal	500	500	500	500	500	500	500	500	500	500	500	500	6,000	352
6546-0000 - Heating/Cooling Contractor	42	42	42	42	42	42	42	42	42	42	42	42	504	29
6548-0000 - Snow removal	2,000	1,800	1,500	500	0	0	0	0	0	0	0	1,200	7,000	411
Total Operating & Maintenance Expenses	5,217	5,017	4,717	3,717	3,217	3,217	3,217	3,217	3,217	3,217	3,217	4,417	45,604	2,679
Utility Expenses														
6450-0000 - Electricity	260	260	260	269	260	260	260	260	260	260	260	260	3,129	184
6451-0000 - Water	27	27	27	27	27	27	27	27	27	27	27	27	324	19
6452-0000 - Gas	125	125	125	125	125	125	125	125	125	125	125	125	1,500	88

Account 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	PerUnit
6453-0000 - Sewer	50	50	50	50	50	50	50	50	50	50	50	50	600	35
Total Utility Expenses	462	462	462	471	462	462	462	462	462	462	462	462	5,553	326
Taxes & Insurance														
6710-0000 - Real estate taxes	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,000	2,470
6720-0000 - Property and liability insurance	540	540	540	540	540	540	540	540	540	540	540	540	6,480	381
6721-0000 - Fidelity bond insurance	0	0	0	0	0	50	0	0	0	0	0	0	50	2
Total Taxes & Insurance	4,040	4,040	4,040	4,040	4,040	4,090	4,040	4,040	4,040	4,040	4,040	4,040	48,530	2,853
Financial Expenses														
6820-0000 - Mortgage interest	1,539	1,537	1,535	1,532	1,530	1,528	1,526	1,524	1,521	1,519	1,517	1,515	18,323	1,077
6850-0000 - Mortgage Service Fee	152	152	152	152	152	152	152	152	152	152	152	152	1,824	107
7104-0000 - Replacement Reserve	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	15,996	940
7108-0000 - Mortgage Payable (long term)	569	572	574	576	578	580	582	585	587	589	591	593	6,976	410
Total Financial Expenses	3,593	3,594	3,594	3,593	3,593	3,593	3,593	3,594	3,593	3,593	3,593	3,593	43,119	2,534
Capital Expenses														
6994-0000 - Carpet & tile	0	0	0	0	1,600	0	0	0	0	0	1,600	0	3,200	188
7105-0000 - Replacement Reserve Reimbursement	0	0	0	0	0	0	0	0	0	0	0	-3,200	-3,200	-189
Total Capital Expenses	0	0	0	0	1,600	0	0	0	0	0	1,600	-3,200	0	-1
TOTAL EXPENSE	20,516	20,256	20,428	18,731	21,240	18,102	18,068	18,069	18,068	19,626	19,668	16,305	229,077	13,459
NET INCOME	394	654	482	2,179	-330	2,808	2,838	2,841	2,842	1,284	1,242	4,605	21,839	1,284

Account 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	PerUnit
CASH FLOW	394	654	482	2,179	-330	2,808	2,838	2,841	2,842	1,284	1,242	4,605	21,839	1,284

Evergreen Real Estate Services LLC
Frank B Peers Senior Housing
Account by Account
For the Budget Year Beginning January 2013

G/L Account	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
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INCOME - Residential Rental Revenue													
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5120-0000 - Apartment rent

Market rent	36,910	36,910	36,910	36,910	36,910	36,910	36,910	36,910	36,910	36,910	36,910	36,910	36,910	442,920
2013 Budget	36,910	442,920												
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	543	543	543	543	543	543	543	543	543	543	543	543	543	6,516
2012 Forecast	19,039	18,288	18,261	18,813	20,922	20,830	16,790	16,790	16,790	16,790	16,790	16,790	16,790	216,891
Change from current budget \$	17,871	18,622	18,649	18,097	15,988	16,080	20,120	20,120	20,120	20,120	20,120	20,120	20,120	226,027
Change from current budget %	93.87%	101.83%	102.12%	96.19%	76.42%	77.2%	119.84%	119.84%	119.84%	119.84%	119.84%	119.84%	119.84%	104.21%
2011 Actual	20,546	21,035	20,645	21,129	19,072	17,891	18,086	16,841	17,294	18,142	18,198	19,307	19,307	228,186
Change from current budget \$	16,364	15,875	16,265	15,781	17,838	19,019	18,824	20,069	19,616	18,768	18,712	17,603	17,603	214,734
Change from current budget %	79.65%	75.47%	78.78%	74.69%	93.53%	106.3%	104.08%	119.17%	113.43%	103.45%	102.82%	91.17%	91.17%	94.10%

Comments

Using existing Rental amounts

5121-0000 - Tenant assistant payments

Market rent	46,976	46,976	46,976	46,976	46,976	46,976	46,976	46,976	46,976	46,976	46,976	46,976	46,976	563,712
2013 Budget	46,976	563,712												
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	691	691	691	691	691	691	691	691	691	691	691	691	691	8,292
2012 Forecast	64,909	65,660	65,687	65,135	63,026	63,118	67,158	67,158	67,158	67,158	67,158	67,158	67,158	790,485
Change from current budget \$	-17,933	-18,684	-18,711	-18,159	-16,050	-16,142	-20,182	-20,182	-20,182	-20,182	-20,182	-20,182	-20,182	-226,771
Change from current budget %	-27.63%	-28.46%	-28.49%	-27.88%	-25.47%	-25.57%	-30.05%	-30.05%	-30.05%	-30.05%	-30.05%	-30.05%	-30.05%	-28.69%
2011 Actual	60,454	59,965	60,355	71,663	64,876	66,057	65,862	67,107	66,654	65,806	65,750	64,641	64,641	779,190
Change from current budget \$	-13,478	-12,989	-13,379	-24,687	-17,900	-19,081	-18,886	-20,131	-19,678	-18,830	-18,774	-17,665	-17,665	-215,478
Change from current budget %	-22.29%	-21.66%	-22.17%	-34.45%	-27.59%	-28.89%	-28.68%	-30%	-29.52%	-28.61%	-28.55%	-27.33%	-27.33%	-27.65%

5140-0000 - Commercial base rent

Commercial base rent	60	60	60	60	60	60	60	60	60	60	60	60	60	720
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	60	720												
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%

Evergreen Real Estate Services LLC
Frank B Peers Senior Housing
Account by Account
For the Budget Year Beginning January 2013

G/L Account	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
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	60	60	500	60	60	60	60	60	60	60	60	60	1,160
Change from current budget \$	0	0	-440	0	0	0	0	0	0	0	0	0	-440
Change from current budget %	0%	0%	-88%	0%	0%	0%	0%	0%	0%	0%	0%	0%	-37.92%
2011 Actual	60	531	60	60	60	60	60	60	60	60	60	60	1,191
Change from current budget \$	0	-471	0	0	0	0	0	0	0	0	0	0	-471
Change from current budget %	0%	-88.7%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	-39.54%

Comments

Payment from Ravinia for use of office space.

Total Residential Rental Revenue	83,946	1,007,352											
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INCOME - Vacancies & Adjustments

5220-0000 - Vacancy loss - apartments

Vacant Units	-2,468	-2,468	-2,468	-2,468	-2,468	-2,468	-2,468	-2,468	-2,468	-1,234	0	1,234	-22,212
2013 Budget	-2,468	-1,234	0	1,234	-22,212								
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	-50%	-100%	0%	-150.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	1,234	1,234	1,234	3,702
Per Unit	-36	-36	-36	-36	-36	-36	-36	-36	-36	-18	0	18	-324
2012 Forecast	-1,992	-1,243	-1,243	-1,852	-3,633	-3,633	-1,500	-1,500	-1,500	-1,500	-1,500	-1,500	-22,596
Change from current budget \$	-476	-1,225	-1,225	-616	1,165	1,165	-968	-968	-968	266	1,500	2,734	384
Change from current budget %	23.9%	98.55%	98.55%	33.26%	-32.07%	-32.07%	64.53%	64.53%	64.53%	-17.73%	-100%	-182.27%	-1.70%
2011 Actual	-4,183	-4,596	-4,463	-4,068	-1,684	0	0	0	0	-1,147	-1,147	-2,390	-23,678
Change from current budget \$	1,715	2,128	1,995	1,600	-784	-2,468	-2,468	-2,468	-2,468	-87	1,147	3,624	1,466
Change from current budget %	-41%	-46.3%	-44.7%	-39.33%	46.56%	0%	0%	0%	0%	7.59%	-100%	-151.63%	-6.19%

Comments

Based on actuals/annualized

5221-0000 - Non-Revenue Units

Employee Units	0	0	0	0	0	0	0	0	0	0	0	0	0
Administration Units	-1,234	-1,234	-1,234	-1,234	-1,234	-1,234	-1,234	-1,234	-1,234	-1,234	-1,234	-1,234	-14,808
2013 Budget	-1,234	-14,808											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0

Evergreen Real Estate Services LLC

Frank B Peers Senior Housing

Account by Account

For the Budget Year Beginning January 2013

G/L Account	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
Per Unit	-18	-18	-18	-18	-18	-18	-18	-18	-18	-18	-18	-18	-216
2012 Forecast	-1,243	-1,243	-1,243	-1,243	-1,243	-1,243	-1,243	-1,243	-1,243	-1,243	-1,243	-1,243	-14,916
Change from current budget \$	9	9	9	9	9	9	9	9	9	9	9	9	108
Change from current budget %	-0.72%	-0.72%	-0.72%	-0.72%	-0.72%	-0.72%	-0.72%	-0.72%	-0.72%	-0.72%	-0.72%	-0.72%	-0.72%
2011 Actual	-1,175	-1,175	-1,250	-1,200	-1,243	-1,243	-1,243	-1,243	-1,243	-1,243	-1,243	-1,243	-14,744
Change from current budget \$	-59	-59	16	-34	9	9	9	9	9	9	9	9	-64
Change from current budget %	5.02%	5.02%	-1.28%	2.83%	-0.72%	-0.72%	-0.72%	-0.72%	-0.72%	-0.72%	-0.72%	-0.72%	0.43%
Total Vacancies & Adjustments	-3,702	-2,468	-1,234	0	-37,020								

INCOME - Other Income

5413-0000 - Interest income - escrow

Interest income - escrow	2	2	2	2	2	2	2	2	2	2	2	2	24
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	2	24											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	0	0	0	0	0	0	0	0	0	0	0	0	0
2012 Forecast	0	0	1	0	0	1	0	0	0	20	0	20	42
Change from current budget \$	2	2	1	2	2	1	2	2	2	-18	2	-18	-18
Change from current budget %	0%	0%	81.82%	0%	0%	108.33%	0%	0%	0%	-90%	0%	-90%	-42.94%
2011 Actual	0	0	2	0	0	8	0	0	6	0	0	1	18
Change from current budget \$	2	2	0	2	2	-6	2	2	-4	2	2	1	7
Change from current budget %	0%	0%	-16.67%	0%	0%	-74.97%	0%	0%	-68.99%	0%	0%	37.93%	31.22%

5910-0000 - Laundry income

Laundry income	205	205	205	205	205	205	205	205	205	205	205	205	2,460
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	205	2,460											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	3	3	3	3	3	3	3	3	3	3	3	3	36
2012 Forecast	0	0	504	0	512	0	208	208	208	208	208	212	2,268
Change from current budget \$	205	205	-299	205	-307	205	-3	-3	-3	-3	-3	-7	192
Change from current budget %	0%	0%	-59.33%	0%	-59.96%	0%	-1.44%	-1.44%	-1.44%	-1.44%	-1.44%	-3.3%	8.47%

Evergreen Real Estate Services LLC
Frank B Peers Senior Housing
Account by Account
For the Budget Year Beginning January 2013

G/L Account	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
2011 Actual	546	0	0	542	0	0	0	567	0	532	0	0	2,187
Change from current budget \$	-340	205	205	-337	205	205	205	-362	205	-327	205	205	274
Change from current budget %	-62.42%	0%	0%	-62.18%	0%	0%	0%	-63.86%	0%	-61.47%	0%	0%	12.50%

5922-0000 - Late fees

Late fees	5	5	5	5	5	5	5	5	5	5	5	5	60
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	5	60											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	0	0	0	0	0	0	0	0	0	0	0	0	0
2012 Forecast	0	0	0	0	0	0	15	15	15	15	15	15	90
Change from current budget \$	5	5	5	5	5	5	-10	-10	-10	-10	-10	-10	-30
Change from current budget %	0%	0%	0%	0%	0%	0%	-66.67%	-66.67%	-66.67%	-66.67%	-66.67%	-66.67%	-33.33%

5945-0000 - Damages

Damages	50	50	50	50	50	50	50	50	50	50	50	50	600
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	50	600											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	0	0	0	100	100	100	100	100	100	600
Change from current budget \$	50	50	50	50	50	50	-50	-50	-50	-50	-50	-50	0
Change from current budget %	0%	0%	0%	0%	0%	0%	-50%	-50%	-50%	-50%	-50%	-50%	0.00%

5990-0000 - Misc other income

Misc other income	0	0	0	0	0	0	0	0	0	0	0	600	600
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	0	600	600										
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	600	600
Per Unit	0	0	0	0	0	0	0	0	0	0	0	9	9
2012 Forecast	0	0	0	0	0	0	0	50	50	50	0	51	201
Change from current budget \$	0	0	0	0	0	0	0	-50	-50	-50	0	549	399

Evergreen Real Estate Services LLC
Frank B Peers Senior Housing
Account by Account
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G/L Account	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
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	-100%	-100%	-100%	0%	1076.47%	198.51%
2011 Actual	0	471	0	329	0	4,100	0	0	0	0	0	0	4,899
Change from current budget \$	0	-471	0	-329	0	-4,100	0	0	0	0	0	600	-4,300
Change from current budget %	0%	-100%	0%	-100%	0%	-100%	0%	0%	0%	0%	0%	0%	-87.75%

Comments

Russian TV Income

Total Other Income	262	862	3,744										
TOTAL INCOME	80,506	81,740	82,974	84,808	974,076								

EXPENSE - Advertising & Renting Expenses

6213-0000 - Employee Recruitment

Employee Recruitment	25	25	25	25	25	25	25	25	25	25	25	25	300
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	25	300											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	0	0	0	0	0	0	0	0	0	0	0	0	0
2012 Forecast	0	0	194	27	59	25	0	0	0	0	0	0	305
Change from current budget \$	25	25	-169	-2	-34	0	25	25	25	25	25	25	-5
Change from current budget %	0%	0%	-87.09%	-6.86%	-57.6%	-0.87%	0%	0%	0%	0%	0%	0%	-1.52%
2011 Actual	33	0	2	32	0	18	0	0	0	0	0	0	85
Change from current budget \$	-8	25	23	-7	25	7	25	25	25	25	25	25	215
Change from current budget %	-24.24%	0%	1162.63%	-22.84%	0%	39.12%	0%	0%	0%	0%	0%	0%	251.49%

6253-0000 - Credit Report Fees

Credit Report Fees	30	30	30	30	30	30	30	30	30	30	30	30	360
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	30	360											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	0	0	0	0	0	0	0	0	0	0	0	0	0
2012 Forecast	14	53	0	0	14	28	30	30	30	30	30	30	289
Change from current budget \$	16	-23	30	30	16	2	0	0	0	0	0	0	71

Evergreen Real Estate Services LLC
Frank B Peers Senior Housing
Account by Account
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G/L Account	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
Change from current budget %	114.29%	-43.4%	0%	0%	114.29%	7.14%	0%	0%	0%	0%	0%	0%	24.57%
2011 Actual	14	28	0	0	0	109	0	0	0	0	33	38	222
Change from current budget \$	16	2	30	30	30	-79	30	30	30	30	-3	-8	138
Change from current budget %	114.29%	7.14%	0%	0%	0%	-72.48%	0%	0%	0%	0%	-9.09%	-20%	62.53%

Comments

Screening Reports-2 per month

Total Advertising & Renting Expenses	55	660											
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EXPENSE - Administration Expenses

6311-0000 - Office supplies

Office supplies	225	225	225	225	225	225	225	225	225	225	225	225	2,700
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	225	2,700											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	3	3	3	3	3	3	3	3	3	3	3	3	36
2012 Forecast	338	226	85	205	133	192	247	247	247	247	247	247	2,661
Change from current budget \$	-113	-1	140	20	92	33	-22	-22	-22	-22	-22	-22	39
Change from current budget %	-33.35%	-0.5%	164.61%	9.79%	69.07%	16.98%	-8.91%	-8.91%	-8.91%	-8.91%	-8.91%	-8.91%	1.46%
2011 Actual	90	-237	362	213	321	74	209	64	371	886	173	246	2,773
Change from current budget \$	135	462	-137	12	-96	151	16	161	-146	-661	52	-21	-72
Change from current budget %	150.36%	-195.05%	-37.85%	5.7%	-29.88%	202.18%	7.49%	250.69%	-39.4%	-74.61%	29.88%	-8.41%	-2.64%

Comments

Postage-messenger service-general supplies-

6316-0000 - Office Equipment

Office Equipment	405	405	405	405	405	405	405	405	405	405	405	405	4,860
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	405	4,860											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	6	6	6	6	6	6	6	6	6	6	6	6	72

Comments

Copier lease, postage machine and the service contract for the copier

Evergreen Real Estate Services LLC
Frank B Peers Senior Housing
Account by Account
For the Budget Year Beginning January 2013

G/L Account	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
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6320-0000 - Management fee

Management fee	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,004
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	4,167	50,004											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	61	61	61	61	61	61	61	61	61	61	61	61	732
2012 Forecast	3,917	3,972	4,004	4,122	4,061	3,878	4,150	4,150	4,150	4,150	4,150	4,150	48,854
Change from current budget \$	250	195	163	45	106	289	17	17	17	17	17	17	1,150
Change from current budget %	6.38%	4.9%	4.08%	1.09%	2.6%	7.46%	0.41%	0.41%	0.41%	0.41%	0.41%	0.41%	2.35%
2011 Actual	3,767	3,812	3,652	3,823	3,786	4,417	5,557	4,386	4,106	4,130	4,207	4,220	49,863
Change from current budget \$	400	355	515	344	381	-250	-1,390	-219	61	37	-40	-53	141
Change from current budget %	10.61%	9.32%	14.09%	9%	10.05%	-5.65%	-25.01%	-4.98%	1.48%	0.9%	-0.96%	-1.27%	0.28%

6340-0000 - Legal Expense - Project

Legal Expense - Project	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	100	1,200											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	0	1,320	0	80	80	80	80	80	80	1,800
Change from current budget \$	100	100	100	100	-1,220	100	20	20	20	20	20	20	-600
Change from current budget %	0%	0%	0%	0%	-92.42%	0%	25%	25%	25%	25%	25%	25%	-33.33%

Comments

Property tax appeal--tenat legal

6350-0000 - Audit Expense

Audit Expense	2,283	0	2,283	0	2,285	0	2,283	0	2,283	0	2,283	0	13,700
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	2,283	0	2,283	0	2,285	0	2,283	0	2,283	0	2,283	0	13,700
Change from Prior Month %	0%	-100%	0%	-100%	0%	-100%	0%	-100%	0%	-100%	0%	-100%	-100.00%
Change from Prior Month \$	0	-2,283	2,283	-2,283	2,285	-2,285	2,283	-2,283	2,283	-2,283	2,283	-2,283	-2,283
Per Unit	34	0	34	0	34	0	34	0	34	0	34	0	204

Evergreen Real Estate Services LLC
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G/L Account	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
2012 Forecast	0	5,500	0	6,100	0	1,100	0	0	0	0	0	0	12,700
Change from current budget \$	2,283	-5,500	2,283	-6,100	2,285	-1,100	2,283	0	2,283	0	2,283	0	1,000
Change from current budget %	0%	-100%	0%	-100%	0%	-100%	0%	0%	0%	0%	0%	0%	7.87%
2011 Actual	0	0	5,500	6,100	1,100	0	0	0	0	0	0	0	12,700
Change from current budget \$	2,283	0	-3,217	-6,100	1,185	0	2,283	0	2,283	0	2,283	0	1,000
Change from current budget %	0%	0%	-58.49%	-100%	107.73%	0%	0%	0%	0%	0%	0%	0%	7.87%

6360-0000 - Telephone

Telephone	750	750	750	750	750	750	750	750	750	750	750	750	9,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	750	9,000											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	11	11	11	11	11	11	11	11	11	11	11	11	132
2012 Forecast	525	473	395	695	798	729	725	725	725	725	725	725	7,964
Change from current budget \$	225	277	355	55	-48	21	25	25	25	25	25	25	1,035
Change from current budget %	42.98%	58.69%	89.82%	7.91%	-6.03%	2.91%	3.45%	3.45%	3.45%	3.45%	3.45%	3.45%	13.00%
2011 Actual	498	635	975	489	424	453	1,053	61	1,547	700	535	1,094	8,464
Change from current budget \$	252	115	-225	261	326	297	-303	689	-797	50	215	-344	536
Change from current budget %	50.61%	18.05%	-23.1%	53.49%	77.06%	65.58%	-28.75%	1135.58%	-51.53%	7.16%	40.1%	-31.46%	6.33%

Comments

this line item includes the following types of phone lines; general phone line coming into the office (2), door security phone lines, fax lines, cell phones, internet phone lines etc

6360-0001 - Answering Service/ Pagers

Answering Service/ Pagers	61	61	61	61	61	61	61	61	61	61	61	61	732
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	61	732											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	61	61	0	120	61	122	61	61	61	61	61	61	790
Change from current budget \$	0	0	61	-59	0	-61	0	0	0	0	0	0	-59
Change from current budget %	0.46%	0.49%	0%	-49.35%	0.66%	-49.92%	0%	0%	0%	0%	0%	0%	-7.37%

6365-0000 - Training & Education Expense

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G/L Account	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
Training & Education Expense	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	125	1,500											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	2	2	2	2	2	2	2	2	2	2	2	2	24
2012 Forecast	0	0	0	0	0	0	110	110	110	110	110	110	660
Change from current budget \$	125	125	125	125	125	125	15	15	15	15	15	15	840
Change from current budget %	0%	0%	0%	0%	0%	0%	13.64%	13.64%	13.64%	13.64%	13.64%	13.64%	127.27%
2011 Actual	0	0	0	0	0	319	0	0	0	77	0	0	396
Change from current budget \$	125	125	125	125	125	-194	125	125	125	48	125	125	1,104
Change from current budget %	0%	0%	0%	0%	0%	-60.82%	0%	0%	0%	62.34%	0%	0%	278.79%

6370-0000 - Bad debts

Bad debts	416	416	416	416	416	416	416	416	416	416	416	416	4,992
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	417	5,004											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	6	6	6	6	6	6	6	6	6	6	6	6	72
2012 Forecast	429	0	0	64	50	298	0	0	0	0	3,000	0	3,841
Change from current budget \$	-12	417	417	353	367	119	417	417	417	417	-2,583	417	1,163
Change from current budget %	-2.8%	0%	0%	551.56%	734%	39.93%	0%	0%	0%	0%	-86.1%	0%	30.28%
2011 Actual	0	0	0	0	5,762	113	0	0	4,138	0	695	8,149	18,857
Change from current budget \$	417	417	417	417	-5,345	304	417	417	-3,721	417	-278	-7,732	-13,853
Change from current budget %	0%	0%	0%	0%	-92.76%	269.03%	0%	0%	-89.92%	0%	-40%	-94.88%	-73.46%

6380-0000 - Consulting/study costs

Consulting/study costs	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	250	3,000											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	4	4	4	4	4	4	4	4	4	4	4	4	48
2012 Forecast	0	0	0	0	2,052	0	0	0	750	0	0	0	2,802

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G/L Account	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
Change from current budget \$	250	250	250	250	-1,802	250	250	250	-500	250	250	250	198
Change from current budget %	0%	0%	0%	0%	-87.82%	0%	0%	0%	-66.67%	0%	0%	0%	7.07%
2011 Actual	0	0	0	0	0	0	0	0	0	400	0	0	400
Change from current budget \$	250	250	250	250	250	250	250	250	250	-150	250	250	2,600
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	-37.5%	0%	0%	650.00%

Comments

fees for annual cerification, file audits etc

6385-0000 - Temporary Help

Temporary Help	84	84	84	84	84	84	84	84	84	84	84	84	1,008
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	84	1,008											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	918	947	0	0	0	0	0	0	0	1,865
Change from current budget \$	84	84	84	-834	-863	84	84	84	84	84	84	84	-857
Change from current budget %	0%	0%	0%	-90.85%	-91.13%	0%	0%	0%	0%	0%	0%	0%	-45.96%
2011 Actual	0	0	410	0	207	648	0	0	0	0	0	0	1,266
Change from current budget \$	84	84	-326	84	-123	-564	84	84	84	84	84	84	-257
Change from current budget %	0%	0%	-79.51%	0%	-59.51%	-87.04%	0%	0%	0%	0%	0%	0%	-20.36%

