



Development - Austin Homes				Reporting Period - 8/2008			
Unit Count - 129	Unit Months Available - 1,548		Fiscal Months To Date - 2		YTD UMA's - 258		

Account Description	Total Fiscal Budget	Budget PUM	Monthly Budget	Monthly Income and Expenses For 8/2008	Monthly PUM	Monthly Var %	YTD Budget	2009 YTD Income and Expense	YTD PUM	YTD Var %	Remaining Budget
Gross Potential Rent	112,770	72.85	9,400	6,717.75	52.08	-29%	18,800	11,376.45	44.09	-39%	101,393.55
Vacany Loss	-3,610	-2.33	-300	-364.56	-2.83	-22%	-600	-689.55	-2.67	-15%	-2,920.45
Total Dwelling Rent	109,160	70.52	9,100	6,353.19	49.25	-30%	18,200	10,686.90	41.42	-41%	98,473.10
Other Rental Income(incl. excess utils)	15,980	10.32	1,330	827.01	6.41	-38%	2,660	1,800.68	6.98	-32%	14,179.32
Non-Dwelling Rents	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Interest on Investments	8,280	5.35	690	472.52	3.66	-32%	1,380	932.00	3.61	-32%	7,348.00
Other Income	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Capital Funding Management Fee	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Gross Potential Subsidy	701,690	453.29	58,470	71,492.96	554.21	22%	116,940	111,461.66	432.02	-5%	590,228.34
Vacancy Loss	-33,120	-21.40	-2,760	-7,256.00	-56.25	-163%	-5,520	-7,256.00	-28.12	-31%	-25,864.00
Proration Loss	-106,970	-69.10	-8,910	-31,462.63	-243.90	-253%	-17,820	-38,657.00	-149.83	-117%	-68,313.00
Total Operating Subsidy	561,600	362.79	46,800	32,774.33	254.06	-30%	93,600	65,548.66	254.06	-30%	496,051.34
Total Operating Income	695,020	448.98	57,920	40,427.05	313.39	-30%	115,840	78,968.24	306.08	-32%	616,051.76

OPERATING EXPENSES

Operating Expenses -Admin

Administrative Salaries	51,890	33.52	3,990	3,949.78	30.62	1%	7,980	6,684.97	25.91	16%	45,205.03
Administrative Benefits	15,860	10.25	1,220	1,310.11	10.16	-7%	2,440	2,525.98	9.79	-4%	13,334.02
Compensated Absences	5,880	3.80	0	0.00	0.00	0%	0	0.00	0.00	0%	5,880.00
Telephone	2,790	1.80	230	254.69	1.97	-11%	460	321.83	1.25	30%	2,468.17
Travel	1,050	0.68	20	0.00	0.00	100%	40	0.00	0.00	100%	1,050.00
Training	850	0.55	70	14.78	0.11	79%	140	14.78	0.06	89%	835.22

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Legal Expenses	8,250	5.33	690	153.00	1.19	78%	1,380	153.00	0.59	89%	8,097.00
Audit Cost	1,290	0.83	0	0.00	0.00	0%	0	0.00	0.00	0%	1,290.00
Managment Fee	59,370	38.35	4,950	4,987.08	38.66	-1%	9,900	9,895.00	38.35	0%	49,475.00
Booking Fee	11,250	7.27	940	945.00	7.33	-1%	1,880	1,875.00	7.27	0%	9,375.00
Capital Funding Management Fee	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Administrative Fee(Centralized front-line service)	4,640	3.00	360	372.76	2.89	-4%	720	652.99	2.53	9%	3,987.01
Computer Service	90	0.06	10	0.00	0.00	100%	20	0.00	0.00	100%	90.00
Office Supplies	500	0.32	40	0.00	0.00	100%	80	0.00	0.00	100%	500.00
Court Costs	6,910	4.46	580	750.50	5.82	-29%	1,160	750.50	2.91	35%	6,159.50
Advertising and Marketing	200	0.13	20	0.00	0.00	100%	40	0.00	0.00	100%	200.00
Other Administrative Expense	1,720	1.11	140	34.14	0.26	76%