6390-0000 - Misc administrative expenses

Misc administrative expenses	184	184	184	184	184	184	184	184	184	184	184	184	2,208
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	184	2,208											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	3	3	3	3	3	3	3	3	3	3	3	3	36
2012 Forecast	197	138	165	191	132	304	120	120	120	120	120	120	1,846
Change from current budget \$	-13	46	19	-7	52	-120	64	64	64	64	64	64	361
Change from current budget %	-6.42%	33.6%	11.18%	-3.6%	39.78%	-39.37%	53.33%	53.33%	53.33%	53.33%	53.33%	53.33%	19.62%
2011 Actual	65	117	29	223	328	93	435	44	0	30	221	292	1,877
Change from current budget \$	119	67	155	-39	-144	91	-251	140	184	154	-37	-108	331
Change from current budget %	182.9%	57.29%	525%	-17.5%	-43.88%	98.15%	-57.7%	317.52%	0%	513.33%	-16.9%	-36.88%	17.62%

Evergreen Real Estate Services LLC
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G/L Account	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
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6390-0002 - Computer Supplies/Data Processing

Computer Supplies/Data Processing	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	150	1,800											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	2	2	2	2	2	2	2	2	2	2	2	2	24
2012 Forecast	319	209	154	154	155	155	150	150	150	150	150	150	2,048
Change from current budget \$	-169	-59	-4	-4	-5	-5	0	0	0	0	0	0	-246
Change from current budget %	-53.01%	-28.31%	-2.74%	-2.74%	-3.41%	-3.41%	0%	0%	0%	0%	0%	0%	-12.09%
2011 Actual	127	127	127	127	127	127	634	148	478	148	154	154	2,476
Change from current budget \$	23	23	23	23	23	23	-484	2	-328	2	-4	-4	-678
Change from current budget %	18.46%	18.46%	18.46%	18.46%	18.46%	18.46%	-76.33%	1.3%	-68.62%	1.3%	-2.74%	-2.74%	-27.30%

6395-0000 - Tenant Retention

Tenant Retention	500	500	500	500	500	500	500	500	500	500	1,000	1,000	7,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	500	1,000	1,000	7,000									
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	100.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	500	0	500
Per Unit	7	7	7	7	7	7	7	7	7	7	15	15	100
2012 Forecast	488	106	750	446	626	101	377	625	625	625	1,000	2,000	7,768
Change from current budget \$	12	394	-250	54	-126	399	123	-125	-125	-125	0	-1,000	-769
Change from current budget %	2.38%	372.68%	-33.33%	12.17%	-20.15%	396.08%	32.79%	-20%	-20%	-20%	0%	-50%	-9.89%
2011 Actual	595	281	370	272	281	0	227	211	264	1,170	496	1,025	5,190
Change from current budget \$	-95	219	130	228	219	500	273	289	236	-670	504	-25	1,808
Change from current budget %	-15.9%	78.22%	35.28%	83.97%	77.94%	0%	120.71%	137.47%	89.3%	-57.26%	101.48%	-2.47%	34.87%

Comments

extra money was put into the budget for November and December so that we could do holiday parties including music, nice catered meal, etc

6431-0000 - Travel & Expense Reimbursement

Travel & Expense Reimbursement	170	170	170	170	170	170	170	170	170	170	170	170	2,040
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	170	2,040											

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G/L Account	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
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	2	2	2	2	2	2	2	2	2	2	2	2	24
2012 Forecast	0	264	0	168	328	136	185	185	185	185	185	185	2,006
Change from current budget \$	170	-94	170	2	-158	34	-15	-15	-15	-15	-15	-15	34
Change from current budget %	0%	-35.54%	0%	1.15%	-48.16%	24.8%	-8.11%	-8.11%	-8.11%	-8.11%	-8.11%	-8.11%	1.70%
2011 Actual	255	128	164	0	0	0	163	379	161	623	142	1,266	3,282
Change from current budget \$	-85	42	6	170	170	170	7	-209	9	-453	28	-1,096	-1,241
Change from current budget %	-33.44%	32.35%	3.55%	0%	0%	0%	4.42%	-55.13%	5.77%	-72.73%	19.44%	-86.57%	-37.85%

Total Administration Expenses	9,871	7,588	9,871	7,588	9,873	7,588	9,871	7,588	9,871	7,588	10,371	8,088	105,756
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EXPENSE - Payroll and Related Costs

6310-0000 - Office salaries

Payroll	4,752	4,752	4,752	4,889	7,333	4,889	4,889	4,889	4,889	7,333	4,889	4,889	63,145
2013 Budget	4,752	4,752	4,752	4,889	7,333	4,889	4,889	4,889	4,889	7,333	4,889	4,889	63,145
Change from Prior Month %	0%	0%	0%	2.88%	49.99%	-33.33%	0%	0%	0%	49.99%	-33.33%	0%	3.00%
Change from Prior Month \$	0	0	0	137	2,444	-2,444	0	0	0	2,444	-2,444	0	137
Per Unit	70	70	70	72	108	72	72	72	72	108	72	72	930
2012 Forecast	3,818	4,880	3,738	3,927	6,540	4,471	4,428	4,428	4,428	4,428	6,904	4,428	56,418
Change from current budget \$	934	-128	1,014	962	793	418	461	461	461	2,905	-2,015	461	6,727
Change from current budget %	24.46%	-2.62%	27.13%	24.5%	12.12%	9.34%	10.41%	10.41%	10.41%	65.61%	-29.19%	10.41%	11.92%
2011 Actual	4,334	4,200	4,461	4,458	4,217	7,076	4,864	5,023	4,866	4,496	7,332	5,285	60,612
Change from current budget \$	418	552	291	431	3,116	-2,187	25	-134	23	2,837	-2,443	-396	2,533
Change from current budget %	9.65%	13.14%	6.52%	9.67%	73.87%	-30.91%	0.51%	-2.66%	0.48%	63.12%	-33.32%	-7.49%	4.18%

6510-0000 - Janitor and cleaning payroll

Payroll	1,122	1,122	1,342	1,122	1,684	1,122	1,122	1,122	1,122	1,684	1,122	1,271	14,957
2013 Budget	1,122	1,122	1,342	1,122	1,684	1,122	1,122	1,122	1,122	1,684	1,122	1,271	14,957
Change from Prior Month %	0%	0%	19.61%	-16.39%	50.09%	-33.37%	0%	0%	0%	50.09%	-33.37%	13.28%	13.00%
Change from Prior Month \$	0	0	220	-220	562	-562	0	0	0	562	-562	149	149
Per Unit	16	16	20	16	25	16	16	16	16	25	16	19	217
2012 Forecast	1,126	1,122	1,059	1,122	1,714	1,124	1,167	1,167	1,167	1,167	1,751	1,167	14,854
Change from current budget \$	-4	0	283	0	-30	-2	-45	-45	-45	517	-629	104	104
Change from current budget %	-0.35%	-0.04%	26.69%	-0.04%	-1.75%	-0.2%	-3.86%	-3.86%	-3.86%	44.3%	-35.92%	8.91%	0.69%

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G/L Account	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
2011 Actual	1,167	1,151	1,003	1,122	1,122	1,748	1,122	1,122	1,303	1,122	1,649	1,063	14,696
Change from current budget \$	-45	-29	339	0	562	-626	0	0	-181	562	-527	208	263
Change from current budget %	-3.87%	-2.48%	33.77%	-0.04%	50.03%	-35.82%	-0.04%	-0.04%	-13.88%	50.03%	-31.94%	19.59%	1.78%

6540-0000 - Repairs payroll

Payroll	3,490	3,490	3,490	3,490	5,234	3,490	3,490	3,490	3,490	5,234	3,490	3,540	45,418
2013 Budget	3,490	3,490	3,490	3,490	5,234	3,490	3,490	3,490	3,490	5,234	3,490	3,540	45,418
Change from Prior Month %	0%	0%	0%	0%	49.97%	-33.32%	0%	0%	0%	49.97%	-33.32%	1.43%	1.00%
Change from Prior Month \$	0	0	0	0	1,744	-1,744	0	0	0	1,744	-1,744	50	50
Per Unit	51	51	51	51	77	51	51	51	51	77	51	52	665
2012 Forecast	3,391	2,759	2,800	3,702	4,814	3,748	3,800	3,800	3,800	3,800	5,570	3,800	45,784
Change from current budget \$	99	731	690	-212	420	-258	-310	-310	-310	1,434	-2,080	-260	-366
Change from current budget %	2.91%	26.48%	24.65%	-5.73%	8.72%	-6.88%	-8.16%	-8.16%	-8.16%	37.74%	-37.34%	-6.84%	-0.80%
2011 Actual	4,464	4,016	4,223	3,889	3,838	5,828	4,135	3,685	3,609	3,669	5,707	4,107	51,170
Change from current budget \$	-974	-526	-733	-399	1,396	-2,338	-645	-195	-119	1,565	-2,217	-567	-5,752
Change from current budget %	-21.82%	-13.1%	-17.36%	-10.27%	36.39%	-40.12%	-15.59%	-5.29%	-3.3%	42.67%	-38.85%	-13.8%	-11.24%

6715-0000 - Payroll Taxes

Payroll	2,569	2,347	1,945	1,229	1,232	868	871	871	871	1,236	871	928	15,838
2013 Budget	2,569	2,347	1,945	1,229	1,232	868	871	871	871	1,236	871	928	15,838
Change from Prior Month %	0%	-8.64%	-17.13%	-36.81%	0.24%	-29.55%	0.35%	0%	0%	41.91%	-29.53%	6.54%	-64.00%
Change from Prior Month \$	0	-222	-402	-716	3	-364	3	0	0	365	-365	57	-1,641
Per Unit	38	35	29	18	18	13	13	13	13	18	13	14	235
2012 Forecast	1,444	1,484	1,200	1,183	1,868	1,099	1,230	1,230	1,230	1,230	1,230	1,230	15,657
Change from current budget \$	1,125	863	745	46	-636	-231	-359	-359	-359	6	-359	-302	180
Change from current budget %	77.95%	58.19%	62.07%	3.91%	-34.04%	-21.02%	-29.19%	-29.19%	-29.19%	0.49%	-29.19%	-24.55%	1.16%
2011 Actual	1,498	1,380	1,445	1,061	1,159	1,231	801	775	751	728	1,097	744	12,670
Change from current budget \$	1,071	967	500	168	73	-363	70	96	120	508	-226	184	3,168
Change from current budget %	71.48%	70.02%	34.6%	15.79%	6.33%	-29.48%	8.8%	12.36%	15.93%	69.85%	-20.58%	24.73%	25.00%

6722-0000 - Workers compensation

Workers compensation	275	275	275	275	275	275	275	275	275	275	275	275	3,300
Payroll	0	0	0	0	0	0	0	0	0	0	0	0	0
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	275	3,300											

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G/L Account	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
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	4	4	4	4	4	4	4	4	4	4	4	4	48
2012 Forecast	272	272	272	272	272	272	285	285	285	285	285	285	3,339
Change from current budget \$	3	3	3	3	3	3	-10	-10	-10	-10	-10	-10	-42
Change from current budget %	1.28%	1.28%	1.28%	1.28%	1.28%	1.27%	-3.51%	-3.51%	-3.51%	-3.51%	-3.51%	-3.51%	-1.17%
2011 Actual	242	242	242	242	242	242	272	272	279	272	272	272	3,090
Change from current budget \$	33	33	33	33	33	33	3	3	-4	3	3	3	209
Change from current budget %	13.48%	13.48%	13.48%	13.48%	13.48%	13.48%	1.28%	1.28%	-1.36%	1.28%	1.28%	1.28%	6.78%

6723-0000 - Employee health insurance

Employee health insurance	0	0	0	0	0	0	0	0	0	0	0	0	0
Payroll	550	550	550	550	550	550	599	599	599	599	599	599	6,894
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	550	550	550	550	550	550	599	599	599	599	599	599	6,894
Change from Prior Month %	0%	0%	0%	0%	0%	0%	8.91%	0%	0%	0%	0%	0%	9.00%
Change from Prior Month \$	0	0	0	0	0	0	49	0	0	0	0	0	49
Per Unit	8	8	8	8	8	8	9	9	9	9	9	9	102
2012 Forecast	1,676	1,741	1,802	1,820	1,590	1,947	1,724	1,724	1,724	1,724	1,724	1,724	20,921
Change from current budget \$	-1,126	-1,191	-1,252	-1,270	-1,040	-1,397	-1,125	-1,125	-1,125	-1,125	-1,125	-1,125	-14,026
Change from current budget %	-67.19%	-68.41%	-69.48%	-69.79%	-65.41%	-71.75%	-65.26%	-65.26%	-65.26%	-65.26%	-65.26%	-65.26%	-67.05%
2011 Actual	389	350	353	353	348	296	-133	1,095	514	493	372	473	4,902
Change from current budget \$	161	200	197	197	202	254	732	-496	85	106	227	126	1,991
Change from current budget %	41.28%	57.35%	55.85%	55.92%	58.16%	85.91%	-550.38%	-45.28%	16.51%	21.58%	61.03%	26.64%	40.65%

6724-0000 - Union Benefits

Union Benefits	0	0	0	0	0	0	0	0	0	0	0	0	0
Payroll	400	400	400	400	400	400	400	400	400	400	400	405	4,805
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	400	405	4,805										
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1.25%	1.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	5	5
Per Unit	6	6	6	6	6	6	6	6	6	6	6	6	72
2011 Actual	1,190	1,190	1,190	1,190	1,190	1,071	1,309	1,190	1,190	1,190	1,071	1,309	14,277
Change from current budget \$	-790	-790	-790	-790	-790	-671	-909	-790	-790	-790	-671	-904	-9,475

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G/L Account	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
Change from current budget %	-66.38%	-66.38%	-66.38%	-66.38%	-66.38%	-62.65%	-69.43%	-66.38%	-66.38%	-66.38%	-62.65%	-69.05%	-66.34%

6726-0001 - Contingency

Contingency	235	235	235	235	235	235	235	235	235	235	235	235	2,820
Payroll	0	0	1,804	0	0	0	0	0	0	0	0	528	2,332
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	235	235	2,039	235	763	5,152							
Change from Prior Month %	0%	0%	767.66%	-88.47%	0%	0%	0%	0%	0%	0%	0%	224.68%	225.00%
Change from Prior Month \$	0	0	1,804	-1,804	0	0	0	0	0	0	0	528	528
Per Unit	3	3	30	3	3	3	3	3	3	3	3	11	71
2012 Forecast	0	0	0	1,298	0	0	0	0	0	0	0	0	1,298
Change from current budget \$	235	235	2,039	-1,063	235	235	235	235	235	235	235	763	3,854
Change from current budget %	0%	0%	0%	-81.9%	0%	0%	0%	0%	0%	0%	0%	0%	296.92%
2011 Actual	0	0	1,682	0	0	0	0	0	0	0	0	0	1,682
Change from current budget \$	235	235	356	235	235	235	235	235	235	235	235	763	3,469
Change from current budget %	0%	0%	21.19%	0%	0%	0%	0%	0%	0%	0%	0%	0%	206.21%

Total Payroll and Related Costs	13,393	13,171	14,793	12,190	16,943	11,829	11,881	11,881	11,881	16,996	11,881	12,670	159,509
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EXPENSE - Social Service Coordinator Expenses

6900-0000 - Social Service Coordinator

Payroll	1,389	1,389	1,629	1,348	1,973	1,239	1,239	1,239	1,239	1,239	1,859	1,239	1,311	17,093
2013 Budget	1,389	1,389	1,629	1,348	1,973	1,239	1,239	1,239	1,239	1,239	1,859	1,239	1,311	17,093
Change from Prior Month %	0%	0%	17.28%	-17.25%	46.36%	-37.2%	0%	0%	0%	50.04%	-33.35%	5.81%	-6.00%	
Change from Prior Month \$	0	0	240	-281	625	-734	0	0	0	620	-620	72	-78	
Per Unit	20	20	24	20	29	18	18	18	18	27	18	19	249	
2012 Forecast	594	0	592	1,237	1,762	1,066	1,200	1,200	1,200	1,200	1,800	1,200	13,051	
Change from current budget \$	795	1,389	1,037	111	211	173	39	39	39	659	-561	111	4,042	
Change from current budget %	133.75%	0%	175.29%	9.01%	11.98%	16.18%	3.25%	3.25%	3.25%	54.92%	-31.17%	9.25%	30.97%	

Total Social Service Coordinator Expenses	1,389	1,389	1,629	1,348	1,973	1,239	1,239	1,239	1,239	1,239	1,859	1,239	1,311	17,093
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EXPENSE - Operating Expenses

6490-0000 - Misc operating expenses

Evergreen Real Estate Services LLC
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G/L Account	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
Misc operating expenses	50	50	50	50	50	50	50	50	50	50	50	50	600
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	50	600											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	0	0	0	50	50	50	50	50	50	300
Change from current budget \$	50	50	50	50	50	50	0	0	0	0	0	0	300
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100.00%

6515-0000 - Janitors and cleaning supplies

Janitors and cleaning supplies	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	300	3,600											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	4	4	4	4	4	4	4	4	4	4	4	4	48
2012 Forecast	57	278	0	0	72	469	300	300	300	300	300	300	2,677
Change from current budget \$	243	22	300	300	228	-169	0	0	0	0	0	0	924
Change from current budget %	422.56%	7.76%	0%	0%	317.65%	-36.08%	0%	0%	0%	0%	0%	0%	34.48%
2011 Actual	60	144	493	92	232	0	480	441	242	885	343	197	3,610
Change from current budget \$	240	156	-193	208	68	300	-180	-141	58	-585	-43	103	-9
Change from current budget %	402.43%	108.61%	-39.18%	224.99%	29.48%	0%	-37.51%	-31.98%	23.99%	-66.12%	-12.66%	52.03%	-0.28%

6516-0000 - Bulbs & Tubes

Bulbs & Tubes	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	100	1,200											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12

6517-0000 - Outside Cleaning Service

Outside Cleaning Service	0	0	0	0	750	0	0	0	0	0	750	0	1,500
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200

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G/L Account	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
2013 Budget	0	0	0	0	750	0	0	0	0	0	750	0	1,500
Change from Prior Month %	0%	0%	0%	0%	0%	-100%	0%	0%	0%	0%	0%	-100%	0.00%
Change from Prior Month \$	0	0	0	0	750	-750	0	0	0	0	750	-750	0
Per Unit	0	0	0	0	11	0	0	0	0	0	11	0	22

6518-0000 - Uniforms

Uniforms	500	0	0	0	0	0	0	0	0	0	0	0	500
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	500	0	500										
Change from Prior Month %	0%	-100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	-100.00%
Change from Prior Month \$	0	-500	0	0	0	0	0	0	0	0	0	0	-500
Per Unit	7	0	0	0	0	0	0	0	0	0	0	0	7

6519-0000 - Exterminating Contract

Exterminating Contract	110	110	110	110	110	110	110	110	110	110	110	110	1,320
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	110	1,320											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	2	2	2	2	2	2	2	2	2	2	2	2	24
2012 Forecast	0	0	345	0	105	105	105	105	105	105	105	1,105	2,185
Change from current budget \$	110	110	-235	110	5	5	5	5	5	5	5	-995	-865
Change from current budget %	0%	0%	-68.12%	0%	4.76%	4.76%	4.76%	4.76%	4.76%	4.76%	4.76%	-90.05%	-39.59%
2011 Actual	0	210	105	105	0	105	0	105	210	210	0	105	1,155
Change from current budget \$	110	-100	5	5	110	5	110	5	-100	-100	110	5	165
Change from current budget %	0%	-47.62%	4.76%	4.76%	0%	4.76%	0%	4.76%	-47.62%	-47.62%	0%	4.76%	14.29%

Comments

extermination scheduled 1 time per month unless need arises

6525-0000 - Rubbish removal

Rubbish removal	310	310	310	310	310	310	310	310	310	310	310	310	3,720
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	310	3,720											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0

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G/L Account	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
Per Unit	5	5	5	5	5	5	5	5	5	5	5	5	60
2012 Forecast	309	314	323	309	561	310	310	310	310	410	310	410	4,187
Change from current budget \$	1	-4	-13	1	-251	0	0	0	0	-100	0	-100	-466
Change from current budget %	0.16%	-1.43%	-3.98%	0.16%	-44.74%	0%	0%	0%	0%	-24.39%	0%	-24.39%	-11.16%
2011 Actual	400	305	309	219	309	309	309	129	624	314	309	314	3,853
Change from current budget \$	-90	5	1	91	1	1	1	181	-314	-4	1	-4	-130
Change from current budget %	-22.5%	1.57%	0.16%	41.57%	0.16%	0.16%	0.16%	140.8%	-50.29%	-1.31%	0.16%	-1.43%	-3.44%

Comments

trash and recycle pickup 2 times per week

Total Operating Expenses	1,370	870	870	870	1,620	870	870	870	870	870	1,620	870	12,440
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EXPENSE - Utility Expenses

6450-0000 - Electricity

Electricity	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	21,600
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	1,800	21,600											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	26	26	26	26	26	26	26	26	26	26	26	26	312
2012 Forecast	1,647	2,166	1,861	1,781	-447	1,293	1,550	1,800	1,800	1,500	1,500	1,500	17,950
Change from current budget \$	153	-366	-61	19	2,247	507	250	0	0	300	300	300	3,649
Change from current budget %	9.31%	-16.91%	-3.26%	1.06%	-502.67%	39.23%	16.16%	0%	0%	20%	20%	20%	20.33%
2011 Actual	1,199	3,515	2,434	2,690	1,908	1,119	1,550	1,219	1,716	2,072	1,230	1,900	22,552
Change from current budget \$	601	-1,715	-634	-890	-108	681	250	581	84	-272	570	-100	-952
Change from current budget %	50.08%	-48.8%	-26.05%	-33.1%	-5.65%	60.89%	16.16%	47.68%	4.86%	-13.14%	46.4%	-5.25%	-4.22%

6451-0000 - Water

Water	950	950	950	950	950	950	950	950	950	950	950	950	11,400
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	950	11,400											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	14	14	14	14	14	14	14	14	14	14	14	14	168
2012 Forecast	1,081	213	179	756	1,739	881	764	891	891	791	790	800	9,776

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G/L Account	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
Change from current budget \$	-131	737	771	194	-789	69	186	59	59	159	160	150	1,624
Change from current budget %	-12.12%	345.7%	430.37%	25.61%	-45.36%	7.83%	24.33%	6.62%	6.62%	20.1%	20.25%	18.75%	16.61%
2011 Actual	276	1,608	721	-160	619	592	664	633	740	1,627	1,131	1,905	10,355
Change from current budget \$	674	-658	229	1,110	331	358	286	317	210	-677	-181	-955	1,044
Change from current budget %	244.75%	-40.91%	31.71%	-694.01%	53.53%	60.6%	43.05%	50.07%	28.44%	-41.62%	-15.98%	-50.13%	10.09%

6452-0000 - Gas

Gas	2,000	1,500	1,500	1,000	1,000	1,000	1,000	1,000	1,000	1,500	1,500	2,000	16,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	2,000	1,500	1,500	1,000	1,000	1,000	1,000	1,000	1,000	1,500	1,500	2,000	16,000
Change from Prior Month %	0%	-25%	0%	-33.33%	0%	0%	0%	0%	0%	50%	0%	33.33%	0.00%
Change from Prior Month \$	0	-500	0	-500	0	0	0	0	0	500	0	500	0
Per Unit	29	22	22	15	15	15	15	15	15	22	22	29	236
2012 Forecast	3,406	-1,751	1,443	2,303	858	93	1,683	1,000	2,000	2,000	4,730	5,000	22,764
Change from current budget \$	-1,406	3,251	57	-1,303	142	907	-683	0	-1,000	-500	-3,230	-3,000	-6,765
Change from current budget %	-41.28%	-185.65%	3.96%	-56.58%	16.62%	978.52%	-40.58%	0%	-50%	-25%	-68.29%	-60%	-29.71%
2011 Actual	423	4,574	5,113	3,887	419	3,014	1,683	1,683	1,679	1,683	-5,545	3,592	22,204
Change from current budget \$	1,577	-3,074	-3,613	-2,887	581	-2,014	-683	-683	-679	-183	7,045	-1,592	-6,205
Change from current budget %	372.81%	-67.2%	-70.66%	-74.28%	138.92%	-66.82%	-40.58%	-40.58%	-40.44%	-10.87%	-127.05%	-44.33%	-27.94%

Total Utility Expenses	4,750	4,250	4,250	3,750	3,750	3,750	3,750	3,750	3,750	4,250	4,250	4,750	49,000
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EXPENSE - Maintenance Expenses

6536-0000 - Ground supplies

Ground supplies	292	292	292	292	292	292	292	292	292	292	292	292	3,504
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	292	3,504											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	4	4	4	4	4	4	4	4	4	4	4	4	48
2012 Forecast	0	0	0	0	0	0	0	0	500	0	0	0	500
Change from current budget \$	292	292	292	292	292	292	292	292	-208	292	292	292	3,004
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	-41.6%	0%	0%	0%	600.80%
2011 Actual	0	0	0	0	0	0	0	0	0	0	311	0	311
Change from current budget \$	292	292	292	292	292	292	292	292	292	292	-19	292	3,193

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G/L Account	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
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	-6.11%	0%	1,026.69%

6537-0000 - Grounds Contractor (Landscaper)

Grounds Contractor (Landscaper)	0	0	0	650	650	650	650	650	650	650	650	0	5,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	0	0	0	650	0	5,200							
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	-100%	0.00%
Change from Prior Month \$	0	0	0	650	0	0	0	0	0	0	0	-650	0
Per Unit	0	0	0	10	10	10	10	10	10	10	10	0	80
2012 Forecast	0	1,724	0	0	827	1,915	650	650	650	1,850	650	0	8,915
Change from current budget \$	0	-1,724	0	650	-177	-1,265	0	0	0	-1,200	0	0	-3,716
Change from current budget %	0%	-100%	0%	0%	-21.36%	-66.05%	0%	0%	0%	-64.86%	0%	0%	-41.67%
2011 Actual	0	565	0	0	600	600	1,724	0	3,732	775	600	600	9,196
Change from current budget \$	0	-565	0	650	50	50	-1,074	650	-3,082	-125	50	-600	-3,996
Change from current budget %	0%	-100%	0%	0%	8.33%	8.33%	-62.3%	0%	-82.58%	-16.13%	8.33%	-100%	-43.45%

6541-0000 - Repair materials (general supplies)

Repair materials (general supplies)	560	560	560	560	560	560	560	560	560	560	560	560	6,720
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	560	6,720											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	8	8	8	8	8	8	8	8	8	8	8	8	96
2012 Forecast	1,117	0	793	751	867	77	400	400	400	400	400	400	6,004
Change from current budget \$	-557	560	-233	-191	-307	483	160	160	160	160	160	160	715
Change from current budget %	-49.85%	0%	-29.35%	-25.43%	-35.43%	628.79%	40%	40%	40%	40%	40%	40%	11.92%
2011 Actual	141	80	549	402	216	433	677	69	460	968	227	630	4,852
Change from current budget \$	419	480	11	158	344	127	-117	491	100	-408	333	-70	1,868
Change from current budget %	297.59%	598.17%	1.99%	39.28%	159.14%	29.45%	-17.32%	714.07%	21.64%	-42.13%	147.01%	-11.15%	38.50%

6541-0001 - Appliance Parts

Appliance Parts	50	50	50	50	50	50	50	50	50	50	50	50	600
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	50	600											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%

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G/L Account	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
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	0	0	93	0	50	50	50	50	50	343
Change from current budget \$	50	50	50	50	50	-43	50	0	0	0	0	0	257
Change from current budget %	0%	0%	0%	0%	0%	-46.21%	0%	0%	0%	0%	0%	0%	74.95%

6541-0002 - Plumbing Supplies

Plumbing Supplies	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	100	1,200											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	270	0	0	0	0	0	100	100	100	100	100	100	870
Change from current budget \$	-170	100	100	100	100	100	0	0	0	0	0	0	330
Change from current budget %	-63.02%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	37.86%
2011 Actual	132	0	0	0	199	0	-331	0	0	0	462	0	462
Change from current budget \$	-32	100	100	100	-99	100	431	100	100	100	-362	100	738
Change from current budget %	-24.37%	0%	0%	0%	-49.73%	0%	-130.2%	0%	0%	0%	-78.38%	0%	159.47%

6541-0003 - Electrical Supplies

Electrical Supplies	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	100	1,200											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	0	0	0	100	100	100	100	100	100	600
Change from current budget \$	100	100	100	100	100	100	0	0	0	0	0	0	600
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100.00%
2011 Actual	0	0	0	0	0	0	0	0	0	122	106	0	229
Change from current budget \$	100	100	100	100	100	100	100	100	100	-22	-6	100	972
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	-18.31%	-5.89%	0%	424.75%

6541-0004 - Heating/Cooling Supplies

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G/L Account	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
Heating/Cooling Supplies	50	50	50	50	50	50	50	50	50	50	50	50	600
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	50	600											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12

6541-0005 - Hand Tools

Hand Tools	300	0	0	0	0	0	0	0	0	0	0	0	300
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	300	0	300										
Change from Prior Month %	0%	-100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	-100.00%
Change from Prior Month \$	0	-300	0	0	0	0	0	0	0	0	0	0	-300
Per Unit	4	0	0	0	0	0	0	0	0	0	0	0	4
2012 Forecast	0	0	0	0	0	0	0	0	300	0	0	0	300
Change from current budget \$	300	0	0	0	0	0	0	0	-300	0	0	0	0
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	-100%	0%	0%	0%	0.00%

6541-0006 - Expendable Tools

Expendable Tools	400	0	0	0	0	0	0	0	0	0	0	0	400
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	400	0	400										
Change from Prior Month %	0%	-100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	-100.00%
Change from Prior Month \$	0	-400	0	0	0	0	0	0	0	0	0	0	-400
Per Unit	6	0	0	0	0	0	0	0	0	0	0	0	6
2012 Forecast	0	0	0	0	0	0	50	50	50	50	50	50	300
Change from current budget \$	400	0	0	0	0	0	-50	-50	-50	-50	-50	-50	100
Change from current budget %	0%	0%	0%	0%	0%	0%	-100%	-100%	-100%	-100%	-100%	-100%	33.33%

6541-0007 - Safety Equipment

Safety Equipment	50	50	50	50	50	50	50	50	50	50	50	50	600
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	50	600											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0

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G/L Account	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
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	0	0	0	50	50	50	50	50	50	300
Change from current budget \$	50	50	50	50	50	50	0	0	0	0	0	0	300
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100.00%
2011 Actual	0	0	126	0	0	0	0	0	0	0	0	0	126
Change from current budget \$	50	50	-76	50	50	50	50	50	50	50	50	50	474
Change from current budget %	0%	0%	-60.41%	0%	0%	0%	0%	0%	0%	0%	0%	0%	375.06%

6541-0009 - Window Supplies

Window Supplies	200	0	0	0	0	0	0	0	0	0	0	0	200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	200	0	200										
Change from Prior Month %	0%	-100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	-100.00%
Change from Prior Month \$	0	-200	0	0	0	0	0	0	0	0	0	0	-200
Per Unit	3	0	0	0	0	0	0	0	0	0	0	0	3

6541-0010 - Carpentry/Hardware

Carpentry/Hardware	50	50	50	50	50	50	50	50	50	50	50	50	600
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	50	600											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	244	0	0	0	0	50	50	50	50	50	50	544
Change from current budget \$	50	-194	50	50	50	50	0	0	0	0	0	0	56
Change from current budget %	0%	-79.52%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	10.26%

6545-0000 - Elevator Contractor (Annual Maintenance Contract)

Elevator Contractor (Annual Maintenance Contract)	290	290	290	290	290	290	290	290	290	290	290	290	3,480
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	290	3,480											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	4	4	4	4	4	4	4	4	4	4	4	4	48
2012 Forecast	0	705	0	0	570	135	290	290	290	290	300	300	3,170

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G/L Account	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
Change from current budget \$	290	-415	290	290	-280	155	0	0	0	0	-10	-10	310
Change from current budget %	0%	-58.87%	0%	0%	-49.12%	114.81%	0%	0%	0%	0%	-3.33%	-3.33%	9.78%
2011 Actual	361	361	361	361	361	361	361	0	722	361	570	135	4,315
Change from current budget \$	-71	-71	-71	-71	-71	-71	-71	290	-432	-71	-280	155	-835
Change from current budget %	-19.67%	-19.67%	-19.67%	-19.67%	-19.67%	-19.67%	-19.67%	0%	-59.83%	-19.67%	-49.12%	114.81%	-19.35%

6546-0000 - Heating/Cooling Contractor

Heating/Cooling Contractor	212	212	212	212	212	212	212	212	212	212	212	212	2,544
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	213	2,556											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	3	3	3	3	3	3	3	3	3	3	3	3	36
2012 Forecast	637	240	0	0	0	0	1,008	500	2,300	500	500	500	6,185
Change from current budget \$	-424	-27	213	213	213	213	-794	-287	-2,087	-287	-287	-287	-3,628
Change from current budget %	-66.58%	-11.34%	0%	0%	0%	0%	-78.86%	-57.4%	-90.74%	-57.4%	-57.4%	-57.4%	-58.67%
2011 Actual	0	1,894	619	0	1,008	0	1,008	0	1,511	3,078	0	645	9,762
Change from current budget \$	213	-1,681	-406	213	-794	213	-794	213	-1,298	-2,865	213	-432	-7,205
Change from current budget %	0%	-88.75%	-65.58%	0%	-78.86%	0%	-78.86%	0%	-85.9%	-93.08%	0%	-66.99%	-73.82%

6548-0000 - Snow removal

Snow removal	2,608	2,608	2,608	2,608	0	0	0	0	0	0	2,608	2,608	15,648
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	2,608	2,608	2,608	2,608	0	0	0	0	0	0	2,608	2,608	15,648
Change from Prior Month %	0%	0%	0%	0%	-100%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	-2,608	0	0	0	0	0	2,608	0	0
Per Unit	38	38	38	38	0	0	0	0	0	0	38	38	228
2012 Forecast	1,420	0	1,097	0	0	0	0	0	0	0	0	1,000	3,517
Change from current budget \$	1,188	2,608	1,511	2,608	0	0	0	0	0	0	2,608	1,608	12,131
Change from current budget %	83.66%	0%	137.74%	0%	0%	0%	0%	0%	0%	0%	0%	160.8%	344.92%
2011 Actual	2,974	2,086	4,947	0	0	4,652	0	0	0	0	0	0	14,659
Change from current budget \$	-366	522	-2,339	2,608	0	-4,652	0	0	0	0	2,608	2,608	989
Change from current budget %	-12.32%	25.02%	-47.28%	0%	0%	-100%	0%	0%	0%	0%	0%	0%	6.75%

6551-0000 - Elevator Contractor (Special Repairs)

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G/L Account	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
Elevator Contractor (Special Repairs)	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	125	1,500											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	2	2	2	2	2	2	2	2	2	2	2	2	24
2012 Forecast	0	0	0	0	0	0	0	125	125	125	125	125	625
Change from current budget \$	125	125	125	125	125	125	125	0	0	0	0	0	875
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	140.00%

6560-0000 - Decorating (Tenant Pntg-Cycle/Turnover by Contractor)

Decorating (Tenant Pntg-Cycle/Turnover by Contractor)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	1,000	12,000											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	15	15	15	15	15	15	15	15	15	15	15	15	180
2012 Forecast	1,188	0	1,120	562	0	1,535	500	500	500	6,500	500	500	13,406
Change from current budget \$	-188	1,000	-120	438	1,000	-535	500	500	500	-5,500	500	500	-1,405
Change from current budget %	-15.82%	0%	-10.71%	77.78%	0%	-34.85%	100%	100%	100%	-84.62%	100%	100%	-10.48%
2011 Actual	0	2,800	0	3,010	0	0	0	0	945	945	0	3,606	11,305
Change from current budget \$	1,000	-1,800	1,000	-2,010	1,000	1,000	1,000	1,000	55	55	1,000	-2,606	695
Change from current budget %	0%	-64.29%	0%	-66.78%	0%	0%	0%	0%	5.82%	5.82%	0%	-72.26%	6.15%

6564-0000 - Decorating (Common Areas - by Contractor)

Decorating (Common Areas - by Contractor)	208	208	208	208	208	208	208	208	208	208	208	208	2,496
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	208	2,496											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	3	3	3	3	3	3	3	3	3	3	3	3	36
2012 Forecast	0	0	0	0	0	0	0	0	0	2,000	0	0	2,000
Change from current budget \$	208	208	208	208	208	208	208	208	208	-1,792	208	208	496
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	-89.6%	0%	0%	24.80%

Evergreen Real Estate Services LLC
Frank B Peers Senior Housing
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G/L Account	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
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6580-0000 - Equipment repairs

Equipment repairs	0	0	0	0	0	0	0	0	0	500	0	0	500
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	0	500	0	0	500								
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	-100%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	500	-500	0	0
Per Unit	0	0	0	0	0	0	0	0	0	7	0	0	7
2012 Forecast	0	174	0	0	0	175	0	0	500	0	0	0	849
Change from current budget \$	0	-174	0	0	0	-175	0	0	-500	500	0	0	-349
Change from current budget %	0%	-100%	0%	0%	0%	-100%	0%	0%	-100%	0%	0%	0%	-41.14%

Comments

repairs on snow blower

6581-0000 - Window Washing

Window Washing	0	0	0	750	0	0	0	0	0	750	0	0	1,500
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	0	0	0	750	0	0	0	0	0	750	0	0	1,500
Change from Prior Month %	0%	0%	0%	0%	-100%	0%	0%	0%	0%	0%	-100%	0%	0.00%
Change from Prior Month \$	0	0	0	750	-750	0	0	0	0	750	-750	0	0
Per Unit	0	0	0	11	0	0	0	0	0	11	0	0	22
2012 Forecast	0	0	0	0	0	0	0	0	1,500	0	0	0	1,500
Change from current budget \$	0	0	0	750	0	0	0	0	-1,500	750	0	0	0
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	-100%	0%	0%	0%	0.00%

6582-0000 - Fire Protection

Fire Protection	400	400	400	400	400	400	400	400	400	400	400	400	4,800
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	400	4,800											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	6	6	6	6	6	6	6	6	6	6	6	6	72
2012 Forecast	0	0	0	0	451	0	400	400	400	400	400	400	2,851
Change from current budget \$	400	400	400	400	-51	400	0	0	0	0	0	0	1,949
Change from current budget %	0%	0%	0%	0%	-11.29%	0%	0%	0%	0%	0%	0%	0%	68.37%

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G/L Account	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
2011 Actual	0	0	0	0	1,320	1,549	0	0	1,478	0	0	0	4,347
Change from current budget \$	400	400	400	400	-920	-1,149	400	400	-1,078	400	400	400	453
Change from current budget %	0%	0%	0%	0%	-69.7%	-74.17%	0%	0%	-72.95%	0%	0%	0%	10.41%

6582-0001 - Fire Safety Equipment

Fire Safety Equipment	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	500	6,000											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	7	7	7	7	7	7	7	7	7	7	7	7	84

6590-0000 - Miscellaneous Repair

Miscellaneous Repair	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	100	1,200											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	0	0	0	0	100	100	100	100	100	500
Change from current budget \$	100	100	100	100	100	100	100	0	0	0	0	0	700
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	140.00%
2011 Actual	0	0	0	355	0	0	0	0	0	0	0	0	355
Change from current budget \$	100	100	100	-255	100	100	100	100	100	100	100	100	845
Change from current budget %	0%	0%	0%	-71.83%	0%	0%	0%	0%	0%	0%	0%	0%	238.03%

6591-0000 - Electrical Repairs

Electrical Repairs	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	300	3,600											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	4	4	4	4	4	4	4	4	4	4	4	4	48
2012 Forecast	1,148	0	0	0	0	348	0	300	300	300	300	300	2,996
Change from current budget \$	-848	300	300	300	300	-48	300	0	0	0	0	0	604

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G/L Account	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
Change from current budget %	-73.86%	0%	0%	0%	0%	-13.87%	0%	0%	0%	0%	0%	0%	20.16%
2011 Actual	0	0	772	0	0	0	0	0	0	0	0	0	772
Change from current budget \$	300	300	-472	300	300	300	300	300	300	300	300	300	2,828
Change from current budget %	0%	0%	-61.12%	0%	0%	0%	0%	0%	0%	0%	0%	0%	366.51%

6592-0000 - Boiler Repairs

Boiler Repairs	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	500	6,000											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	7	7	7	7	7	7	7	7	7	7	7	7	84
2012 Forecast	0	0	0	0	637	277	500	500	500	500	500	500	3,914
Change from current budget \$	500	500	500	500	-137	223	0	0	0	0	0	0	2,086
Change from current budget %	0%	0%	0%	0%	-21.55%	80.7%	0%	0%	0%	0%	0%	0%	53.30%

6594-0000 - Carpentry Repairs

Carpentry Repairs	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	100	1,200											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	0	0	0	0	100	100	100	100	100	500
Change from current budget \$	100	100	100	100	100	100	100	0	0	0	0	0	700
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	140.00%
2011 Actual	155	0	0	0	0	0	0	122	150	0	0	-1	427
Change from current budget \$	-55	100	100	100	100	100	100	-22	-50	100	100	101	774
Change from current budget %	-35.67%	0%	0%	0%	0%	0%	0%	-18.37%	-33.33%	0%	0%	-10100%	181.07%

6595-0000 - Plumbing Repairs

Plumbing Repairs	790	790	790	790	790	790	790	790	790	790	790	790	9,480
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	790	9,480											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%

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G/L Account	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
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	12	12	12	12	12	12	12	12	12	12	12	12	144
2012 Forecast	446	0	3,825	0	598	1,132	302	790	790	790	790	810	10,272
Change from current budget \$	344	790	-3,035	790	192	-342	488	0	0	0	0	-20	-793
Change from current budget %	77.13%	0%	-79.34%	0%	32.18%	-30.21%	161.59%	0%	0%	0%	0%	-2.47%	-7.71%
2011 Actual	267	1,729	944	0	245	0	302	0	973	245	0	0	4,705
Change from current budget \$	523	-939	-154	790	545	790	488	790	-183	545	790	790	4,775
Change from current budget %	195.88%	-54.31%	-16.3%	0%	222.45%	0%	161.59%	0%	-18.81%	222.45%	0%	0%	101.49%

6596-0000 - Floor Repairs/Cleaning

Floor Repairs/Cleaning	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	150	1,800											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	2	2	2	2	2	2	2	2	2	2	2	2	24
2012 Forecast	0	0	0	0	0	711	150	150	150	150	150	150	1,611
Change from current budget \$	150	150	150	150	150	-561	0	0	0	0	0	0	189
Change from current budget %	0%	0%	0%	0%	0%	-78.9%	0%	0%	0%	0%	0%	0%	11.74%
2011 Actual	0	0	0	0	0	0	0	1,525	0	0	0	0	1,525
Change from current budget \$	150	150	150	150	150	150	150	-1,375	150	150	150	150	275
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	-90.16%	0%	0%	0%	0%	18.03%

6598-0000 - Roof Repairs

Roof Repairs	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	100	1,200											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2011 Actual	0	0	0	0	0	853	0	0	0	0	0	0	853
Change from current budget \$	100	100	100	100	100	-753	100	100	100	100	100	100	347
Change from current budget %	0%	0%	0%	0%	0%	-88.28%	0%	0%	0%	0%	0%	0%	40.61%

Total Maintenance Expenses	9,536	8,636	8,636	10,036	6,678	6,678	6,678	6,678	6,678	7,928	9,286	8,636	96,084
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Evergreen Real Estate Services LLC

Frank B Peers Senior Housing

Account by Account

For the Budget Year Beginning January 2013

G/L Account	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
EXPENSE - Taxes & Insurance													

6710-0000 - Real estate taxes

Real estate taxes	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	108,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	9,000	108,000											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	132	132	132	132	132	132	132	132	132	132	132	132	1,584
2012 Forecast	7,845	7,845	7,845	7,845	27,706	7,845	7,845	7,845	7,845	7,845	7,845	7,845	114,001
Change from current budget \$	1,155	1,155	1,155	1,155	-18,706	1,155	1,155	1,155	1,155	1,155	1,155	1,155	-6,001
Change from current budget %	14.72%	14.72%	14.72%	14.72%	-67.52%	14.72%	14.72%	14.72%	14.72%	14.72%	14.72%	14.72%	-5.26%
2011 Actual	7,185	7,185	7,185	7,185	7,185	7,185	7,185	12,847	7,185	7,185	7,185	7,185	91,882
Change from current budget \$	1,815	1,815	1,815	1,815	1,815	1,815	1,815	-3,847	1,815	1,815	1,815	1,815	16,118
Change from current budget %	25.26%	25.26%	25.26%	25.26%	25.26%	25.26%	25.26%	-29.95%	25.26%	25.26%	25.26%	25.26%	17.54%

6720-0000 - Property and liability insurance

Property and liability insurance	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	24,996
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	2,083	24,996											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	31	31	31	31	31	31	31	31	31	31	31	31	372
2012 Forecast	1,451	1,451	1,451	1,451	1,451	1,451	1,525	1,525	1,525	1,525	1,525	1,525	17,853
Change from current budget \$	632	632	632	632	632	632	558	558	558	558	558	558	7,140
Change from current budget %	43.6%	43.6%	43.6%	43.6%	43.6%	43.6%	36.59%	36.59%	36.59%	36.59%	36.59%	36.59%	40.01%
2011 Actual	1,369	1,369	1,369	1,369	1,369	1,369	1,291	1,610	1,532	1,451	1,451	1,451	17,001
Change from current budget \$	714	714	714	714	714	714	792	473	551	632	632	632	7,996
Change from current budget %	52.1%	52.1%	52.1%	52.1%	52.1%	52.1%	61.3%	29.39%	36%	43.6%	43.6%	43.6%	47.02%

Comments

Based on new insurance premium

6721-0000 - Fidelity bond insurance

Fidelity bond insurance	10	10	10	10	10	10	10	10	10	10	10	10	120
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200

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G/L Account	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
2013 Budget	10	120											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	0	0	0	0	0	0	0	0	0	0	0	0	0
2012 Forecast	0	0	22	0	0	0	0	91	0	0	0	0	113
Change from current budget \$	10	10	-12	10	10	10	10	-81	10	10	10	10	7
Change from current budget %	0%	0%	-54.55%	0%	0%	0%	0%	-89.01%	0%	0%	0%	0%	6.19%
2011 Actual	0	0	0	0	0	0	0	91	0	0	0	0	91
Change from current budget \$	10	10	10	10	10	10	10	-81	10	10	10	10	29
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	-89.01%	0%	0%	0%	0%	31.87%
Total Taxes & Insurance	11,093	133,116											

EXPENSE - Financial Expenses

6820-0000 - Mortgage interest

Mortgage interest	20,277	20,227	20,176	20,125	20,074	20,023	19,971	19,919	19,867	19,815	19,763	19,710	239,947
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	20,277	20,227	20,176	20,125	20,074	20,023	19,971	19,919	19,867	19,815	19,763	19,710	239,947
Change from Prior Month %	0%	-0.25%	-0.25%	-0.25%	-0.25%	-0.25%	-0.26%	-0.26%	-0.26%	-0.26%	-0.26%	-0.27%	-3.00%
Change from Prior Month \$	0	-50	-51	-51	-51	-51	-52	-52	-52	-52	-52	-53	-567
Per Unit	298	297	297	296	295	294	294	293	292	291	291	290	3,528
2012 Forecast	20,861	20,814	20,766	20,718	20,670	20,622	20,622	20,573	20,524	20,475	20,426	20,376	247,446
Change from current budget \$	-584	-587	-590	-593	-596	-599	-651	-654	-657	-660	-663	-666	-7,500
Change from current budget %	-2.8%	-2.82%	-2.84%	-2.86%	-2.88%	-2.9%	-3.15%	-3.18%	-3.2%	-3.22%	-3.24%	-3.27%	-3.03%
2011 Actual	21,412	21,368	21,323	21,277	21,232	21,187	21,141	21,095	21,048	21,002	20,955	20,908	253,948
Change from current budget \$	-1,135	-1,141	-1,147	-1,152	-1,158	-1,164	-1,170	-1,176	-1,181	-1,187	-1,192	-1,198	-14,001
Change from current budget %	-5.3%	-5.34%	-5.38%	-5.42%	-5.45%	-5.49%	-5.53%	-5.57%	-5.61%	-5.65%	-5.69%	-5.73%	-5.51%

7104-0000 - Replacement Reserve

Replacement Reserve	1,864	1,864	1,864	1,864	1,864	1,864	1,864	1,864	1,864	1,864	1,864	1,864	22,368
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	1,864	22,368											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	27	27	27	27	27	27	27	27	27	27	27	27	324

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G/L Account	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
2012 Forecast	1,864	1,864	1,864	1,864	1,864	1,864	2,020	2,020	2,020	2,020	2,020	2,020	23,302
Change from current budget \$	0	0	0	0	0	0	-156	-156	-156	-156	-156	-156	-936
Change from current budget %	0.02%	0.02%	0.02%	0.02%	0.02%	0.02%	-7.72%	-7.72%	-7.72%	-7.72%	-7.72%	-7.72%	-4.01%
2011 Actual	1,962	1,962	1,962	1,962	1,962	1,962	1,962	1,962	1,962	1,962	1,962	1,864	23,442
Change from current budget \$	-98	-98	-98	-98	-98	-98	-98	-98	-98	-98	-98	0	-1,078
Change from current budget %	-4.98%	-4.98%	-4.98%	-4.98%	-4.98%	-4.98%	-4.98%	-4.98%	-4.98%	-4.98%	-4.98%	0.02%	-4.58%

7108-0000 - Mortgage Payable (long term)

Mortgage Payable (long term)	10,161	10,211	10,262	10,312	10,363	10,414	10,465	10,517	10,569	10,621	10,673	10,726	125,294
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	10,161	10,211	10,262	10,312	10,363	10,414	10,465	10,517	10,569	10,621	10,673	10,726	125,294
Change from Prior Month %	0%	0.49%	0.5%	0.49%	0.49%	0.49%	0.49%	0.5%	0.49%	0.49%	0.49%	0.5%	6.00%
Change from Prior Month \$	0	50	51	50	51	51	51	52	52	52	52	53	565
Per Unit	149	150	151	152	152	153	154	155	155	156	157	158	1,842
2012 Forecast	9,627	9,674	9,722	9,769	9,818	9,866	9,915	9,963	10,012	10,062	10,111	10,161	118,700
Change from current budget \$	534	537	540	543	545	548	550	554	556	559	562	565	6,593
Change from current budget %	5.55%	5.55%	5.56%	5.55%	5.56%	5.55%	5.55%	5.56%	5.56%	5.56%	5.55%	5.56%	5.56%
2011 Actual	9,075	9,120	9,165	9,210	9,255	9,301	9,347	9,393	9,439	9,486	9,532	9,579	111,903
Change from current budget \$	1,086	1,091	1,097	1,102	1,108	1,113	1,118	1,124	1,130	1,135	1,141	1,147	13,392
Change from current budget %	11.96%	11.96%	11.97%	11.96%	11.97%	11.97%	11.96%	11.97%	11.97%	11.97%	11.97%	11.97%	11.97%

Total Financial Expenses	32,302	32,302	32,302	32,301	32,301	32,301	32,300	32,300	32,300	32,300	32,300	32,300	387,609
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EXPENSE - Capital Expenses

6991-0000 - Capital expenditures

Capital expenditures	0	0	0	98,000	0	0	0	0	0	0	0	0	98,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	0	0	0	98,000	0	98,000							
Change from Prior Month %	0%	0%	0%	0%	-100%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	98,000	-98,000	0	0	0	0	0	0	0	0
Per Unit	0	0	0	1,441	0	0	0	0	0	0	0	0	1,441
2011 Actual	0	0	0	0	0	603	0	0	0	0	0	-603	0
Change from current budget \$	0	0	0	98,000	0	-603	0	0	0	0	0	603	98,000
Change from current budget %	0%	0%	0%	0%	0%	-100%	0%	0%	0%	0%	0%	-100%	0.00%

Comments

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G/L Account	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
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This is in the capital plan, but will only be replaced when needed. Replacement Reserves will be used.
Replacement of 11 kitchens (deferred from 2012) - Note, 13 kitchens will remain to be done.

6991-0002 - Windows

Windows	181,666	181,666	181,666	0	0	0	0	0	0	0	0	0	544,998
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	181,666	181,666	181,666	0	544,998								
Change from Prior Month %	0%	0%	0%	-100%	0%	0%	0%	0%	0%	0%	0%	0%	-100.00%
Change from Prior Month \$	0	0	0	-181,666	0	0	0	0	0	0	0	0	-181,666
Per Unit	2,672	2,672	2,672	0	0	0	0	0	0	0	0	0	8,016
2012 Forecast	0	0	11,580	0	0	0	0	0	0	0	0	0	11,580
Change from current budget \$	181,666	181,666	170,086	0	0	0	0	0	0	0	0	0	533,418
Change from current budget %	0%	0%	1468.79%	0%	0%	0%	0%	0%	0%	0%	0%	0%	4,606.37%

Comments

This is based on Option #1 (\$545,000) to be done over the winter and payouts in 3 months.

6991-0016 - Concrete Repairs

Concrete Repairs	0	0	0	0	1,000	0	0	0	0	0	0	0	1,000
Sealcoating parking lot	0	0	0	0	0	0	0	0	0	0	1,500	0	1,500
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	0	0	0	0	1,000	0	0	0	0	0	1,500	0	2,500
Change from Prior Month %	0%	0%	0%	0%	0%	-100%	0%	0%	0%	0%	0%	-100%	0.00%
Change from Prior Month \$	0	0	0	0	1,000	-1,000	0	0	0	0	1,500	-1,500	0
Per Unit	0	0	0	0	15	0	0	0	0	0	22	0	37

Comments

Sealcoating 1 year after new parking lot
Sidewalks, patios

6993-0000 - Appliance Replacement

Appliance Replacement	120	120	120	120	120	120	120	120	120	120	120	120	1,440
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	120	1,440											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	2	2	2	2	2	2	2	2	2	2	2	2	24

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2012 Forecast	0	0	0	0	0	0	120	120	120	120	120	120	720
Change from current budget \$	120	120	120	120	120	120	0	0	0	0	0	0	720
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100.00%
2011 Actual	0	0	0	0	0	0	1,290	0	0	0	554	-1,844	0
Change from current budget \$	120	120	120	120	120	120	-1,170	120	120	120	-434	1,964	1,440
Change from current budget %	0%	0%	0%	0%	0%	0%	-90.7%	0%	0%	0%	-78.34%	-106.51%	0.00%

6993-0002 - Water Heaters

Water Heaters	0	0	0	0	11,000	0	0	0	0	0	0	0	11,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	0	0	0	0	11,000	0	11,000						
Change from Prior Month %	0%	0%	0%	0%	0%	-100%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	11,000	-11,000	0	0	0	0	0	0	0
Per Unit	0	0	0	0	162	0	0	0	0	0	0	0	162

Comments

To be replaced only if needed. This cost is in the 5 year capital plan as an anticipated expense. Will utilize Replacement Reserves to cover cost.

6993-0003 - A/C Replacements

A/C Replacements	225	225	225	225	225	225	225	225	225	225	225	225	2,700
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	225	2,700											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	3	3	3	3	3	3	3	3	3	3	3	3	36
2012 Forecast	0	0	0	0	0	971	0	0	0	0	0	0	971
Change from current budget \$	225	225	225	225	225	-746	225	225	225	225	225	225	1,729
Change from current budget %	0%	0%	0%	0%	0%	-76.83%	0%	0%	0%	0%	0%	0%	177.98%

Comments

Replacements of A/C units on floors where the a/c systems are not being replaced.

6994-0000 - Carpet & tile

Carpet & tile	650	650	650	650	650	650	650	650	650	650	650	650	7,800
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	650	7,800											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%

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G/L Account	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
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	10	10	10	10	10	10	10	10	10	10	10	10	120
2012 Forecast	604	0	0	0	1,606	0	650	650	650	650	650	650	6,111
Change from current budget \$	46	650	650	650	-956	650	0	0	0	0	0	0	1,690
Change from current budget %	7.53%	0%	0%	0%	-59.54%	0%	0%	0%	0%	0%	0%	0%	27.64%
2011 Actual	0	0	5,005	0	526	1,143	0	3,850	0	616	7,625	-18,765	0
Change from current budget \$	650	650	-4,355	650	124	-493	650	-3,200	650	34	-6,975	19,415	7,800
Change from current budget %	0%	0%	-87.01%	0%	23.57%	-43.13%	0%	-83.12%	0%	5.45%	-91.48%	-103.46%	0.00%

7105-0000 - Replacement Reserve Reimbursement

Carpet Replacement (if needed)	0	0	0	0	0	0	0	0	-7,000	0	0	0	-7,000
Hot Water Heater	0	0	0	0	-11,000	0	0	0	0	0	0	0	-11,000
Kitchen	0	0	0	-98,000	0	0	0	0	0	0	0	0	-98,000
Replacement Reserve Reimbursement	-181,666	-181,666	-181,666	0	0	0	0	0	0	0	0	0	-544,998
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	-181,666	-181,666	-181,666	-98,000	-11,000	0	0	0	-7,000	0	0	0	-660,998
Change from Prior Month %	0%	0%	0%	-46.05%	-88.78%	-100%	0%	0%	0%	-100%	0%	0%	-100.00%
Change from Prior Month \$	0	0	0	83,666	87,000	11,000	0	0	-7,000	7,000	0	0	181,666
Per Unit	-2,672	-2,672	-2,672	-1,441	-162	0	0	0	-103	0	0	0	-9,722
2012 Forecast	0	0	0	0	0	0	0	0	-70,000	0	0	0	-70,000
Change from current budget \$	-181,666	-181,666	-181,666	-98,000	-11,000	0	0	0	63,000	0	0	0	-590,998
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	-90%	0%	0%	0%	844.28%

Comments

Owners to cover window replacement and kitchen renovation. Replacement Reserves to cover hot water boiler (if needed) and carpet replacement should there not be sufficient operating dollars available.

Total Capital Expenses	995	995	995	995	1,995	995	995	995	-6,005	995	2,495	995	7,440
TOTAL EXPENSE	84,754	80,349	84,494	80,226	86,281	76,398	78,732	76,449	71,732	83,934	84,590	80,768	968,707
TOTAL NET INCOME	-4,248	157	-3,988	280	-5,775	4,108	1,774	4,057	8,774	-2,194	-1,616	4,040	5,369
TOTAL CASH FLOW	-4,248	157	-3,988	280	-5,775	4,108	1,774	4,057	8,774	-2,194	-1,616	4,040	5,369

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G/L Account 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 - Residential Rental Revenue

5120-0000 - Apartment rent

Market rent	38,120	38,120	38,120	38,120	38,120	38,120	38,120	38,120	38,120	38,120	38,120	38,120	457,440
2013 Budget	38,120	457,440											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	561	561	561	561	561	561	561	561	561	561	561	561	6,732
2012 Forecast	20,547	20,121	21,878	22,289	22,734	20,203	19,926	19,926	19,926	19,926	19,926	19,926	247,330
Change from current budget \$	17,573	17,999	16,242	15,831	15,386	17,917	18,194	18,194	18,194	18,194	18,194	18,194	210,112
Change from current budget %	85.53%	89.45%	74.24%	71.03%	67.68%	88.68%	91.31%	91.31%	91.31%	91.31%	91.31%	91.31%	84.95%
2011 Actual	25,120	24,902	25,678	21,670	24,861	23,152	22,105	21,558	20,637	20,255	21,680	21,670	273,288
Change from current budget \$	13,000	13,218	12,442	16,450	13,259	14,968	16,015	16,562	17,483	17,865	16,440	16,450	184,152
Change from current budget %	51.75%	53.08%	48.45%	75.91%	53.33%	64.65%	72.45%	76.83%	84.72%	88.2%	75.83%	75.91%	67.38%

5121-0000 - Tenant assistant payments

Market rent	48,516	48,516	48,516	48,516	48,516	48,516	48,516	48,516	48,516	48,516	48,516	48,516	582,192
2013 Budget	48,516	582,192											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	713	713	713	713	713	713	713	713	713	713	713	713	8,556
2012 Forecast	66,089	66,515	64,758	64,347	63,902	66,433	66,710	66,710	66,710	66,710	66,710	66,710	792,302
Change from current budget \$	-17,573	-17,999	-16,242	-15,831	-15,386	-17,917	-18,194	-18,194	-18,194	-18,194	-18,194	-18,194	-210,112
Change from current budget %	-26.59%	-27.06%	-25.08%	-24.6%	-24.08%	-26.97%	-27.27%	-27.27%	-27.27%	-27.27%	-27.27%	-27.27%	-26.52%
2011 Actual	61,220	61,438	60,662	64,670	61,479	63,188	64,235	64,782	65,703	66,677	64,956	64,966	763,976
Change from current budget \$	-12,704	-12,922	-12,146	-16,154	-12,963	-14,672	-15,719	-16,266	-17,187	-18,161	-16,440	-16,450	-181,784
Change from current budget %	-20.75%	-21.03%	-20.02%	-24.98%	-21.09%	-23.22%	-24.47%	-25.11%	-26.16%	-27.24%	-25.31%	-25.32%	-23.79%

Total Residential Rental Revenue 86,636 86,636 86,636 86,636 86,636 86,636 86,636 86,636 86,636 86,636 86,636 86,636 86,636 1,039,632

INCOME - Vacancies & Adjustments

5220-0000 - Vacancy loss - apartments

Vacancy loss - apartments	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-24,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200

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G/L Account	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
Vacant Units	0	0	0	0	0	0	0	0	0	0	0	0	0
2013 Budget	-2,000	-24,000											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-348
2012 Forecast	-1,585	-1,260	-2,520	-3,654	-3,495	-714	-2,750	-2,750	-2,750	-2,750	-2,750	-2,750	-29,728
Change from current budget \$	-415	-740	520	1,654	1,495	-1,286	750	750	750	750	750	750	5,728
Change from current budget %	26.18%	58.73%	-20.63%	-45.27%	-42.78%	180.11%	-27.27%	-27.27%	-27.27%	-27.27%	-27.27%	-27.27%	-19.27%
2011 Actual	-6,056	-6,312	-6,288	-2,730	-5,528	-4,662	-3,780	-3,089	-1,722	-1,260	-2,520	-2,520	-46,467
Change from current budget \$	4,056	4,312	4,288	730	3,528	2,662	1,780	1,089	-278	-740	520	520	22,467
Change from current budget %	-66.97%	-68.31%	-68.19%	-26.74%	-63.82%	-57.1%	-47.09%	-35.25%	16.14%	58.73%	-20.63%	-20.63%	-48.35%

5221-0000 - Non-Revenue Units

Non-Revenue Units	-1,260	-1,260	-1,260	-1,260	-1,260	-1,260	-1,260	-1,260	-1,260	-1,260	-1,260	-1,260	-15,120
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
Employee Units	0	0	0	0	0	0	0	0	0	0	0	0	0
Administration Units	0	0	0	0	0	0	0	0	0	0	0	0	0
2013 Budget	-1,260	-15,120											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	-19	-19	-19	-19	-19	-19	-19	-19	-19	-19	-19	-19	-228
2012 Forecast	-1,260	-1,260	-1,260	-1,267	-1,260	-1,260	-1,260	-1,260	-1,260	-1,260	-1,260	-1,260	-15,127
Change from current budget \$	0	0	0	7	0	0	0	0	0	0	0	0	7
Change from current budget %	0%	0%	0%	-0.55%	0%	0%	0%	0%	0%	0%	0%	0%	-0.05%
2011 Actual	-1,248	-1,248	-1,272	-1,260	-1,260	-1,260	-1,260	-1,260	-1,260	-1,260	-1,260	-1,260	-15,108
Change from current budget \$	-12	-12	12	0	0	0	0	0	0	0	0	0	-12
Change from current budget %	0.96%	0.96%	-0.94%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.08%

Total Vacancies & Adjustments	-3,260	-39,120											
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INCOME - Other Income

5910-0000 - Laundry income

Laundry income	0	0	700	0	0	700	0	0	700	0	0	700	2,800
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	0	0	700	2,800									

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Change from Prior Month %	0%	0%	0%	-100%	0%	0%	-100%	0%	0%	-100%	0%	0%	0.00%
Change from Prior Month \$	0	0	700	-700	0	700	-700	0	700	-700	0	700	700
Per Unit	0	0	10	0	0	10	0	0	10	0	0	10	40
2012 Forecast	0	0	698	0	724	0	286	286	286	286	286	286	3,138
Change from current budget \$	0	0	2	0	-724	700	-286	-286	414	-286	-286	414	-338
Change from current budget %	0%	0%	0.25%	0%	-100%	0%	-100%	-100%	144.76%	-100%	-100%	144.76%	-10.78%
2011 Actual	692	0	0	724	0	0	0	738	0	713	0	0	2,867
Change from current budget \$	-692	0	700	-724	0	700	0	-738	700	-713	0	700	-67
Change from current budget %	-100%	0%	0%	-100%	0%	0%	0%	-100%	0%	-100%	0%	0%	-2.33%
5922-0000 - Late fees													
Late fees	10	10	10	10	10	10	10	10	10	10	10	10	120
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	10	120											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	0	0	0	0	0	0	0	0	0	0	0	0	0
2012 Forecast	0	0	0	0	0	0	10	10	10	10	10	10	60
Change from current budget \$	10	10	10	10	10	10	0	0	0	0	0	0	60
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100.00%
2011 Actual	0	0	0	0	0	0	90	0	0	11	19	0	120
Change from current budget \$	10	10	10	10	10	10	-80	10	10	-1	-9	10	0
Change from current budget %	0%	0%	0%	0%	0%	0%	-88.89%	0%	0%	-9.09%	-47.37%	0%	0.00%
5930-0000 - Credit Check Fees													
Credit Check Fees	30	30	30	30	30	30	30	30	30	30	30	30	360
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	30	360											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Income	40	40	740	3,280									
TOTAL INCOME	83,416	83,416	84,116	1,003,792									

Evergreen Real Estate Services LLC
Walnut Place
Account by Account
For the Budget Year Beginning January 2013

G/L Account	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
EXPENSE - Advertising & Renting Expenses													

6253-0000 - Credit Report Fees

Credit Report Fees	30	30	30	30	30	30	30	30	30	30	30	30	360
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	30	360											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	0	0	0	0	0	0	0	0	0	0	0	0	0
2012 Forecast	0	0	0	0	14	67	30	30	30	30	30	30	261
Change from current budget \$	30	30	30	30	16	-37	0	0	0	0	0	0	99
Change from current budget %	0%	0%	0%	0%	114.29%	-55.22%	0%	0%	0%	0%	0%	0%	37.93%
2011 Actual	39	0	64	0	0	39	95	0	0	25	33	38	332
Change from current budget \$	-9	30	-34	30	30	-9	-65	30	30	5	-3	-8	27
Change from current budget %	-23.08%	0%	-53.12%	0%	0%	-23.08%	-68.42%	0%	0%	20%	-9.09%	-20%	8.27%
Total Advertising & Renting Expenses	30	360											

EXPENSE - Administration Expenses

6311-0000 - Office supplies

Office supplies	225	225	225	225	225	225	225	225	225	225	225	225	2,700
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	225	2,700											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	3	3	3	3	3	3	3	3	3	3	3	3	36
2012 Forecast	338	226	54	180	95	171	300	300	300	300	300	300	2,863
Change from current budget \$	-113	-1	171	45	130	54	-75	-75	-75	-75	-75	-75	-164
Change from current budget %	-33.35%	-0.5%	316.82%	25.26%	137.64%	31.72%	-25%	-25%	-25%	-25%	-25%	-25%	-5.69%
2011 Actual	90	290	362	308	329	46	276	85	361	895	175	365	3,582
Change from current budget \$	135	-65	-137	-83	-104	179	-51	140	-136	-670	50	-140	-882
Change from current budget %	150.36%	-22.47%	-37.85%	-26.87%	-31.57%	387.33%	-18.36%	164.12%	-37.64%	-74.87%	28.74%	-38.4%	-24.61%

6316-0000 - Office Equipment

Office Equipment	405	405	405	405	405	405	405	405	405	405	405	405	4,860
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Evergreen Real Estate Services LLC
Walnut Place
Account by Account
For the Budget Year Beginning January 2013

G/L Account	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
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	405	4,860											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	6	6	6	6	6	6	6	6	6	6	6	6	72

Comments

Copier lease, postage machine lease, maintenance agreements

6320-0000 - Management fee

Management fee	4,137	4,137	4,137	4,137	4,137	4,137	4,137	4,137	4,137	4,137	4,137	4,137	49,644
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	4,137	49,644											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	61	61	61	61	61	61	61	61	61	61	61	61	732
2012 Forecast	4,078	4,209	4,203	4,285	3,918	3,916	4,083	4,083	4,083	4,083	4,083	4,083	49,107
Change from current budget \$	59	-72	-66	-148	219	222	54	54	54	54	54	54	538
Change from current budget %	1.45%	-1.71%	-1.56%	-3.45%	5.58%	5.66%	1.32%	1.32%	1.32%	1.32%	1.32%	1.32%	1.09%
2011 Actual	3,925	3,942	4,026	3,873	3,721	4,860	4,242	3,943	4,211	4,095	4,350	3,568	48,756
Change from current budget \$	212	195	110	264	416	-723	-105	194	-74	42	-213	569	887
Change from current budget %	5.41%	4.95%	2.74%	6.82%	11.18%	-14.87%	-2.49%	4.92%	-1.76%	1.02%	-4.9%	15.94%	1.82%

6340-0000 - Legal Expense - Project

Legal Expense - Project	167	167	167	167	167	167	167	167	167	167	167	167	2,004
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	167	2,004											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	2	2	2	2	2	2	2	2	2	2	2	2	24
2012 Forecast	0	0	0	0	1,320	0	0	0	0	0	0	0	1,320
Change from current budget \$	167	167	167	167	-1,153	167	167	167	167	167	167	167	684
Change from current budget %	0%	0%	0%	0%	-87.35%	0%	0%	0%	0%	0%	0%	0%	51.82%

6350-0000 - Audit Expense

Audit Expense	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	12,996
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Evergreen Real Estate Services LLC
Walnut Place
Account by Account
For the Budget Year Beginning January 2013

G/L Account	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
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	1,083	12,996											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	16	16	16	16	16	16	16	16	16	16	16	16	192
2012 Forecast	0	0	0	0	10,500	0	1,500	0	0	0	0	0	12,000
Change from current budget \$	1,083	1,083	1,083	1,083	-9,417	1,083	-417	1,083	1,083	1,083	1,083	1,083	996
Change from current budget %	0%	0%	0%	0%	-89.69%	0%	-27.8%	0%	0%	0%	0%	0%	8.30%
2011 Actual	0	0	5,000	6,500	0	0	1,500	0	-750	-750	0	0	11,500
Change from current budget \$	1,083	1,083	-3,917	-5,417	1,083	1,083	-417	1,083	1,833	1,833	1,083	1,083	1,496
Change from current budget %	0%	0%	-78.34%	-83.34%	0%	0%	-27.8%	0%	-244.4%	-244.4%	0%	0%	13.01%

6360-0000 - Telephone

Telephone	850	850	850	850	850	850	850	850	850	850	850	850	10,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	850	10,200											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	12	12	12	12	12	12	12	12	12	12	12	12	144
2012 Forecast	923	683	430	695	1,193	776	850	850	850	850	850	850	9,800
Change from current budget \$	-73	167	420	155	-343	74	0	0	0	0	0	0	400
Change from current budget %	-7.88%	24.46%	97.44%	22.29%	-28.72%	9.48%	0%	0%	0%	0%	0%	0%	4.08%
2011 Actual	818	963	1,302	489	409	590	988	61	2,113	800	1,048	1,341	10,922
Change from current budget \$	32	-113	-452	361	441	260	-138	789	-1,263	50	-198	-491	-722
Change from current budget %	3.94%	-11.73%	-34.71%	73.95%	107.71%	44.1%	-13.93%	1300.33%	-59.78%	6.23%	-18.93%	-36.61%	-6.61%

Comments

this line item includes ALL phone line (main, door security lines, fax, internet etc)

6360-0001 - Answering Service/ Pagers

Answering Service/ Pagers	62	62	62	62	62	62	62	62	62	62	62	62	744
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	62	744											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12

Evergreen Real Estate Services LLC
Walnut Place
Account by Account
For the Budget Year Beginning January 2013

G/L Account	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
2012 Forecast	61	61	0	120	61	122	61	61	61	61	61	61	790
Change from current budget \$	1	1	62	-58	1	-60	1	1	1	1	1	1	-47
Change from current budget %	2.11%	2.14%	0%	-48.52%	2.31%	-49.1%	1.64%	1.64%	1.64%	1.64%	1.64%	1.64%	-5.85%

6365-0000 - Training & Education Expense

Training & Education Expense	110	110	110	110	110	110	110	110	110	110	110	110	1,320
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	110	1,320											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	2	2	2	2	2	2	2	2	2	2	2	2	24
2012 Forecast	0	0	0	0	0	0	110	110	110	110	110	110	660
Change from current budget \$	110	110	110	110	110	110	0	0	0	0	0	0	660
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100.00%
2011 Actual	0	0	0	0	0	319	0	0	0	77	0	0	396
Change from current budget \$	110	110	110	110	110	-209	110	110	110	33	110	110	924
Change from current budget %	0%	0%	0%	0%	0%	-65.52%	0%	0%	0%	42.86%	0%	0%	233.33%

6370-0000 - Bad debts

Bad debts	583	583	583	583	583	583	583	583	583	583	583	583	6,996
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	583	6,996											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	9	9	9	9	9	9	9	9	9	9	9	9	108
2012 Forecast	0	0	0	0	0	87	0	0	2,000	0	0	2,000	4,087
Change from current budget \$	583	583	583	583	583	496	583	583	-1,417	583	583	-1,417	2,909
Change from current budget %	0%	0%	0%	0%	0%	570.11%	0%	0%	-70.85%	0%	0%	-70.85%	71.18%
2011 Actual	0	0	0	7,921	5,431	0	129	720	1,604	572	1,838	-11,322	6,893
Change from current budget \$	583	583	583	-7,338	-4,848	583	454	-137	-1,021	11	-1,255	11,905	103
Change from current budget %	0%	0%	0%	-92.64%	-89.27%	0%	351.94%	-19.03%	-63.65%	1.92%	-68.28%	-105.15%	1.49%

6380-0000 - Consulting/study costs

Consulting/study costs	0	0	0	0	1,500	0	2,000	0	0	0	0	0	3,500
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200

Evergreen Real Estate Services LLC
Walnut Place
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For the Budget Year Beginning January 2013

G/L Account	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
2013 Budget	0	0	0	0	1,500	0	2,000	0	0	0	0	0	3,500
Change from Prior Month %	0%	0%	0%	0%	0%	-100%	0%	-100%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	1,500	-1,500	2,000	-2,000	0	0	0	0	0
Per Unit	0	0	0	0	22	0	29	0	0	0	0	0	51
2012 Forecast	0	0	0	0	2,552	0	0	0	0	0	0	0	2,552
Change from current budget \$	0	0	0	0	-1,052	0	2,000	0	0	0	0	0	948
Change from current budget %	0%	0%	0%	0%	-41.22%	0%	0%	0%	0%	0%	0%	0%	37.15%
2011 Actual	0	0	0	0	1,350	0	0	0	0	0	0	0	1,350
Change from current budget \$	0	0	0	0	150	0	2,000	0	0	0	0	0	2,150
Change from current budget %	0%	0%	0%	0%	11.11%	0%	0%	0%	0%	0%	0%	0%	159.26%

Comments

\$2,000 for internal audit and remainder for Rent Comparability Study Up-Date

6390-0000 - Misc administrative expenses

Misc administrative expenses	155	155	155	155	155	155	155	155	155	155	155	155	1,860
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	155	1,860											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	2	2	2	2	2	2	2	2	2	2	2	2	24
2012 Forecast	194	138	165	0	126	0	155	155	155	155	155	155	1,553
Change from current budget \$	-39	17	-10	155	29	155	0	0	0	0	0	0	307
Change from current budget %	-20.09%	12.55%	-6.34%	0%	22.97%	0%	0%	0%	0%	0%	0%	0%	19.75%
2011 Actual	0	117	29	693	213	102	177	194	0	30	221	306	2,082
Change from current budget \$	155	38	126	-538	-58	53	-22	-39	155	125	-66	-151	-222
Change from current budget %	0%	32.5%	426.49%	-77.63%	-27.18%	52.17%	-12.43%	-20.14%	0%	424.18%	-30%	-49.34%	-10.67%

6390-0002 - Computer Supplies/Data Processing

Computer Supplies/Data Processing	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	150	1,800											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	2	2	2	2	2	2	2	2	2	2	2	2	24
2012 Forecast	319	209	154	154	155	155	150	150	150	150	150	150	2,049

Evergreen Real Estate Services LLC
Walnut Place
Account by Account
For the Budget Year Beginning January 2013

G/L Account	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
Change from current budget \$	-169	-59	-4	-4	-5	-5	0	0	0	0	0	0	-246
Change from current budget %	-53.04%	-28.37%	-2.86%	-2.86%	-3.52%	-3.52%	0%	0%	0%	0%	0%	0%	-12.14%
2011 Actual	127	127	127	127	127	127	634	148	478	148	154	154	2,476
Change from current budget \$	23	23	23	23	23	23	-484	2	-328	2	-4	-4	-678
Change from current budget %	18.46%	18.46%	18.46%	18.46%	18.46%	18.46%	-76.33%	1.3%	-68.62%	1.3%	-2.86%	-2.86%	-27.31%

6395-0000 - Tenant Retention

Tenant Retention	400	400	400	400	400	400	400	400	400	400	1,500	1,500	7,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	400	1,500	1,500	7,000									
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	275%	0%	275.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	1,100	0	1,100
Per Unit	6	6	6	6	6	6	6	6	6	6	22	22	104
2012 Forecast	168	106	1,310	314	489	211	500	500	500	500	500	1,000	6,098
Change from current budget \$	232	294	-910	86	-89	189	-100	-100	-100	-100	1,000	500	902
Change from current budget %	137.61%	278.14%	-69.46%	27.34%	-18.21%	89.77%	-20%	-20%	-20%	-20%	200%	50%	14.79%
2011 Actual	886	196	239	570	0	0	298	367	291	776	851	100	4,574
Change from current budget \$	-486	204	161	-170	400	400	102	33	109	-376	649	1,400	2,426
Change from current budget %	-54.85%	103.89%	67.19%	-29.8%	0%	0%	34.31%	8.97%	37.38%	-48.47%	76.36%	1400%	53.04%

Comments

monthly activities, parties, special events, end the year catered dinners (Nov and Dec)

6431-0000 - Travel & Expense Reimbursement

Travel & Expense Reimbursement	188	188	188	188	188	188	188	188	188	188	188	188	2,256
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	188	2,256											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	3	3	3	3	3	3	3	3	3	3	3	3	36
2012 Forecast	0	264	0	168	328	136	187	187	187	187	187	187	2,018
Change from current budget \$	188	-76	188	20	-140	52	1	1	1	1	1	1	238
Change from current budget %	0%	-28.71%	0%	11.86%	-42.67%	38%	0.53%	0.53%	0.53%	0.53%	0.53%	0.53%	11.80%
2011 Actual	255	128	164	0	0	0	163	379	161	623	142	1,266	3,282
Change from current budget \$	-67	60	24	188	188	188	25	-191	27	-435	46	-1,078	-1,025
Change from current budget %	-26.39%	46.36%	14.52%	0%	0%	0%	15.48%	-50.38%	16.97%	-69.84%	32.09%	-85.15%	-31.27%

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G/L Account	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
Total Administration Expenses	8,515	8,515	8,515	8,515	10,015	8,515	10,515	8,515	8,515	8,515	9,615	9,615	107,880

EXPENSE - Payroll and Related Costs

6310-0000 - Office salaries

Payroll	4,752	4,752	4,752	4,889	7,333	4,889	4,889	4,889	4,889	7,333	4,889	4,889	63,145
2013 Budget	4,752	4,752	4,752	4,889	7,333	4,889	4,889	4,889	4,889	7,333	4,889	4,889	63,145
Change from Prior Month %	0%	0%	0%	2.88%	49.99%	-33.33%	0%	0%	0%	49.99%	-33.33%	0%	3.00%
Change from Prior Month \$	0	0	0	137	2,444	-2,444	0	0	0	2,444	-2,444	0	137
Per Unit	70	70	70	72	108	72	72	72	72	108	72	72	930
2012 Forecast	3,815	4,877	3,735	3,924	6,536	4,469	4,428	4,428	4,428	4,428	6,904	4,428	56,400
Change from current budget \$	937	-125	1,017	965	797	420	461	461	461	2,905	-2,015	461	6,745
Change from current budget %	24.56%	-2.56%	27.23%	24.59%	12.2%	9.41%	10.41%	10.41%	10.41%	65.61%	-29.19%	10.41%	11.96%
2011 Actual	4,331	4,197	4,458	4,455	4,215	7,072	4,862	5,020	4,863	4,493	7,328	5,281	60,574
Change from current budget \$	421	555	294	434	3,118	-2,183	27	-131	26	2,840	-2,439	-392	2,570
Change from current budget %	9.72%	13.22%	6.59%	9.74%	73.99%	-30.87%	0.57%	-2.6%	0.54%	63.22%	-33.28%	-7.43%	4.25%

6510-0000 - Janitor and cleaning payroll

Payroll	1,122	1,122	1,122	1,342	1,684	1,122	1,122	1,122	1,122	1,684	1,122	1,271	14,957
2013 Budget	1,122	1,122	1,122	1,342	1,684	1,122	1,122	1,122	1,122	1,684	1,122	1,271	14,957
Change from Prior Month %	0%	0%	0%	19.61%	25.48%	-33.37%	0%	0%	0%	50.09%	-33.37%	13.28%	13.00%
Change from Prior Month \$	0	0	0	220	342	-562	0	0	0	562	-562	149	149
Per Unit	16	16	16	20	25	16	16	16	16	25	16	19	217
2012 Forecast	1,126	1,122	1,059	1,122	1,714	1,124	1,167	1,167	1,167	1,167	1,751	1,167	14,854
Change from current budget \$	-4	0	63	220	-30	-2	-45	-45	-45	517	-629	104	104
Change from current budget %	-0.35%	-0.04%	5.92%	19.56%	-1.75%	-0.2%	-3.86%	-3.86%	-3.86%	44.3%	-35.92%	8.91%	0.69%
2011 Actual	1,167	1,151	1,003	1,122	1,122	1,748	1,122	1,122	1,122	1,122	1,649	1,063	14,515
Change from current budget \$	-45	-29	119	220	562	-626	0	0	0	562	-527	208	444
Change from current budget %	-3.87%	-2.48%	11.84%	19.56%	50.03%	-35.82%	-0.04%	-0.04%	-0.04%	50.03%	-31.94%	19.59%	3.04%

6540-0000 - Repairs payroll

Repairs payroll	0	0	0	0	0	0	0	0	0	0	0	0	0
Payroll	3,490	3,490	3,490	3,490	5,234	3,490	3,490	3,490	3,490	5,234	3,490	3,540	45,418
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	3,490	3,490	3,490	3,490	5,234	3,490	3,490	3,490	3,490	5,234	3,490	3,540	45,418
Change from Prior Month %	0%	0%	0%	0%	49.97%	-33.32%	0%	0%	0%	49.97%	-33.32%	1.43%	1.00%

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Change from Prior Month \$	0	0	0	0	1,744	-1,744	0	0	0	1,744	-1,744	50	50
Per Unit	51	51	51	51	77	51	51	51	51	77	51	52	665
2012 Forecast	3,391	2,759	2,800	3,054	4,814	3,748	3,800	3,800	3,800	3,800	5,570	3,800	45,136
Change from current budget \$	99	731	690	436	420	-258	-310	-310	-310	1,434	-2,080	-260	282
Change from current budget %	2.91%	26.48%	24.65%	14.29%	8.72%	-6.88%	-8.16%	-8.16%	-8.16%	37.74%	-37.34%	-6.84%	0.62%
2011 Actual	4,464	4,016	5,076	3,889	3,838	5,828	4,135	3,685	3,609	3,669	5,707	3,675	51,590
Change from current budget \$	-974	-526	-1,586	-399	1,396	-2,338	-645	-195	-119	1,565	-2,217	-135	-6,173
Change from current budget %	-21.82%	-13.1%	-31.25%	-10.27%	36.39%	-40.12%	-15.59%	-5.29%	-3.3%	42.67%	-38.85%	-3.67%	-11.96%

6715-0000 - Payroll Taxes

Payroll	2,566	2,345	1,909	1,265	1,231	868	870	870	870	1,235	870	927	15,826
2013 Budget	2,566	2,345	1,909	1,265	1,231	868	870	870	870	1,235	870	927	15,826
Change from Prior Month %	0%	-8.61%	-18.59%	-33.73%	-2.69%	-29.49%	0.23%	0%	0%	41.95%	-29.55%	6.55%	-64.00%
Change from Prior Month \$	0	-221	-436	-644	-34	-363	2	0	0	365	-365	57	-1,639
Per Unit	38	34	28	19	18	13	13	13	13	18	13	14	234
2012 Forecast	1,443	1,483	1,199	1,183	1,867	1,099	1,230	1,230	1,230	1,230	1,230	1,230	15,654
Change from current budget \$	1,123	862	710	82	-636	-231	-360	-360	-360	5	-360	-303	172
Change from current budget %	77.8%	58.11%	59.27%	6.97%	-34.08%	-21%	-29.27%	-29.27%	-29.27%	0.41%	-29.27%	-24.63%	1.10%
2011 Actual	1,498	1,380	1,445	1,061	1,158	1,231	800	775	751	727	1,096	744	12,667
Change from current budget \$	1,068	965	464	204	73	-363	70	95	119	508	-226	183	3,160
Change from current budget %	71.33%	69.93%	32.13%	19.21%	6.26%	-29.46%	8.71%	12.27%	15.83%	69.77%	-20.65%	24.64%	24.94%

6722-0000 - Workers compensation

Workers compensation	271	271	271	271	271	271	271	271	271	271	271	271	3,252
Payroll	0	0	0	0	0	0	0	0	0	0	0	0	0
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	271	3,252											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	4	4	4	4	4	4	4	4	4	4	4	4	48
2012 Forecast	289	289	289	289	289	289	305	305	305	305	305	305	3,562
Change from current budget \$	-18	-18	-18	-18	-18	-18	-34	-34	-34	-34	-34	-34	-312
Change from current budget %	-6.13%	-6.13%	-6.13%	-6.13%	-6.13%	-6.13%	-11.15%	-11.15%	-11.15%	-11.15%	-11.15%	-11.15%	-8.71%
2011 Actual	242	242	242	242	242	242	289	-48	632	289	289	289	3,193
Change from current budget \$	29	29	29	29	29	29	-18	319	-361	-18	-18	-18	60

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Change from current budget %	11.83%	11.83%	11.83%	11.83%	11.83%	11.83%	-6.13%	-66.4%	-57.15%	-6.13%	-6.13%	-6.13%	1.84%

6723-0000 - Employee health insurance

Payroll	537	537	537	537	537	537	586	586	586	586	586	586	6,738
2013 Budget	537	537	537	537	537	537	586	586	586	586	586	586	6,738
Change from Prior Month %	0%	0%	0%	0%	0%	0%	9.12%	0%	0%	0%	0%	0%	9.00%
Change from Prior Month \$	0	0	0	0	0	0	49	0	0	0	0	0	49
Per Unit	8	8	8	8	8	8	9	9	9	9	9	9	102
2012 Forecast	1,679	1,744	1,805	1,823	1,594	1,950	1,724	1,724	1,724	1,724	1,724	1,724	20,940
Change from current budget \$	-1,142	-1,207	-1,268	-1,286	-1,057	-1,413	-1,138	-1,138	-1,138	-1,138	-1,138	-1,138	-14,201
Change from current budget %	-68.02%	-69.21%	-70.25%	-70.55%	-66.32%	-72.46%	-66.01%	-66.01%	-66.01%	-66.01%	-66.01%	-66.01%	-67.82%
2011 Actual	389	350	356	356	351	300	-130	1,098	517	496	376	477	4,934
Change from current budget \$	148	187	181	181	186	237	716	-512	69	90	210	109	1,802
Change from current budget %	37.94%	53.63%	50.92%	51%	53.14%	78.88%	-550.42%	-46.61%	13.35%	18.25%	55.71%	22.95%	36.56%

6724-0000 - Union Benefits

Payroll	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,215	14,415
2013 Budget	1,200	1,215	14,415										
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1.25%	1.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	15	15
Per Unit	18	18	18	18	18	18	18	18	18	18	18	18	216
2011 Actual	1,190	1,190	1,190	1,190	1,190	1,071	1,309	1,190	1,190	1,190	1,071	1,309	14,277
Change from current budget \$	10	10	10	10	10	129	-109	10	10	10	129	-94	135
Change from current budget %	0.86%	0.86%	0.86%	0.86%	0.86%	12.05%	-8.3%	0.86%	0.86%	0.86%	12.05%	-7.15%	0.97%

6726-0001 - Contingency

Payroll	0	0	1,804	0	0	0	0	0	0	0	0	528	2,332
2013 Budget	0	0	1,804	0	528	2,332							
Change from Prior Month %	0%	0%	0%	-100%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	1,804	-1,804	0	0	0	0	0	0	0	528	528
Per Unit	0	0	27	0	0	0	0	0	0	0	0	8	35
2012 Forecast	0	0	0	1,298	0	0	0	0	0	0	0	0	1,298
Change from current budget \$	0	0	1,804	-1,298	0	0	0	0	0	0	0	528	1,034
Change from current budget %	0%	0%	0%	-100%	0%	0%	0%	0%	0%	0%	0%	0%	79.66%
2011 Actual	0	0	1,682	0	0	0	0	0	0	0	0	0	1,682

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Change from current budget \$	0	0	122	0	0	0	0	0	0	0	0	528	650
Change from current budget %	0%	0%	7.22%	0%	0%	0%	0%	0%	0%	0%	0%	0%	38.60%

Total Payroll and Related Costs	13,938	13,717	15,085	12,994	17,490	12,377	12,428	12,428	12,428	17,543	12,428	13,227	166,083
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EXPENSE - Social Service Coordinator Expenses

6900-0000 - Social Service Coordinator

Payroll	1,389	1,389	1,629	1,348	1,973	1,239	1,239	1,239	1,239	1,859	1,239	1,311	17,093
2013 Budget	1,389	1,389	1,629	1,348	1,973	1,239	1,239	1,239	1,239	1,859	1,239	1,311	17,093
Change from Prior Month %	0%	0%	17.28%	-17.25%	46.36%	-37.2%	0%	0%	0%	50.04%	-33.35%	5.81%	-6.00%
Change from Prior Month \$	0	0	240	-281	625	-734	0	0	0	620	-620	72	-78
Per Unit	20	20	24	20	29	18	18	18	18	27	18	19	249
2012 Forecast	594	0	592	1,237	1,762	1,066	1,800	1,200	1,200	1,200	1,800	1,200	13,651
Change from current budget \$	795	1,389	1,037	111	211	173	-561	39	39	659	-561	111	3,442
Change from current budget %	133.75%	0%	175.29%	9.01%	11.98%	16.18%	-31.17%	3.25%	3.25%	54.92%	-31.17%	9.25%	25.22%

Total Social Service Coordinator Expenses	1,389	1,389	1,629	1,348	1,973	1,239	1,239	1,239	1,239	1,859	1,239	1,311	17,093
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EXPENSE - Operating Expenses

6490-0000 - Misc operating expenses

Misc operating expenses	50	50	50	50	50	50	50	50	50	50	50	50	600
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	50	600											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	0	0	0	0	50	50	50	50	50	250
Change from current budget \$	50	50	50	50	50	50	50	0	0	0	0	0	350
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	140.00%
2011 Actual	0	0	0	0	200	0	0	0	0	0	0	0	200
Change from current budget \$	50	50	50	50	-150	50	50	50	50	50	50	50	400
Change from current budget %	0%	0%	0%	0%	-75%	0%	0%	0%	0%	0%	0%	0%	200.00%

6515-0000 - Janitors and cleaning supplies

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G/L Account	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
Janitors and cleaning supplies	320	320	320	320	320	320	320	320	320	320	320	320	3,840
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	320	3,840											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	5	5	5	5	5	5	5	5	5	5	5	5	60
2012 Forecast	459	257	0	118	160	457	310	310	310	310	310	310	3,312
Change from current budget \$	-139	63	320	202	160	-137	10	10	10	10	10	10	529
Change from current budget %	-30.3%	24.31%	0%	170.11%	99.49%	-29.95%	3.23%	3.23%	3.23%	3.23%	3.23%	3.23%	15.93%
2011 Actual	134	144	576	209	232	0	261	183	332	947	343	197	3,559
Change from current budget \$	186	176	-256	111	88	320	59	137	-12	-627	-23	123	282
Change from current budget %	138.47%	122.53%	-44.43%	53.21%	38.11%	0%	22.59%	74.71%	-3.66%	-66.23%	-6.84%	62.16%	7.89%

6516-0000 - Bulbs & Tubes

Bulbs & Tubes	75	75	75	75	75	75	75	75	75	75	75	75	900
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	75	900											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12

6517-0000 - Outside Cleaning Service

Outside Cleaning Service	0	0	0	750	0	0	0	0	0	0	750	0	1,500
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	0	0	0	750	0	0	0	0	0	0	750	0	1,500
Change from Prior Month %	0%	0%	0%	0%	-100%	0%	0%	0%	0%	0%	0%	-100%	0.00%
Change from Prior Month \$	0	0	0	750	-750	0	0	0	0	0	750	-750	0
Per Unit	0	0	0	11	0	0	0	0	0	0	11	0	22

Comments

community areas to clean carpet and chairs as well as outside and inside of windows within units

6518-0000 - Uniforms

Uniforms	500	0	0	0	0	0	0	0	0	0	0	0	500
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	500	0	500										

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Change from Prior Month %	0%	-100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	-100.00%
Change from Prior Month \$	0	-500	0	0	0	0	0	0	0	0	0	0	-500
Per Unit	7	0	0	0	0	0	0	0	0	0	0	0	7

6519-0000 - Exterminating Contract

Exterminating Contract	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	150	1,800											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	2	2	2	2	2	2	2	2	2	2	2	2	24
2012 Forecast	0	90	180	0	120	120	400	400	400	400	400	400	2,910
Change from current budget \$	150	60	-30	150	30	30	-250	-250	-250	-250	-250	-250	-1,110
Change from current budget %	0%	66.67%	-16.67%	0%	25%	25%	-62.5%	-62.5%	-62.5%	-62.5%	-62.5%	-62.5%	-38.14%
2011 Actual	0	210	90	90	0	90	0	90	210	90	0	90	960
Change from current budget \$	150	-60	60	60	150	60	150	60	-60	60	150	60	840
Change from current budget %	0%	-28.57%	66.67%	66.67%	0%	66.67%	0%	66.67%	-28.57%	66.67%	0%	66.67%	87.50%

6525-0000 - Rubbish removal

Rubbish removal	355	355	355	355	355	355	355	355	355	355	355	355	4,260
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	355	4,260											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	5	5	5	5	5	5	5	5	5	5	5	5	60
2012 Forecast	309	309	323	309	529	350	350	350	350	350	350	350	4,230
Change from current budget \$	46	46	32	46	-174	5	5	5	5	5	5	5	31
Change from current budget %	14.7%	14.7%	9.96%	14.7%	-32.86%	1.43%	1.43%	1.43%	1.43%	1.43%	1.43%	1.43%	0.71%
2011 Actual	400	325	309	219	309	309	314	129	314	314	354	314	3,612
Change from current budget \$	-45	30	46	136	46	46	41	226	41	41	1	41	650
Change from current budget %	-11.25%	9.16%	14.7%	62.12%	14.7%	14.7%	13.01%	175.73%	13.01%	13.01%	0.25%	12.88%	17.93%

Total Operating Expenses	1,450	950	950	1,700	950	950	950	950	950	950	1,700	950	13,400
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EXPENSE - Utility Expenses

Evergreen Real Estate Services LLC
Walnut Place
Account by Account
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G/L Account	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
6450-0000 - Electricity													
Electricity	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	14,400
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	1,200	14,400											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	18	18	18	18	18	18	18	18	18	18	18	18	216
2012 Forecast	1,737	1,233	799	978	401	1,201	1,214	2,000	1,800	1,500	1,500	1,500	15,863
Change from current budget \$	-537	-33	401	222	799	-1	-14	-800	-600	-300	-300	-300	-1,463
Change from current budget %	-30.91%	-2.66%	50.27%	22.7%	199.18%	-0.11%	-1.19%	-40%	-33.33%	-20%	-20%	-20%	-9.22%
2011 Actual	1,460	1,338	375	870	1,313	1,440	1,214	894	1,295	1,708	989	1,086	13,982
Change from current budget \$	-260	-138	825	330	-113	-240	-14	306	-95	-508	211	114	418
Change from current budget %	-17.78%	-10.3%	219.8%	37.87%	-8.58%	-16.67%	-1.19%	34.21%	-7.36%	-29.73%	21.36%	10.53%	2.99%
6451-0000 - Water													
Water	600	600	600	600	600	600	600	600	600	600	600	600	7,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	600	7,200											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	9	9	9	9	9	9	9	9	9	9	9	9	108
2012 Forecast	343	800	605	495	512	592	230	1,200	400	400	400	400	6,378
Change from current budget \$	257	-200	-5	105	88	8	370	-600	200	200	200	200	823
Change from current budget %	74.96%	-25.03%	-0.89%	21.14%	17.24%	1.38%	160.33%	-50%	50%	50%	50%	50%	12.89%
2011 Actual	328	1,042	650	396	507	387	230	408	510	443	975	468	6,345
Change from current budget \$	272	-442	-50	204	93	213	370	192	90	157	-375	132	856
Change from current budget %	82.93%	-42.43%	-7.7%	51.45%	18.38%	55.13%	160.33%	46.95%	17.63%	35.34%	-38.49%	28.34%	13.47%
6452-0000 - Gas													
Gas	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,674	1,666	1,666	20,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	1,666	1,674	1,666	1,666	20,000								
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.48%	-0.48%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	8	-8	0	0

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G/L Account	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
Per Unit	24	24	24	24	24	24	24	24	24	25	24	24	289
2012 Forecast	2,723	2,412	1,225	1,898	-488	353	981	1,000	2,000	2,000	3,000	4,500	21,603
Change from current budget \$	-1,057	-746	441	-232	2,154	1,313	685	666	-334	-326	-1,334	-2,834	-1,604
Change from current budget %	-38.81%	-30.92%	36.01%	-12.22%	-441.62%	372.16%	69.85%	66.6%	-16.7%	-16.3%	-44.47%	-62.98%	-7.42%
2011 Actual	2,496	5,665	1,197	6,916	-4,407	3,157	981	5,074	-9,777	409	1,817	3,277	16,804
Change from current budget \$	-830	-3,999	469	-5,250	6,073	-1,491	685	-3,408	11,443	1,265	-151	-1,611	3,195
Change from current budget %	-33.24%	-70.59%	39.18%	-75.91%	-137.8%	-47.23%	69.85%	-67.17%	-117.04%	309.36%	-8.31%	-49.16%	19.02%

Total Utility Expenses	3,466	3,474	3,466	3,466	41,600								
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EXPENSE - Maintenance Expenses

6536-0000 - Ground supplies

Ground supplies	333	333	333	333	333	333	333	333	333	333	333	333	3,996
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	333	3,996											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	5	5	5	5	5	5	5	5	5	5	5	5	60
2012 Forecast	0	0	260	0	0	0	0	0	0	500	0	0	760
Change from current budget \$	333	333	73	333	333	333	333	333	333	-167	333	333	3,236
Change from current budget %	0%	0%	28.08%	0%	0%	0%	0%	0%	0%	-33.4%	0%	0%	425.79%

6537-0000 - Grounds Contractor (Landscaper)

Grounds Contractor (Landscaper)	0	0	0	650	650	650	650	650	650	650	650	0	5,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	0	0	0	650	0	5,200							
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	-100%	0.00%
Change from Prior Month \$	0	0	0	650	0	0	0	0	0	0	0	-650	0
Per Unit	0	0	0	10	10	10	10	10	10	10	10	0	80
2012 Forecast	0	0	0	0	659	659	650	650	650	650	650	0	4,568
Change from current budget \$	0	0	0	650	-9	-9	0	0	0	0	0	0	632
Change from current budget %	0%	0%	0%	0%	-1.39%	-1.32%	0%	0%	0%	0%	0%	0%	13.84%
2011 Actual	0	0	0	0	650	650	1,085	0	1,300	650	820	650	5,805
Change from current budget \$	0	0	0	650	0	0	-435	650	-650	0	-170	-650	-605
Change from current budget %	0%	0%	0%	0%	0%	0%	-40.09%	0%	-50%	0%	-20.73%	-100%	-10.42%

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G/L Account	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
6541-0000 - Repair materials (general supplies)													
Repair materials (general supplies)	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	250	3,000											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	4	4	4	4	4	4	4	4	4	4	4	4	48
2012 Forecast	817	0	162	326	747	323	200	200	200	200	200	200	3,575
Change from current budget \$	-567	250	88	-76	-497	-73	50	50	50	50	50	50	-575
Change from current budget %	-69.4%	0%	53.96%	-23.36%	-66.52%	-22.56%	25%	25%	25%	25%	25%	25%	-16.09%
2011 Actual	363	191	81	99	87	122	177	69	0	680	323	475	2,666
Change from current budget \$	-113	59	169	151	163	128	73	181	250	-430	-73	-225	333
Change from current budget %	-31.04%	30.58%	207.31%	152.32%	188.68%	105%	41.62%	263.42%	0%	-63.25%	-22.6%	-47.32%	12.53%
6541-0001 - Appliance Parts													
Appliance Parts	50	50	50	50	50	50	50	50	50	50	50	50	600
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	50	600											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	0	0	0	50	50	50	50	50	50	300
Change from current budget \$	50	50	50	50	50	50	0	0	0	0	0	0	300
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100.00%
6541-0002 - Plumbing Supplies													
Plumbing Supplies	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	100	1,200											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	0	0	0	100	100	100	100	100	100	600
Change from current budget \$	100	100	100	100	100	100	0	0	0	0	0	0	600

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G/L Account	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
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100.00%
2011 Actual	132	0	43	0	-43	0	104	0	0	398	244	0	878
Change from current budget \$	-32	100	57	100	143	100	-4	100	100	-298	-144	100	322
Change from current budget %	-24.37%	0%	134.03%	0%	-334.03%	0%	-3.98%	0%	0%	-74.85%	-59.05%	0%	36.64%

6541-0003 - Electrical Supplies

Electrical Supplies	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	100	1,200											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	231	0	0	100	100	100	100	100	100	831
Change from current budget \$	100	100	100	-131	100	100	0	0	0	0	0	0	369
Change from current budget %	0%	0%	0%	-56.78%	0%	0%	0%	0%	0%	0%	0%	0%	44.33%
2011 Actual	0	0	97	0	0	303	455	0	200	122	36	0	1,215
Change from current budget \$	100	100	3	100	100	-203	-355	100	-100	-22	64	100	-13
Change from current budget %	0%	0%	2.87%	0%	0%	-67.03%	-78.04%	0%	-49.99%	-18.31%	174.57%	0%	-1.20%

6541-0004 - Heating/Cooling Supplies

Heating/Cooling Supplies	85	85	85	85	85	85	85	85	85	85	85	85	1,020
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	85	1,020											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	0	0	0	0	0	500	0	0	0	500
Change from current budget \$	85	85	85	85	85	85	85	85	-415	85	85	85	520
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	-83%	0%	0%	0%	104.00%

6541-0005 - Hand Tools

Hand Tools	50	50	50	50	50	50	50	50	50	50	50	50	600
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	50	600											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%

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G/L Account	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
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	0	0	0	0	0	300	0	0	0	300
Change from current budget \$	50	50	50	50	50	50	50	50	-250	50	50	50	300
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	-83.33%	0%	0%	0%	100.00%

6541-0006 - Expendable Tools

Expendable Tools	50	50	50	50	50	50	50	50	50	50	50	50	600
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	50	600											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	0	0	0	50	50	50	50	50	50	300
Change from current budget \$	50	50	50	50	50	50	0	0	0	0	0	0	300
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100.00%

6541-0007 - Safety Equipment

Safety Equipment	50	50	50	50	50	50	50	50	50	50	50	50	600
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	50	600											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	0	0	0	50	50	50	50	50	50	300
Change from current budget \$	50	50	50	50	50	50	0	0	0	0	0	0	300
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100.00%

6541-0009 - Window Supplies

Window Supplies	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	100	1,200											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12

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G/L Account	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
2012 Forecast	0	0	0	0	0	0	200	200	200	200	200	200	1,200
Change from current budget \$	100	100	100	100	100	100	-100	-100	-100	-100	-100	-100	0
Change from current budget %	0%	0%	0%	0%	0%	0%	-50%	-50%	-50%	-50%	-50%	-50%	0.00%

6541-0010 - Carpentry/Hardware

Carpentry/Hardware	60	60	60	60	60	60	60	60	60	60	60	60	720
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	60	720											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	24	0	0	0	0	50	50	50	50	50	50	324
Change from current budget \$	60	36	60	60	60	60	10	10	10	10	10	10	396
Change from current budget %	0%	150.94%	0%	0%	0%	0%	20%	20%	20%	20%	20%	20%	122.28%

6545-0000 - Elevator Contractor (Annual Maintenance Contract)

Elevator Contractor (Annual Maintenance Contract)	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	300	3,600											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	4	4	4	4	4	4	4	4	4	4	4	4	48
2012 Forecast	0	570	0	0	0	2,239	190	190	190	190	190	190	3,949
Change from current budget \$	300	-270	300	300	300	-1,939	110	110	110	110	110	110	-349
Change from current budget %	0%	-47.37%	0%	0%	0%	-86.6%	57.89%	57.89%	57.89%	57.89%	57.89%	57.89%	-8.84%
2011 Actual	360	380	360	360	360	1,744	360	0	720	360	570	135	5,709
Change from current budget \$	-60	-80	-60	-60	-60	-1,444	-60	300	-420	-60	-270	165	-2,109
Change from current budget %	-16.67%	-21.05%	-16.67%	-16.67%	-16.67%	-82.8%	-16.67%	0%	-58.33%	-16.67%	-47.37%	122.22%	-36.94%

6546-0000 - Heating/Cooling Contractor

Heating/Cooling Contractor	385	385	385	385	385	385	385	385	385	385	385	385	4,620
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	385	4,620											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0

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G/L Account	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
Per Unit	6	6	6	6	6	6	6	6	6	6	6	6	72
2012 Forecast	547	2,220	0	0	0	0	385	385	3,385	385	385	385	8,077
Change from current budget \$	-162	-1,835	385	385	385	385	0	0	-3,000	0	0	0	-3,457
Change from current budget %	-29.64%	-82.66%	0%	0%	0%	0%	0%	0%	-88.63%	0%	0%	0%	-42.80%
2011 Actual	0	0	0	0	0	744	0	160	757	2,205	0	361	4,227
Change from current budget \$	385	385	385	385	385	-359	385	225	-372	-1,820	385	24	393
Change from current budget %	0%	0%	0%	0%	0%	-48.24%	0%	140.62%	-49.14%	-82.54%	0%	6.57%	9.29%

6548-0000 - Snow removal

Snow removal	1,973	1,973	1,973	1,973	0	0	0	0	0	0	1,973	1,973	11,838
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	1,973	1,973	1,973	1,973	0	0	0	0	0	0	1,973	1,973	11,838
Change from Prior Month %	0%	0%	0%	0%	-100%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	-1,973	0	0	0	0	0	1,973	0	0
Per Unit	29	29	29	29	0	0	0	0	0	0	29	29	174
2012 Forecast	1,958	0	1,320	0	3,087	0	0	0	0	0	0	1,000	7,365
Change from current budget \$	15	1,973	653	1,973	-3,087	0	0	0	0	0	1,973	973	4,473
Change from current budget %	0.77%	0%	49.47%	0%	-100%	0%	0%	0%	0%	0%	0%	97.3%	60.73%
2011 Actual	3,972	3,033	1,490	0	0	2,337	0	0	0	0	0	0	10,832
Change from current budget \$	-1,999	-1,060	483	1,973	0	-2,337	0	0	0	0	1,973	1,973	1,006
Change from current budget %	-50.33%	-34.95%	32.42%	0%	0%	-100%	0%	0%	0%	0%	0%	0%	9.28%

6551-0000 - Elevator Contractor (Special Repairs)

Elevator Contractor (Special Repairs)	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	100	1,200											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	0	0	916	100	100	100	100	100	100	1,516
Change from current budget \$	100	100	100	100	100	-816	0	0	0	0	0	0	-316
Change from current budget %	0%	0%	0%	0%	0%	-89.08%	0%	0%	0%	0%	0%	0%	-20.84%
2011 Actual	0	1,260	0	0	0	0	0	0	0	0	0	0	1,260
Change from current budget \$	100	-1,160	100	100	100	100	100	100	100	100	100	100	-60
Change from current budget %	0%	-92.06%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	-4.76%

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G/L Account	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
6560-0000 - Decorating (Tenant Pntg-Cycle/Turnover by Contractor)													
Decorating (Tenant Pntg-Cycle/Turnover by Contractor)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	1,000	12,000											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	15	15	15	15	15	15	15	15	15	15	15	15	180
2012 Forecast	1,035	0	4,255	562	1,610	245	500	500	6,500	500	500	500	16,708
Change from current budget \$	-35	1,000	-3,255	438	-610	755	500	500	-5,500	500	500	500	-4,707
Change from current budget %	-3.38%	0%	-76.5%	77.78%	-37.89%	308.16%	100%	100%	-84.62%	100%	100%	100%	-28.18%
2011 Actual	0	0	0	245	0	0	3,850	0	0	2,625	0	7,160	13,880
Change from current budget \$	1,000	1,000	1,000	755	1,000	1,000	-2,850	1,000	1,000	-1,625	1,000	-6,160	-1,880
Change from current budget %	0%	0%	0%	308.16%	0%	0%	-74.03%	0%	0%	-61.9%	0%	-86.03%	-13.54%

Comments

Cycle and turnover

6564-0000 - Decorating (Common Areas - by Contractor)

Decorating (Common Areas - by Contractor)	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	100	1,200											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	0	0	0	0	0	1,000	0	0	0	1,000
Change from current budget \$	100	100	100	100	100	100	100	100	-900	100	100	100	200
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	-90%	0%	0%	0%	20.00%

6580-0000 - Equipment repairs

Equipment repairs	0	0	0	0	0	0	0	0	0	500	0	0	500
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	0	500	0	0	500								
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	-100%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	500	-500	0	0

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G/L Account	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
Per Unit	0	0	0	0	0	0	0	0	0	7	0	0	7
2012 Forecast	0	574	0	0	0	0	0	0	500	0	0	0	1,074
Change from current budget \$	0	-574	0	0	0	0	0	0	-500	500	0	0	-574
Change from current budget %	0%	-100%	0%	0%	0%	0%	0%	0%	-100%	0%	0%	0%	-53.47%
2011 Actual	0	0	0	0	0	0	0	0	0	526	0	0	526
Change from current budget \$	0	0	0	0	0	0	0	0	0	-26	0	0	-26
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	-5.03%	0%	0%	-5.03%

Comments

repair on snow blower ahead of season

6581-0000 - Window Washing

Window Washing	0	0	0	1,000	0	0	0	0	0	1,000	0	0	2,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	0	0	0	1,000	0	0	0	0	0	1,000	0	0	2,000
Change from Prior Month %	0%	0%	0%	0%	-100%	0%	0%	0%	0%	0%	-100%	0%	0.00%
Change from Prior Month \$	0	0	0	1,000	-1,000	0	0	0	0	1,000	-1,000	0	0
Per Unit	0	0	0	15	0	0	0	0	0	15	0	0	30

6582-0000 - Fire Protection

Fire Protection	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	300	3,600											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	4	4	4	4	4	4	4	4	4	4	4	4	48
2012 Forecast	0	0	0	0	344	0	300	300	300	300	300	300	2,144
Change from current budget \$	300	300	300	300	-44	300	0	0	0	0	0	0	1,456
Change from current budget %	0%	0%	0%	0%	-12.88%	0%	0%	0%	0%	0%	0%	0%	67.88%
2011 Actual	0	0	253	0	0	344	0	0	898	0	0	0	1,496
Change from current budget \$	300	300	47	300	300	-44	300	300	-598	300	300	300	2,105
Change from current budget %	0%	0%	18.64%	0%	0%	-12.88%	0%	0%	-66.61%	0%	0%	0%	140.69%

6582-0001 - Fire Safety Equipment

Fire Safety Equipment	50	50	50	50	50	50	50	50	50	50	50	50	600
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200

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G/L Account	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
2013 Budget	50	600											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	0	0	0	25	25	25	25	25	25	150
Change from current budget \$	50	50	50	50	50	50	25	25	25	25	25	25	450
Change from current budget %	0%	0%	0%	0%	0%	0%	100%	100%	100%	100%	100%	100%	300.00%
2011 Actual	0	55	0	0	0	0	0	0	0	0	0	0	55
Change from current budget \$	50	-5	50	50	50	50	50	50	50	50	50	50	545
Change from current budget %	0%	-9.09%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	990.91%

Comments

fire extinguisher recharge/upgrade

6590-0000 - Miscellaneous Repair

Miscellaneous Repair	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	100	1,200											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	0	0	0	0	100	100	100	100	100	500
Change from current budget \$	100	100	100	100	100	100	100	0	0	0	0	0	700
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	140.00%

6591-0000 - Electrical Repairs

Electrical Repairs	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	300	3,600											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	4	4	4	4	4	4	4	4	4	4	4	4	48
2012 Forecast	0	0	0	0	0	1,418	313	450	450	450	450	450	3,981
Change from current budget \$	300	300	300	300	300	-1,118	-13	-150	-150	-150	-150	-150	-381
Change from current budget %	0%	0%	0%	0%	0%	-78.84%	-4.2%	-33.33%	-33.33%	-33.33%	-33.33%	-33.33%	-9.57%
2011 Actual	0	0	75	0	372	227	313	0	0	957	0	0	1,944

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G/L Account	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
Change from current budget \$	300	300	225	300	-72	73	-13	300	300	-657	300	300	1,656
Change from current budget %	0%	0%	300%	0%	-19.35%	32.2%	-4.2%	0%	0%	-68.66%	0%	0%	85.17%

6592-0000 - Boiler Repairs

Boiler Repairs	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	200	2,400											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	3	3	3	3	3	3	3	3	3	3	3	3	36
2012 Forecast	0	0	794	0	547	0	200	200	200	200	200	200	2,541
Change from current budget \$	200	200	-594	200	-347	200	0	0	0	0	0	0	-141
Change from current budget %	0%	0%	-74.8%	0%	-63.45%	0%	0%	0%	0%	0%	0%	0%	-5.54%

6594-0000 - Carpentry Repairs

Carpentry Repairs	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	100	1,200											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	0	180	156	100	100	100	100	100	100	936
Change from current budget \$	100	100	100	100	-80	-56	0	0	0	0	0	0	264
Change from current budget %	0%	0%	0%	0%	-44.32%	-35.9%	0%	0%	0%	0%	0%	0%	28.26%
2011 Actual	814	0	0	0	0	0	0	0	0	142	0	278	1,234
Change from current budget \$	-714	100	100	100	100	100	100	100	100	-42	100	-178	-34
Change from current budget %	-87.71%	0%	0%	0%	0%	0%	0%	0%	0%	-29.54%	0%	-64.08%	-2.77%

6595-0000 - Plumbing Repairs

Plumbing Repairs	700	700	700	700	700	700	700	700	700	700	700	700	8,400
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	700	8,400											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	10	10	10	10	10	10	10	10	10	10	10	10	120

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2012 Forecast	245	0	1,769	0	245	274	600	600	600	600	600	600	6,133
Change from current budget \$	455	700	-1,069	700	455	426	100	100	100	100	100	100	2,267
Change from current budget %	185.71%	0%	-60.44%	0%	185.71%	155.47%	16.67%	16.67%	16.67%	16.67%	16.67%	16.67%	36.96%
2011 Actual	1,376	2,747	689	0	245	0	724	438	245	796	0	546	7,807
Change from current budget \$	-676	-2,047	11	700	455	700	-24	262	455	-96	700	154	594
Change from current budget %	-49.13%	-74.52%	1.6%	0%	185.71%	0%	-3.31%	59.68%	185.71%	-12.1%	0%	28.21%	7.59%

6596-0000 - Floor Repairs/Cleaning

Floor Repairs/Cleaning	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	100	1,200											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	0	510	0	100	100	100	100	100	100	1,110
Change from current budget \$	100	100	100	100	-410	100	0	0	0	0	0	0	90
Change from current budget %	0%	0%	0%	0%	-80.39%	0%	0%	0%	0%	0%	0%	0%	8.11%
2011 Actual	0	0	0	0	0	0	0	1,280	0	0	0	0	1,280
Change from current budget \$	100	100	100	100	100	100	100	-1,180	100	100	100	100	-80
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	-92.19%	0%	0%	0%	0%	-6.25%

6598-0000 - Roof Repairs

Roof Repairs	170	170	170	170	170	170	170	170	170	170	170	170	2,040
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	170	2,040											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	2	2	2	2	2	2	2	2	2	2	2	2	24
2011 Actual	0	0	815	0	0	0	0	0	0	0	0	0	815
Change from current budget \$	170	170	-645	170	170	170	170	170	170	170	170	170	1,225
Change from current budget %	0%	0%	-79.13%	0%	0%	0%	0%	0%	0%	0%	0%	0%	150.42%

6599-0000 - Window repairs

Window repairs	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200

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2013 Budget	100	1,200											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2012 Forecast	0	0	0	0	0	0	100	100	100	100	100	100	600
Change from current budget \$	100	100	100	100	100	100	0	0	0	0	0	0	600
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100.00%
2011 Actual	0	0	0	0	0	0	0	0	607	0	890	810	2,307
Change from current budget \$	100	100	100	100	100	100	100	100	-507	100	-790	-710	-1,107
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	-83.53%	0%	-88.76%	-87.65%	-47.98%
Total Maintenance Expenses	7,206	7,206	7,206	8,856	5,883	5,883	5,883	5,883	5,883	7,383	7,856	7,206	82,334

EXPENSE - Taxes & Insurance

6710-0000 - Real estate taxes

Real estate taxes	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	120,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	10,000	120,000											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	147	147	147	147	147	147	147	147	147	147	147	147	1,764
2012 Forecast	9,660	9,660	9,660	9,660	34,896	9,660	9,660	9,660	9,660	9,660	9,660	9,660	141,156
Change from current budget \$	340	340	340	340	-24,896	340	340	340	340	340	340	340	-21,156
Change from current budget %	3.52%	3.52%	3.52%	3.52%	-71.34%	3.52%	3.52%	3.52%	3.52%	3.52%	3.52%	3.52%	-14.99%
2011 Actual	8,683	8,683	8,683	8,683	8,683	8,683	8,683	12,969	8,683	8,683	8,683	8,683	108,482
Change from current budget \$	1,317	1,317	1,317	1,317	1,317	1,317	1,317	-2,969	1,317	1,317	1,317	1,317	11,518
Change from current budget %	15.17%	15.17%	15.17%	15.17%	15.17%	15.17%	15.17%	-22.89%	15.17%	15.17%	15.17%	15.17%	10.62%

6720-0000 - Property and liability insurance

Property and liability insurance	2,037	2,037	2,037	2,037	2,037	2,037	2,037	2,037	2,037	2,037	2,037	2,037	24,444
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	2,037	24,444											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	30	30	30	30	30	30	30	30	30	30	30	30	360

Evergreen Real Estate Services LLC
Walnut Place
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G/L Account	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
2012 Forecast	1,307	1,307	1,307	1,307	1,307	1,307	1,375	1,375	1,375	1,375	1,375	1,375	16,091
Change from current budget \$	730	730	730	730	730	730	662	662	662	662	662	662	8,352
Change from current budget %	55.87%	55.87%	55.87%	55.87%	55.87%	55.87%	48.15%	48.15%	48.15%	48.15%	48.15%	48.15%	51.91%
2011 Actual	1,191	1,191	1,191	1,191	1,191	1,191	1,291	4,804	1,388	1,307	1,307	1,307	18,548
Change from current budget \$	846	846	846	846	846	846	746	-2,767	649	730	730	730	5,894
Change from current budget %	71.06%	71.06%	71.06%	71.06%	71.06%	71.06%	57.74%	-57.59%	46.77%	55.87%	55.87%	55.87%	31.79%

6721-0000 - Fidelity bond insurance

Fidelity bond insurance	0	0	0	0	0	25	0	0	0	0	0	0	25
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	0	0	0	0	0	25	0	0	0	0	0	0	25
Change from Prior Month %	0%	0%	0%	0%	0%	0%	-100%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	25	-25	0	0	0	0	0	0
Per Unit	0	0	0	0	0	0	0	0	0	0	0	0	0
2012 Forecast	0	0	23	0	0	0	0	97	0	0	0	0	120
Change from current budget \$	0	0	-23	0	0	25	0	-97	0	0	0	0	-95
Change from current budget %	0%	0%	-100%	0%	0%	0%	0%	-100%	0%	0%	0%	0%	-79.17%
2011 Actual	0	0	0	0	0	0	0	97	0	0	0	0	97
Change from current budget \$	0	0	0	0	0	25	0	-97	0	0	0	0	-72
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	-100%	0%	0%	0%	0%	-74.23%

Total Taxes & Insurance	12,037	12,037	12,037	12,037	12,037	12,062	12,037	12,037	12,037	12,037	12,037	12,037	144,469
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EXPENSE - Financial Expenses

6820-0000 - Mortgage interest

Mortgage interest	21,568	21,511	21,453	21,395	21,337	21,278	21,219	21,160	21,101	21,041	20,981	20,921	254,965
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	21,568	21,511	21,453	21,395	21,337	21,278	21,219	21,160	21,101	21,041	20,981	20,921	254,965
Change from Prior Month %	0%	-0.26%	-0.27%	-0.27%	-0.27%	-0.28%	-0.28%	-0.28%	-0.28%	-0.28%	-0.29%	-0.29%	-3.00%
Change from Prior Month \$	0	-57	-58	-58	-58	-59	-59	-59	-59	-60	-60	-60	-647
Per Unit	317	316	315	315	314	313	312	311	310	309	309	308	3,749
2012 Forecast	22,236	22,182	22,127	22,072	22,018	21,962	21,907	21,851	21,795	21,739	21,682	21,625	263,195
Change from current budget \$	-668	-671	-674	-677	-681	-684	-688	-691	-694	-698	-701	-704	-8,231
Change from current budget %	-3%	-3.02%	-3.05%	-3.07%	-3.09%	-3.12%	-3.14%	-3.16%	-3.18%	-3.21%	-3.23%	-3.26%	-3.13%
2011 Actual	22,866	22,815	22,764	22,712	22,660	22,608	22,556	22,503	22,450	22,397	22,343	22,290	270,964

Evergreen Real Estate Services LLC
Walnut Place

Account by Account
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G/L Account	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
Change from current budget \$	-1,298	-1,304	-1,311	-1,317	-1,323	-1,330	-1,337	-1,343	-1,349	-1,356	-1,362	-1,369	-15,999
Change from current budget %	-5.68%	-5.72%	-5.76%	-5.8%	-5.84%	-5.88%	-5.93%	-5.97%	-6.01%	-6.05%	-6.1%	-6.14%	-5.90%

7104-0000 - Replacement Reserve

Replacement Reserve	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	22,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	1,850	22,200											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	27	27	27	27	27	27	27	27	27	27	27	27	324
2012 Forecast	1,837	1,837	1,837	1,837	1,837	1,837	2,055	2,055	2,055	2,055	2,055	2,055	23,352
Change from current budget \$	13	13	13	13	13	13	-205	-205	-205	-205	-205	-205	-1,152
Change from current budget %	0.71%	0.71%	0.71%	0.71%	0.71%	0.71%	-9.98%	-9.98%	-9.98%	-9.98%	-9.98%	-9.98%	-4.93%
2011 Actual	1,995	1,995	1,995	1,995	1,995	1,995	1,995	1,995	1,995	1,995	1,995	1,834	23,778
Change from current budget \$	-145	-145	-145	-145	-145	-145	-145	-145	-145	-145	-145	16	-1,579
Change from current budget %	-7.26%	-7.26%	-7.26%	-7.26%	-7.26%	-7.26%	-7.26%	-7.26%	-7.26%	-7.26%	-7.26%	0.9%	-6.63%

7108-0000 - Mortgage Payable (long term)

Mortgage Payable (long term)	11,862	11,919	11,976	12,034	12,092	12,150	12,209	12,268	12,327	12,386	12,446	12,506	146,175
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	11,862	11,919	11,976	12,034	12,092	12,150	12,209	12,268	12,327	12,386	12,446	12,506	146,175
Change from Prior Month %	0%	0.48%	0.48%	0.48%	0.48%	0.48%	0.49%	0.48%	0.48%	0.48%	0.48%	0.48%	5.00%
Change from Prior Month \$	0	57	57	58	58	58	59	59	59	59	60	60	644
Per Unit	174	175	176	177	178	179	180	180	181	182	183	184	2,149
2012 Forecast	11,251	11,305	11,360	11,414	11,469	11,525	11,580	11,636	11,692	11,748	11,805	11,862	138,648
Change from current budget \$	611	614	616	620	623	625	629	632	635	638	641	644	7,528
Change from current budget %	5.43%	5.43%	5.42%	5.43%	5.43%	5.43%	5.43%	5.43%	5.43%	5.43%	5.43%	5.43%	5.43%
2011 Actual	10,621	10,672	10,723	10,775	10,827	10,879	10,931	10,984	11,037	11,090	11,143	11,197	130,879
Change from current budget \$	1,241	1,247	1,253	1,259	1,265	1,271	1,278	1,284	1,290	1,296	1,303	1,309	15,296
Change from current budget %	11.69%	11.69%	11.68%	11.69%	11.69%	11.68%	11.69%	11.69%	11.69%	11.69%	11.69%	11.69%	11.69%

Total Financial Expenses	35,280	35,280	35,279	35,279	35,279	35,278	35,278	35,278	35,278	35,278	35,277	35,277	35,277	423,340
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EXPENSE - Capital Expenses

6991-0000 - Capital expenditures

Evergreen Real Estate Services LLC
Walnut Place
Account by Account
For the Budget Year Beginning January 2013

G/L Account	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
Capital expenditures	0	0	0	0	0	0	0	0	0	0	0	0	0
Kitchen Renovation	0	0	0	0	26,100	0	0	0	0	0	0	0	26,100
Townhome HVAC	0	0	0	2,400	0	0	0	0	0	2,400	0	0	4,800
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	0	0	0	2,400	26,100	0	0	0	0	2,400	0	0	30,900
Change from Prior Month %	0%	0%	0%	0%	987.5%	-100%	0%	0%	0%	0%	-100%	0%	0.00%
Change from Prior Month \$	0	0	0	2,400	23,700	-26,100	0	0	0	2,400	-2,400	0	0
Per Unit	0	0	0	35	384	0	0	0	0	35	0	0	454
2012 Forecast	0	13,588	0	8,322	1,865	0	0	0	0	0	0	0	23,774
Change from current budget \$	0	-13,588	0	-5,922	24,235	0	0	0	0	2,400	0	0	7,125
Change from current budget %	0%	-100%	0%	-71.16%	1299.46%	0%	0%	0%	0%	0%	0%	0%	29.97%
2011 Actual	0	0	1,865	0	0	603	0	0	5,700	6,540	0	-14,708	0
Change from current budget \$	0	0	-1,865	2,400	26,100	-603	0	0	-5,700	-4,140	0	14,708	30,900
Change from current budget %	0%	0%	-100%	0%	0%	-100%	0%	0%	-100%	-63.31%	0%	-100%	0.00%

Comments

Replace 3 kitchens
Replacement of 2 furnaces in the townhomes - as needed

6993-0000 - Appliance Replacement

Appliance Replacement	400	0	0	400	0	0	400	0	0	400	0	0	1,600
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	400	0	0	1,600									
Change from Prior Month %	0%	-100%	0%	0%	-100%	0%	0%	-100%	0%	0%	-100%	0%	-100.00%
Change from Prior Month \$	0	-400	0	400	-400	0	400	-400	0	400	-400	0	-400
Per Unit	6	0	0	6	0	0	6	0	0	6	0	0	24
2012 Forecast	534	0	0	0	0	-534	200	200	200	200	200	200	1,200
Change from current budget \$	-134	0	0	400	0	534	200	-200	-200	200	-200	-200	400
Change from current budget %	-25.16%	0%	0%	0%	0%	-100%	100%	-100%	-100%	100%	-100%	-100%	33.33%
2011 Actual	0	0	0	0	0	494	0	0	534	554	0	-1,582	0
Change from current budget \$	400	0	0	400	0	-494	400	0	-534	-154	0	1,582	1,600
Change from current budget %	0%	0%	0%	0%	0%	-100%	0%	0%	-100%	-27.8%	0%	-100%	0.00%

Comments

Refrigerators/Stoves - as needed

6993-0002 - Water Heaters

Evergreen Real Estate Services LLC
Walnut Place
Account by Account
For the Budget Year Beginning January 2013

G/L Account	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
Water Heaters	0	0	0	1,500	0	0	1,500	0	0	0	0	0	3,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	0	0	0	1,500	0	0	1,500	0	0	0	0	0	3,000
Change from Prior Month %	0%	0%	0%	0%	-100%	0%	0%	-100%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	1,500	-1,500	0	1,500	-1,500	0	0	0	0	0
Per Unit	0	0	0	22	0	0	22	0	0	0	0	0	44
2012 Forecast	0	0	0	0	0	0	0	2,300	0	0	0	0	2,300
Change from current budget \$	0	0	0	1,500	0	0	1,500	-2,300	0	0	0	0	700
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	-100%	0%	0%	0%	0%	30.43%

Comments

Replacement of 2 townhome hot water boilers (as needed)

6993-0003 - A/C Replacements

A/C Replacements	0	0	0	0	1,000	1,000	1,000	1,000	0	0	0	0	4,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	0	0	0	0	1,000	1,000	1,000	1,000	0	0	0	0	4,000
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	-100%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	1,000	0	0	0	-1,000	0	0	0	0
Per Unit	0	0	0	0	15	15	15	15	0	0	0	0	60
2012 Forecast	0	0	0	0	0	3,072	2,000	0	0	0	0	0	5,072
Change from current budget \$	0	0	0	0	1,000	-2,072	-1,000	1,000	0	0	0	0	-1,072
Change from current budget %	0%	0%	0%	0%	0%	-67.45%	-50%	0%	0%	0%	0%	0%	-21.13%

Comments

Main building and townhomes.

6994-0000 - Carpet & tile

Carpet & tile	750	750	750	750	750	750	750	750	750	750	750	750	9,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	750	9,000											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	11	11	11	11	11	11	11	11	11	11	11	11	132
2012 Forecast	0	0	0	0	0	0	650	650	650	650	650	650	3,900
Change from current budget \$	750	750	750	750	750	750	100	100	100	100	100	100	5,100
Change from current budget %	0%	0%	0%	0%	0%	0%	15.38%	15.38%	15.38%	15.38%	15.38%	15.38%	130.77%

Evergreen Real Estate Services LLC

Walnut Place

Account by Account

For the Budget Year Beginning January 2013

G/L Account	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
2011 Actual	0	0	3,412	0	1,053	0	0	3,776	0	812	3,200	-12,254	0
Change from current budget \$	750	750	-2,662	750	-303	750	750	-3,026	750	-62	-2,450	13,004	9,001
Change from current budget %	0%	0%	-78.02%	0%	-28.77%	0%	0%	-80.14%	0%	-7.69%	-76.56%	-106.12%	0.00%
7105-0000 - Replacement Reserve Reimbursement													
Replacement Reserve Reimbursement	0	0	0	0	0	-35,550	0	0	0	0	0	-6,000	-41,550
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	0	0	0	0	0	-35,550	0	0	0	0	0	-6,000	-41,550
Change from Prior Month %	0%	0%	0%	0%	0%	0%	-100%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	-35,550	35,550	0	0	0	0	-6,000	-6,000
Per Unit	0	0	0	0	0	-523	0	0	0	0	0	-88	-611
2012 Forecast	0	0	0	0	0	0	0	0	0	-50,000	0	0	-50,000
Change from current budget \$	0	0	0	0	0	-35,550	0	0	0	50,000	0	-6,000	8,450
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	-100%	0%	0%	-16.90%
Total Capital Expenses	1,150	750	750	5,050	27,850	-33,800	3,650	1,750	750	3,550	750	-5,250	6,950
TOTAL EXPENSE	84,461	83,340	84,947	89,275	114,973	46,000	85,476	81,576	80,576	90,618	84,398	77,869	1,003,509
TOTAL NET INCOME	-1,045	76	-831	-5,859	-31,557	38,116	-2,060	1,840	3,540	-7,202	-982	6,247	283
TOTAL CASH FLOW	-1,045	76	-831	-5,859	-31,557	38,116	-2,060	1,840	3,540	-7,202	-982	6,247	283

Evergreen Real Estate Services LLC
Ravinia Housing
Account by Account
For the Budget Year Beginning January 2013

G/L Account	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
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INCOME - Residential Rental Income													
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5120-0000 - Apartment rent

Market rent	9,554	9,554	9,554	9,554	9,554	9,554	9,554	9,554	9,554	9,554	9,554	9,554	114,648
2013 Budget	9,554	114,648											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	562	562	562	562	562	562	562	562	562	562	562	562	6,744
2012 Forecast	6,493	6,368	11,278	7,154	6,066	6,132	8,685	8,685	8,685	8,685	8,685	8,685	95,602
Change from current budget \$	3,061	3,186	-1,724	2,400	3,488	3,422	869	869	869	869	869	869	19,047
Change from current budget %	47.14%	50.03%	-15.29%	33.55%	57.5%	55.81%	10%	10%	10%	10%	10%	10%	19.92%
2011 Actual	5,802	5,578	5,330	6,623	4,330	5,390	7,262	4,193	4,996	8,356	6,661	-18,053	46,468
Change from current budget \$	3,752	3,976	4,224	2,931	5,224	4,164	2,292	5,361	4,558	1,198	2,893	27,607	68,180
Change from current budget %	64.67%	71.28%	79.25%	44.25%	120.65%	77.25%	31.56%	127.86%	91.23%	14.34%	43.43%	-152.92%	146.72%

5121-0000 - Tenant assistant payments

Market rent	12,159	12,159	12,159	12,159	12,159	12,159	12,159	12,159	12,159	12,159	12,159	12,159	145,908
2013 Budget	12,159	145,908											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	715	715	715	715	715	715	715	715	715	715	715	715	8,580
2012 Forecast	22,186	22,311	-4,931	15,515	15,647	15,581	13,028	13,028	13,028	13,028	13,028	13,028	164,476
Change from current budget \$	-10,027	-10,152	17,090	-3,356	-3,488	-3,422	-869	-869	-869	-869	-869	-869	-18,569
Change from current budget %	-45.2%	-45.5%	-346.58%	-21.63%	-22.29%	-21.96%	-6.67%	-6.67%	-6.67%	-6.67%	-6.67%	-6.67%	-11.29%
2011 Actual	22,877	23,101	23,349	22,056	24,349	23,289	21,417	24,486	23,683	20,323	22,018	39,288	290,236
Change from current budget \$	-10,718	-10,942	-11,190	-9,897	-12,190	-11,130	-9,258	-12,327	-11,524	-8,164	-9,859	-27,129	-144,328
Change from current budget %	-46.85%	-47.37%	-47.92%	-44.87%	-50.06%	-47.79%	-43.23%	-50.34%	-48.66%	-40.17%	-44.78%	-69.05%	-49.73%

Total Residential Rental Income	21,713	260,556											
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INCOME - Vacancies and Adjustments													
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5220-0000 - Vacancy loss - apartments

Vacancy loss - apartments	-833	-833	-833	-833	-833	-833	-837	-833	-833	-833	-833	-833	-10,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200

Evergreen Real Estate Services LLC
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G/L Account	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
Vacant Units	0	0	0	0	0	0	0	0	0	0	0	0	0
2013 Budget	-833	-833	-833	-833	-833	-833	-837	-833	-833	-833	-833	-833	-10,000
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0.48%	-0.48%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	-4	4	0	0	0	0	0
Per Unit	-49	-49	-49	-49	-49	-49	-49	-49	-49	-49	-49	-49	-588
2012 Forecast	-1,890	-710	-1,300	-1,300	-1,300	-1,300	-1,275	-1,275	-1,275	-1,275	-1,275	-1,275	-15,450
Change from current budget \$	1,057	-123	467	467	467	467	438	442	442	442	442	442	5,450
Change from current budget %	-55.93%	17.32%	-35.92%	-35.92%	-35.92%	-35.92%	-34.35%	-34.67%	-34.67%	-34.67%	-34.67%	-34.67%	-35.28%
2011 Actual	-1,612	-1,612	-1,612	-1,612	-1,612	-1,612	-1,612	-1,612	-1,612	-3,441	-2,212	-1,890	-22,051
Change from current budget \$	779	779	779	779	779	779	775	779	779	2,608	1,379	1,057	12,051
Change from current budget %	-48.33%	-48.33%	-48.33%	-48.33%	-48.33%	-48.33%	-48.08%	-48.33%	-48.33%	-75.79%	-62.34%	-55.93%	-54.65%
Total Vacancies and Adjustments	-833	-833	-833	-833	-833	-833	-837	-833	-833	-833	-833	-833	-10,000

INCOME - Other Income

5413-0000 - Interest income - escrow

Interest income - escrow	30	30	30	30	30	30	30	30	30	30	30	30	360
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	30	360											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	2	2	2	2	2	2	2	2	2	2	2	2	24
2012 Forecast	0	0	27	42	41	42	0	0	0	0	0	0	152
Change from current budget \$	30	30	3	-12	-11	-12	30	30	30	30	30	30	208
Change from current budget %	0%	0%	10.54%	-28.79%	-26.56%	-29.06%	0%	0%	0%	0%	0%	0%	136.20%
Total Other Income	30	360											

TOTAL INCOME

20,910	20,906	20,910	20,910	20,910	20,910	20,910	250,916						
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EXPENSE - Advertising and Renting Expenses

6250-0000 - Renting expenses

Renting expenses	20	20	20	20	20	20	20	20	20	20	20	20	240
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	20	240											

Evergreen Real Estate Services LLC
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G/L Account	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
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	1	1	1	1	1	1	1	1	1	1	1	1	12
2011 Actual	0	0	0	0	0	0	0	0	0	0	9	0	9
Change from current budget \$	20	20	20	20	20	20	20	20	20	20	11	20	231
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	122.22%	0%	2,566.67%

Total Advertising and Renting Expenses	20	240											
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EXPENSE - Administration Expenses

6311-0000 - Office supplies

Office supplies	521	521	521	521	521	521	521	521	521	521	521	521	6,252
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	521	6,252											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	31	31	31	31	31	31	31	31	31	31	31	31	372
2012 Forecast	412	224	408	653	378	794	521	521	521	521	521	521	5,994
Change from current budget \$	109	297	113	-132	143	-273	0	0	0	0	0	0	257
Change from current budget %	26.51%	132.99%	27.64%	-20.18%	37.97%	-34.42%	0%	0%	0%	0%	0%	0%	4.30%
2011 Actual	120	215	99	1,381	322	267	809	-5	562	1,086	277	950	6,082
Change from current budget \$	401	306	422	-860	199	254	-288	526	-41	-565	244	-429	169
Change from current budget %	334.42%	142.03%	427.59%	-62.28%	61.57%	95.37%	-35.58%	10335.76%	-7.29%	-52.02%	88.35%	-45.14%	2.79%

6320-0000 - Management fee

Management fee	765	765	765	765	765	765	765	765	765	765	765	765	9,180
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	765	9,180											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	45	45	45	45	45	45	45	45	45	45	45	45	540
2012 Forecast	1,142	149	1,796	217	367	777	765	765	765	765	765	765	9,037
Change from current budget \$	-377	616	-1,031	548	398	-12	0	0	0	0	0	0	142
Change from current budget %	-33.02%	414.6%	-57.4%	252.6%	108.58%	-1.52%	0%	0%	0%	0%	0%	0%	1.58%

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G/L Account	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
2011 Actual	920	927	924	939	884	1,730	1,134	1,097	1,009	902	1,048	843	12,357
Change from current budget \$	-155	-162	-159	-174	-119	-965	-369	-332	-244	-137	-283	-78	-3,177
Change from current budget %	-16.82%	-17.51%	-17.21%	-18.53%	-13.47%	-55.78%	-32.56%	-30.29%	-24.16%	-15.23%	-26.97%	-9.2%	-25.71%

6340-0000 - Legal Expense - Project

Legal Expense - Project	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	100	1,200											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	6	6	6	6	6	6	6	6	6	6	6	6	72
2012 Forecast	0	0	31	0	360	0	36	36	36	36	36	36	607
Change from current budget \$	100	100	69	100	-260	100	64	64	64	64	64	64	593
Change from current budget %	0%	0%	218.47%	0%	-72.22%	0%	177.78%	177.78%	177.78%	177.78%	177.78%	177.78%	97.56%
2011 Actual	0	1,050	0	960	1,000	1,800	400	0	400	0	975	0	6,585
Change from current budget \$	100	-950	100	-860	-900	-1,700	-300	100	-300	100	-875	100	-5,385
Change from current budget %	0%	-90.48%	0%	-89.58%	-90%	-94.44%	-75%	0%	-75%	0%	-89.74%	0%	-81.78%

6350-0000 - Audit Expense

Audit Expense	985	985	985	985	985	985	985	985	985	985	985	985	11,820
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	985	11,820											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	58	58	58	58	58	58	58	58	58	58	58	58	696
2012 Forecast	0	4,000	0	4,900	0	1,100	0	0	0	0	0	0	10,000
Change from current budget \$	985	-3,015	985	-3,915	985	-115	985	985	985	985	985	985	1,820
Change from current budget %	0%	-75.38%	0%	-79.9%	0%	-10.45%	0%	0%	0%	0%	0%	0%	18.20%
2011 Actual	0	0	4,000	0	1,100	0	0	4,900	0	0	0	0	10,000
Change from current budget \$	985	985	-3,015	985	-115	985	985	-3,915	985	985	985	985	1,820
Change from current budget %	0%	0%	-75.38%	0%	-10.45%	0%	0%	-79.9%	0%	0%	0%	0%	18.20%

6365-0000 - Training & Education Expense

Training & Education Expense	50	50	50	50	50	50	50	50	50	50	50	50	600
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200

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G/L Account	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
2013 Budget	50	600											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	3	3	3	3	3	3	3	3	3	3	3	3	36
2011 Actual	0	0	0	0	0	87	0	0	0	21	0	0	108
Change from current budget \$	50	50	50	50	50	-37	50	50	50	29	50	50	492
Change from current budget %	0%	0%	0%	0%	0%	-42.53%	0%	0%	0%	138.1%	0%	0%	455.56%

6370-0000 - Bad debts

Bad debts	433	433	433	433	433	433	433	433	433	433	433	433	5,196
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	433	5,196											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	25	25	25	25	25	25	25	25	25	25	25	25	300
2012 Forecast	0	0	0	0	0	0	433	433	433	433	433	433	2,598
Change from current budget \$	433	433	433	433	433	433	0	0	0	0	0	0	2,598
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100.00%
2011 Actual	0	0	0	1,662	12	0	0	7,775	0	36	602	4,378	14,465
Change from current budget \$	433	433	433	-1,229	421	433	433	-7,342	433	397	-169	-3,945	-9,269
Change from current budget %	0%	0%	0%	-73.95%	3508.33%	0%	0%	-94.43%	0%	1102.78%	-28.07%	-90.11%	-64.08%

6390-0000 - Misc administrative expenses

Misc administrative expenses	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	100	1,200											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	6	6	6	6	6	6	6	6	6	6	6	6	72
2012 Forecast	3	180	41	246	206	52	350	350	350	350	350	350	2,828
Change from current budget \$	97	-80	59	-146	-106	48	-250	-250	-250	-250	-250	-250	-1,628
Change from current budget %	3348.28%	-44.35%	141.72%	-59.32%	-51.47%	91.75%	-71.43%	-71.43%	-71.43%	-71.43%	-71.43%	-71.43%	-57.57%
2011 Actual	0	113	8	162	284	55	123	235	44	170	193	1,090	2,477
Change from current budget \$	100	-13	92	-62	-184	45	-23	-135	56	-70	-93	-990	-1,277
Change from current budget %	0%	-11.34%	1145.33%	-38.27%	-64.76%	81.82%	-18.96%	-57.5%	128.1%	-41.18%	-48.06%	-90.83%	-51.56%

Evergreen Real Estate Services LLC
Ravinia Housing
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G/L Account	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
6390-0002 - Computer Supplies/Data Processing													
Computer Supplies/Data Processing	70	70	70	70	70	70	70	70	70	70	70	70	840
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	70	840											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	4	4	4	4	4	4	4	4	4	4	4	4	48
2012 Forecast	114	84	69	69	70	70	66	66	66	66	66	66	871
Change from current budget \$	-44	-14	1	1	0	0	4	4	4	4	4	4	-32
Change from current budget %	-38.63%	-16.73%	1.36%	1.36%	0.66%	0.66%	6.06%	6.06%	6.06%	6.06%	6.06%	6.06%	-3.59%
2011 Actual	57	57	57	57	57	57	284	66	156	66	69	69	1,051
Change from current budget \$	13	13	13	13	13	13	-214	4	-86	4	1	1	-212
Change from current budget %	23.44%	23.44%	23.44%	23.44%	23.44%	23.44%	-75.33%	5.56%	-55.22%	5.56%	1.36%	1.36%	-20.08%
Total Administration Expenses	3,024	36,288											

EXPENSE - Payroll and Related Costs

6310-0000 - Office salaries

Office salaries	0	0	0	0	0	0	0	0	0	0	0	0	0
Payroll	1,295	1,295	1,295	1,333	2,000	1,333	1,333	1,333	1,333	2,000	1,333	1,333	17,216
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	1,295	1,295	1,295	1,333	2,000	1,333	1,333	1,333	1,333	2,000	1,333	1,333	17,216
Change from Prior Month %	0%	0%	0%	2.93%	50.04%	-33.35%	0%	0%	0%	50.04%	-33.35%	0%	3.00%
Change from Prior Month \$	0	0	0	38	667	-667	0	0	0	667	-667	0	38
Per Unit	76	76	76	78	118	78	78	78	78	118	78	78	1,010
2012 Forecast	1,103	1,132	982	1,200	1,968	1,331	1,175	1,175	1,175	1,175	1,175	1,175	14,766
Change from current budget \$	192	163	313	133	32	2	158	158	158	825	158	158	2,450
Change from current budget %	17.41%	14.41%	31.9%	11.05%	1.62%	0.16%	13.45%	13.45%	13.45%	70.21%	13.45%	13.45%	16.59%
2011 Actual	1,000	986	1,247	1,029	1,003	1,675	1,152	1,176	1,153	1,089	1,741	1,287	14,538
Change from current budget \$	295	309	48	304	997	-342	181	157	180	911	-408	46	2,678
Change from current budget %	29.46%	31.32%	3.85%	29.52%	99.37%	-20.43%	15.69%	13.4%	15.65%	83.67%	-23.43%	3.6%	18.42%

Comments

Each payroll line item reflects an allocation of 12% of total payroll costs for H.P.

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G/L Account	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
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6510-0000 - Janitor and cleaning payroll

Payroll	1,246	1,246	1,246	1,246	1,868	1,246	1,246	1,246	1,246	1,868	1,246	1,264	16,214
2013 Budget	1,246	1,246	1,246	1,246	1,868	1,246	1,246	1,246	1,246	1,868	1,246	1,264	16,214
Change from Prior Month %	0%	0%	0%	0%	49.92%	-33.3%	0%	0%	0%	49.92%	-33.3%	1.44%	1.00%
Change from Prior Month \$	0	0	0	0	622	-622	0	0	0	622	-622	18	18
Per Unit	73	73	73	73	110	73	73	73	73	110	73	74	951
2012 Forecast	1,232	1,059	994	1,021	1,780	1,329	1,717	1,717	1,717	1,717	1,717	1,717	17,716
Change from current budget \$	14	187	252	225	88	-83	-471	-471	-471	151	-471	-453	-1,503
Change from current budget %	1.14%	17.7%	25.41%	22.03%	4.92%	-6.23%	-27.43%	-27.43%	-27.43%	8.79%	-27.43%	-26.38%	-8.48%
2011 Actual	1,536	1,409	1,635	1,367	1,353	2,066	1,434	1,311	1,290	1,307	2,006	1,371	18,085
Change from current budget \$	-290	-163	-389	-121	515	-820	-188	-65	-44	561	-760	-107	-1,871
Change from current budget %	-18.87%	-11.57%	-23.81%	-8.84%	38.09%	-39.7%	-13.09%	-4.97%	-3.45%	42.96%	-37.89%	-7.8%	-10.35%

6715-0000 - Payroll Taxes

Payroll	699	638	528	341	336	237	238	238	238	338	238	254	4,323
2013 Budget	699	638	528	341	336	237	238	238	238	338	238	254	4,323
Change from Prior Month %	0%	-8.73%	-17.24%	-35.42%	-1.47%	-29.46%	0.42%	0%	0%	42.02%	-29.59%	6.72%	-64.00%
Change from Prior Month \$	0	-61	-110	-187	-5	-99	1	0	0	100	-100	16	-445
Per Unit	41	38	31	20	20	14	14	14	14	20	14	15	255
2012 Forecast	377	369	291	287	457	281	238	238	238	238	238	238	3,489
Change from current budget \$	322	269	237	54	-121	-44	0	0	0	100	0	16	833
Change from current budget %	85.43%	72.74%	81.6%	18.94%	-26.48%	-15.54%	0%	0%	0%	42.02%	0%	6.72%	23.89%
2011 Actual	381	352	359	260	292	306	205	197	192	188	279	197	3,206
Change from current budget \$	318	286	169	81	44	-69	33	41	46	150	-41	57	1,115
Change from current budget %	83.66%	81.28%	47.19%	31.36%	14.89%	-22.51%	16.07%	21.1%	24.24%	79.84%	-14.79%	29%	34.82%

6722-0000 - Workers compensation

Workers compensation	71	71	71	71	71	71	71	71	71	71	71	71	852
Payroll	0	0	0	0	0	0	0	0	0	0	0	0	0
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	71	852											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	4	4	4	4	4	4	4	4	4	4	4	4	48

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2012 Forecast	71	71	71	71	71	71	134	134	134	134	134	134	1,233
Change from current budget \$	0	0	0	0	0	0	-63	-63	-63	-63	-63	-63	-378
Change from current budget %	-0.64%	-0.64%	-0.64%	-0.64%	-0.64%	-0.64%	-47.01%	-47.01%	-47.01%	-47.01%	-47.01%	-47.01%	-30.89%
2011 Actual	66	66	66	66	66	66	66	-14	71	71	71	71	735
Change from current budget \$	5	5	5	5	5	5	5	85	0	0	0	0	120
Change from current budget %	7.45%	7.45%	7.45%	7.45%	7.45%	7.45%	6.83%	-620.53%	-0.64%	-0.64%	-0.64%	-0.64%	15.90%

6723-0000 - Employee health insurance & other employee benefits

Employee health insurance & other employee benefits	0	0	0	0	0	0	0	0	0	0	0	0	0
Payroll	144	144	144	144	144	144	159	159	159	159	159	159	1,818
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	144	144	144	144	144	144	159	159	159	159	159	159	1,818
Change from Prior Month %	0%	0%	0%	0%	0%	0%	10.42%	0%	0%	0%	0%	0%	10.00%
Change from Prior Month \$	0	0	0	0	0	0	15	0	0	0	0	0	15
Per Unit	8	8	8	8	8	8	9	9	9	9	9	9	102
2012 Forecast	145	172	1,163	512	451	580	444	444	444	444	444	444	5,687
Change from current budget \$	-1	-28	-1,019	-368	-307	-436	-285	-285	-285	-285	-285	-285	-3,869
Change from current budget %	-0.85%	-16.44%	-87.61%	-71.88%	-68.09%	-75.15%	-64.19%	-64.19%	-64.19%	-64.19%	-64.19%	-64.19%	-68.03%
2011 Actual	152	110	117	112	112	109	-15	320	161	155	124	130	1,587
Change from current budget \$	-8	34	27	32	32	35	174	-161	-2	4	35	29	231
Change from current budget %	-5.38%	30.73%	23.19%	28.09%	28.86%	31.82%	-1139.9%	-50.24%	-1.21%	2.31%	28.28%	22.53%	14.56%

6724-0000 - Union Benefits

Payroll	327	327	327	327	327	327	327	327	327	327	327	330	3,927
2013 Budget	327	330	3,927										
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.92%	1.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	3	3
Per Unit	19	19	19	19	19	19	19	19	19	19	19	19	228
2012 Forecast	324	335	-660	0	0	0	0	0	0	0	0	0	0
Change from current budget \$	3	-8	987	327	327	327	327	327	327	327	327	330	3,928
Change from current budget %	0.78%	-2.47%	-149.56%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
2011 Actual	324	324	324	324	324	292	357	324	324	324	292	357	3,894
Change from current budget \$	3	3	3	3	3	35	-30	3	3	3	35	-27	37
Change from current budget %	0.78%	0.78%	0.78%	0.78%	0.78%	11.96%	-8.37%	0.78%	0.78%	0.78%	11.96%	-7.53%	0.85%

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6726-0001 - Contingency

Contingency	0	0	0	0	0	0	0	0	0	0	0	0	0
Payroll	0	0	516	36	0	0	0	0	0	0	0	180	732
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	0	0	516	36	0	180	732						
Change from Prior Month %	0%	0%	0%	-93.02%	-100%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	516	-480	-36	0	0	0	0	0	0	180	180
Per Unit	0	0	30	2	0	0	0	0	0	0	0	11	43
2012 Forecast	0	0	0	354	0	0	0	0	0	0	0	0	354
Change from current budget \$	0	0	516	-318	0	0	0	0	0	0	0	180	378
Change from current budget %	0%	0%	0%	-89.83%	0%	0%	0%	0%	0%	0%	0%	0%	106.78%

Total Payroll and Related Costs	3,782	3,721	4,127	3,498	4,746	3,358	3,374	3,374	3,374	4,763	3,374	3,591	45,082
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EXPENSE - Operating & Maintenance Expenses

6515-0000 - Janitors and cleaning supplies

Janitors and cleaning supplies	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	100	1,200											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	6	6	6	6	6	6	6	6	6	6	6	6	72
2012 Forecast	16	16	0	249	106	0	215	215	215	215	215	215	1,677
Change from current budget \$	84	84	100	-149	-6	100	-115	-115	-115	-115	-115	-115	-477
Change from current budget %	538.98%	523.44%	0%	-59.87%	-6.04%	0%	-53.49%	-53.49%	-53.49%	-53.49%	-53.49%	-53.49%	-28.46%
2011 Actual	0	0	34	451	182	193	1,102	615	86	752	54	40	3,508
Change from current budget \$	100	100	66	-351	-82	-93	-1,002	-515	14	-652	46	60	-2,309
Change from current budget %	0%	0%	197.89%	-77.81%	-44.93%	-48.17%	-90.93%	-83.74%	16.1%	-86.71%	85.7%	150.19%	-65.79%

6520-0000 - Miscellaneous Repair Contractors

Miscellaneous Repair Contractors	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	30,900
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	2,575	30,900											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%

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Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	151	151	151	151	151	151	151	151	151	151	151	151	1,812
2012 Forecast	138	3,471	0	320	362	1,643	2,575	2,575	2,575	2,575	2,575	2,575	21,384
Change from current budget \$	2,437	-896	2,575	2,255	2,213	932	0	0	0	0	0	0	9,516
Change from current budget %	1765.94%	-25.82%	0%	704.69%	611.98%	56.68%	0%	0%	0%	0%	0%	0%	44.50%
2011 Actual	829	320	0	5,693	2,313	2,044	1,894	3,600	6,851	2,122	1,403	33,315	60,384
Change from current budget \$	1,746	2,255	2,575	-3,118	262	531	681	-1,025	-4,276	453	1,172	-30,740	-29,484
Change from current budget %	210.71%	704.69%	0%	-54.77%	11.33%	25.98%	35.96%	-28.47%	-62.42%	21.33%	83.56%	-92.27%	-48.83%

6525-0000 - Rubbish removal

Rubbish removal	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	500	6,000											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	29	29	29	29	29	29	29	29	29	29	29	29	348
2012 Forecast	444	444	496	0	461	756	632	632	632	632	632	632	6,392
Change from current budget \$	56	56	4	500	39	-256	-132	-132	-132	-132	-132	-132	-393
Change from current budget %	12.68%	12.68%	0.89%	0%	8.47%	-33.89%	-20.89%	-20.89%	-20.89%	-20.89%	-20.89%	-20.89%	-6.14%
2011 Actual	0	521	439	479	718	439	199	0	1,268	724	525	449	5,760
Change from current budget \$	500	-21	61	21	-218	61	301	500	-768	-224	-25	51	239
Change from current budget %	0%	-4.11%	13.96%	4.44%	-30.32%	13.96%	150.68%	0%	-60.56%	-30.93%	-4.82%	11.42%	4.16%

6546-0000 - Heating/Cooling Contractor

Heating/Cooling Contractor	42	42	42	42	42	42	42	42	42	42	42	42	504
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	42	504											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	2	2	2	2	2	2	2	2	2	2	2	2	24
2012 Forecast	0	0	87	0	0	0	42	42	42	42	42	38	335
Change from current budget \$	42	42	-45	42	42	42	0	0	0	0	0	4	169
Change from current budget %	0%	0%	-51.59%	0%	0%	0%	0%	0%	0%	0%	0%	10.53%	50.56%
2011 Actual	0	0	456	-456	0	0	0	0	0	0	0	0	0
Change from current budget \$	42	42	-414	498	42	42	42	42	42	42	42	42	504

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Change from current budget %	0%	0%	-90.79%	-109.21%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%

6548-0000 - Snow removal

Snow removal	2,000	1,800	1,500	500	0	0	0	0	0	0	0	1,200	7,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	2,000	1,800	1,500	500	0	1,200	7,000						
Change from Prior Month %	0%	-10%	-16.67%	-66.67%	-100%	0%	0%	0%	0%	0%	0%	0%	-40.00%
Change from Prior Month \$	0	-200	-300	-1,000	-500	0	0	0	0	0	0	1,200	-800
Per Unit	118	106	88	29	0	0	0	0	0	0	0	71	412
2012 Forecast	2,926	0	2,175	0	0	0	0	0	0	0	0	1,340	6,441
Change from current budget \$	-926	1,800	-675	500	0	0	0	0	0	0	0	-140	559
Change from current budget %	-31.65%	0%	-31.03%	0%	0%	0%	0%	0%	0%	0%	0%	-10.45%	8.68%
2011 Actual	5,812	4,471	9,281	0	0	2,196	0	0	0	0	0	0	21,760
Change from current budget \$	-3,812	-2,671	-7,781	500	0	-2,196	0	0	0	0	0	1,200	-14,760
Change from current budget %	-65.59%	-59.74%	-83.84%	0%	0%	-100%	0%	0%	0%	0%	0%	0%	-67.83%

Total Operating & Maintenance Expenses	5,217	5,017	4,717	3,717	3,217	4,417	45,604						
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EXPENSE - Social Service Coordinator

6900-0000 - Social Service Coordinator

Payroll	378	378	444	368	538	338	338	338	338	507	338	358	4,661
2013 Budget	378	378	444	368	538	338	338	338	338	507	338	358	4,661
Change from Prior Month %	0%	0%	17.46%	-17.12%	46.2%	-37.17%	0%	0%	0%	50%	-33.33%	5.92%	-5.00%
Change from Prior Month \$	0	0	66	-76	170	-200	0	0	0	169	-169	20	-20
Per Unit	22	22	26	22	32	20	20	20	20	30	20	21	275

Total Social Service Coordinator	378	378	444	368	538	338	338	338	338	507	338	358	4,661
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EXPENSE - Utility Expenses

6450-0000 - Electricity

Electricity	260	260	260	269	260	260	260	260	260	260	260	260	3,129
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	260	260	260	269	260	3,129							
Change from Prior Month %	0%	0%	0%	3.46%	-3.35%	0%	0%	0%	0%	0%	0%	0%	0.00%

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G/L Account	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
Change from Prior Month \$	0	0	0	9	-9	0	0	0	0	0	0	0	0
Per Unit	15	15	15	16	15	15	15	15	15	15	15	15	181
2012 Forecast	621	235	250	82	67	5	268	268	268	268	268	270	2,870
Change from current budget \$	-361	25	10	187	193	255	-8	-8	-8	-8	-8	-10	259
Change from current budget %	-58.15%	10.55%	3.93%	229.45%	287.71%	5589.28%	-2.99%	-2.99%	-2.99%	-2.99%	-2.99%	-3.7%	9.03%
2011 Actual	88	470	-179	747	247	162	34	34	119	255	190	185	2,353
Change from current budget \$	172	-210	439	-478	13	98	226	226	141	5	70	75	777
Change from current budget %	194.82%	-44.64%	-244.93%	-63.97%	5.12%	60.79%	662.46%	662.46%	117.86%	1.77%	36.64%	40.4%	33.00%

6451-0000 - Water

Water	27	27	27	27	27	27	27	27	27	27	27	27	324
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	27	324											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	2	2	2	2	2	2	2	2	2	2	2	2	24
2012 Forecast	30	20	0	0	41	21	27	27	27	27	27	27	274
Change from current budget \$	-3	8	27	27	-14	6	0	0	0	0	0	0	51
Change from current budget %	-9.06%	38.46%	0%	0%	-34.07%	25.87%	0%	0%	0%	0%	0%	0%	18.43%
2011 Actual	2	33	9	63	28	24	6	6	3	399	137	0	709
Change from current budget \$	24	-6	18	-36	-1	3	21	21	24	-372	-110	27	-387
Change from current budget %	980%	-18.08%	211.06%	-56.88%	-2.56%	12.5%	335.48%	335.48%	728.22%	-93.23%	-80.23%	0%	-54.33%

6452-0000 - Gas

Gas	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	125	1,500											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	7	7	7	7	7	7	7	7	7	7	7	7	84
2012 Forecast	156	0	25	0	18	46	125	125	125	125	125	125	995
Change from current budget \$	-31	125	100	125	107	79	0	0	0	0	0	0	505
Change from current budget %	-20.11%	0%	398.8%	0%	589.85%	174.6%	0%	0%	0%	0%	0%	0%	50.73%
2011 Actual	0	0	0	0	0	0	0	0	56	0	60	80	196
Change from current budget \$	125	125	125	125	125	125	125	125	69	125	65	45	1,304

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Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	124.58%	0%	107.54%	55.63%	664.49%

6453-0000 - Sewer

Sewer	50	50	50	50	50	50	50	50	50	50	50	50	600
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	50	600											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	3	3	3	3	3	3	3	3	3	3	3	3	36
2012 Forecast	0	0	0	0	26	0	89	89	89	89	89	89	560
Change from current budget \$	50	50	50	50	24	50	-39	-39	-39	-39	-39	-39	40
Change from current budget %	0%	0%	0%	0%	95.77%	0%	-43.82%	-43.82%	-43.82%	-43.82%	-43.82%	-43.82%	7.23%
2011 Actual	0	0	0	0	0	0	0	0	0	0	0	6	6
Change from current budget \$	50	50	50	50	50	50	50	50	50	50	50	44	594
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	730.56%	9,866.78%
Total Utility Expenses	462	462	462	471	462	5,553							

EXPENSE - Taxes & Insurance

6710-0000 - Real estate taxes

Real estate taxes	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,000
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	3,500	42,000											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	206	206	206	206	206	206	206	206	206	206	206	206	2,472
2012 Forecast	2,750	2,750	2,750	2,750	12,640	2,750	2,750	2,750	2,750	2,750	2,750	2,750	42,890
Change from current budget \$	750	750	750	750	-9,140	750	750	750	750	750	750	750	-890
Change from current budget %	27.27%	27.27%	27.27%	27.27%	-72.31%	27.27%	27.27%	27.27%	27.27%	27.27%	27.27%	27.27%	-2.08%
2011 Actual	0	7,000	3,500	500	2,750	2,750	2,750	4,804	2,750	2,750	2,750	2,750	35,054
Change from current budget \$	3,500	-3,500	0	3,000	750	750	750	-1,304	750	750	750	750	6,946
Change from current budget %	0%	-50%	0%	600%	27.27%	27.27%	27.27%	-27.14%	27.27%	27.27%	27.27%	27.27%	19.82%

Comments

This reflects the increase in property taxes since the proforma was created a couple of years ago.

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G/L Account	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
6720-0000 - Property and liability insurance													
Property and liability insurance	540	540	540	540	540	540	540	540	540	540	540	540	6,480
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	540	6,480											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	32	32	32	32	32	32	32	32	32	32	32	32	384
2012 Forecast	448	448	448	448	448	448	417	417	417	417	417	415	5,185
Change from current budget \$	92	92	92	92	92	92	123	123	123	123	123	125	1,292
Change from current budget %	20.67%	20.67%	20.67%	20.67%	20.67%	20.67%	29.5%	29.5%	29.5%	29.5%	29.5%	30.12%	24.98%
2011 Actual	417	417	417	417	417	417	448	448	468	448	448	448	5,206
Change from current budget \$	123	123	123	123	123	123	92	92	72	92	92	92	1,270
Change from current budget %	29.56%	29.56%	29.56%	29.56%	29.56%	29.56%	20.67%	20.67%	15.44%	20.67%	20.67%	20.67%	24.47%
Comments													
This reflects the significant increase in property insurance that occurred in 2012. It is higher than the proforma budget used for the M2M refinancing.													
6721-0000 - Fidelity bond insurance													
Fidelity bond insurance	0	0	0	0	0	50	0	0	0	0	0	0	50
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	0	0	0	0	0	50	0	0	0	0	0	0	50
Change from Prior Month %	0%	0%	0%	0%	0%	0%	-100%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	50	-50	0	0	0	0	0	0
Per Unit	0	0	0	0	0	3	0	0	0	0	0	0	3
2012 Forecast	0	0	7	0	0	0	0	0	0	0	0	28	35
Change from current budget \$	0	0	-7	0	0	50	0	0	0	0	0	-28	15
Change from current budget %	0%	0%	-100%	0%	0%	0%	0%	0%	0%	0%	0%	-100%	42.86%
2011 Actual	0	0	0	0	0	0	0	28	0	0	0	0	28
Change from current budget \$	0	0	0	0	0	50	0	-28	0	0	0	0	22
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	-100%	0%	0%	0%	0%	78.57%
Total Taxes & Insurance	4,040	4,040	4,040	4,040	4,040	4,090	4,040	4,040	4,040	4,040	4,040	4,040	48,530
EXPENSE - Financial Expenses													
6820-0000 - Mortgage interest													

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G/L Account	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
Mortgage interest	1,539	1,537	1,535	1,532	1,530	1,528	1,526	1,524	1,521	1,519	1,517	1,515	18,323
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	1,539	1,537	1,535	1,532	1,530	1,528	1,526	1,524	1,521	1,519	1,517	1,515	18,323
Change from Prior Month %	0%	-0.13%	-0.13%	-0.2%	-0.13%	-0.13%	-0.13%	-0.13%	-0.2%	-0.13%	-0.13%	-0.13%	-2.00%
Change from Prior Month \$	0	-2	-2	-3	-2	-2	-2	-2	-3	-2	-2	-2	-24
Per Unit	91	90	90	90	90	90	90	90	89	89	89	89	1,077
2012 Forecast	3,424	1,562	1,560	1,558	1,556	1,554	1,554	1,552	1,549	1,547	1,545	1,543	20,503
Change from current budget \$	-1,885	-25	-25	-26	-26	-26	-28	-28	-28	-28	-28	-28	-2,181
Change from current budget %	-55.06%	-1.59%	-1.59%	-1.65%	-1.65%	-1.65%	-1.8%	-1.8%	-1.81%	-1.81%	-1.81%	-1.81%	-10.63%
2011 Actual	4,199	4,182	4,165	4,148	4,131	4,114	4,097	4,079	4,062	4,044	4,027	4,009	49,256
Change from current budget \$	-2,660	-2,645	-2,630	-2,616	-2,601	-2,586	-2,571	-2,555	-2,541	-2,525	-2,510	-2,494	-30,934
Change from current budget %	-63.35%	-63.25%	-63.15%	-63.07%	-62.96%	-62.86%	-62.75%	-62.64%	-62.55%	-62.44%	-62.33%	-62.21%	-62.80%

Comments

The interest is based only on the first mortgage as the HUD mortgage payment is only made from Surplus Cash.

6850-0000 - Mortgage Service Fee

Mortgage Service Fee	152	152	152	152	152	152	152	152	152	152	152	152	1,824
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	152	1,824											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0
Per Unit	9	9	9	9	9	9	9	9	9	9	9	9	108
2012 Forecast	334	334	156	156	156	156	156	156	156	156	156	156	2,229
Change from current budget \$	-182	-182	-4	-4	-4	-4	-4	-4	-4	-4	-4	-4	-404
Change from current budget %	-54.5%	-54.49%	-2.68%	-2.68%	-2.68%	-2.68%	-2.56%	-2.56%	-2.56%	-2.56%	-2.56%	-2.56%	-18.16%
2011 Actual	345	345	345	323	334	334	334	334	334	334	334	334	4,031
Change from current budget \$	-193	-193	-193	-171	-182	-182	-182	-182	-182	-182	-182	-182	-2,206
Change from current budget %	-55.97%	-55.97%	-55.97%	-52.92%	-54.5%	-54.5%	-54.5%	-54.5%	-54.5%	-54.5%	-54.5%	-54.5%	-54.75%

7104-0000 - Replacement Reserve

Replacement Reserve	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	15,996
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	1,333	15,996											
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	0	0

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G/L Account	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
Per Unit	78	78	78	78	78	78	78	78	78	78	78	78	936
2012 Forecast	0	0	1,333	1,333	1,333	1,333	2,046	2,046	2,046	2,046	2,046	2,046	17,609
Change from current budget \$	1,333	1,333	0	0	0	0	-713	-713	-713	-713	-713	-713	-1,612
Change from current budget %	0%	0%	-0.02%	-0.02%	-0.02%	-0.02%	-34.85%	-34.85%	-34.85%	-34.85%	-34.85%	-34.85%	-9.16%
2011 Actual	712	712	712	712	712	1,424	0	712	712	712	712	21,424	29,256
Change from current budget \$	621	621	621	621	621	-91	1,333	621	621	621	621	-20,091	-13,260
Change from current budget %	87.22%	87.22%	87.22%	87.22%	87.22%	-6.39%	0%	87.22%	87.22%	87.22%	87.22%	-93.78%	-45.32%

Comments

This is based on the OCAF requirement and not on the proforma budget created by Signet.

7108-0000 - Mortgage Payable (long term)

Mortgage Payable (long term)	569	572	574	576	578	580	582	585	587	589	591	593	6,976
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	569	572	574	576	578	580	582	585	587	589	591	593	6,976
Change from Prior Month %	0%	0.53%	0.35%	0.35%	0.35%	0.35%	0.34%	0.52%	0.34%	0.34%	0.34%	0.34%	4.00%
Change from Prior Month \$	0	3	2	2	2	2	2	3	2	2	2	2	24
Per Unit	33	34	34	34	34	34	34	34	35	35	35	35	411
2012 Forecast	0	0	548	551	553	555	557	559	561	563	565	567	5,578
Change from current budget \$	569	572	26	25	25	25	25	26	26	26	26	26	1,397
Change from current budget %	0%	0%	4.66%	4.63%	4.6%	4.57%	4.54%	4.68%	4.65%	4.61%	4.58%	4.54%	25.06%
2011 Actual	2,982	2,999	3,016	3,033	3,050	6,151	0	3,101	3,119	3,136	3,154	6,360	40,100
Change from current budget \$	-2,413	-2,427	-2,442	-2,457	-2,472	-5,571	582	-2,516	-2,532	-2,547	-2,563	-5,767	-33,125
Change from current budget %	-80.92%	-80.93%	-80.97%	-81.01%	-81.05%	-90.57%	0%	-81.14%	-81.18%	-81.22%	-81.26%	-90.68%	-82.60%

Comments

This is based only on the first mortgage. The HUD second mortgage is not reflected as it is only paid from Surplus Cash.

Total Financial Expenses	3,593	3,594	3,594	3,593	3,593	3,593	3,593	3,594	3,593	3,593	3,593	3,593	43,119
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EXPENSE - Capital Expenses

6994-0000 - Carpet & tile

Carpet & tile	0	0	0	0	1,600	0	0	0	0	0	1,600	0	3,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	0	0	0	0	1,600	0	0	0	0	0	1,600	0	3,200
Change from Prior Month %	0%	0%	0%	0%	0%	-100%	0%	0%	0%	0%	0%	-100%	0.00%
Change from Prior Month \$	0	0	0	0	1,600	-1,600	0	0	0	0	1,600	-1,600	0

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G/L Account	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
Per Unit	0	0	0	0	94	0	0	0	0	0	94	0	188
2012 Forecast	0	-3,347	3,347	0	0	0	0	0	0	0	0	0	0
Change from current budget \$	0	3,347	-3,347	0	1,600	0	0	0	0	0	1,600	0	3,200
Change from current budget %	0%	-100%	-100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
2011 Actual	0	0	0	0	0	0	0	1,068	0	3,556	6,694	-11,318	0
Change from current budget \$	0	0	0	0	1,600	0	0	-1,068	0	-3,556	-5,094	11,318	3,200
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	-100%	0%	-100%	-76.1%	-100%	0.00%

7105-0000 - Replacement Reserve Reimbursement

Replacement Reserve Reimbursement	0	0	0	0	0	0	0	0	0	0	0	-3,200	-3,200
Default adjustment percent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-1,200
2013 Budget	0	-3,200	-3,200										
Change from Prior Month %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00%
Change from Prior Month \$	0	0	0	0	0	0	0	0	0	0	0	-3,200	-3,200
Per Unit	0	0	0	0	0	0	0	0	0	0	0	-188	-188
2011 Actual	0	0	0	0	0	0	0	0	0	0	0	-20,000	-20,000
Change from current budget \$	0	0	0	0	0	0	0	0	0	0	0	16,800	16,800
Change from current budget %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	-84%	-84.00%

Total Capital Expenses	0	0	0	0	1,600	0	0	0	0	0	1,600	-3,200	0
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TOTAL EXPENSE	20,516	20,256	20,428	18,731	21,240	18,102	18,068	18,069	18,068	19,626	19,668	16,305	229,077
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TOTAL NET INCOME	394	654	482	2,179	-330	2,808	2,838	2,841	2,842	1,284	1,242	4,605	21,839
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TOTAL CASH FLOW	394	654	482	2,179	-330	2,808	2,838	2,841	2,842	1,284	1,242	4,605	21,839
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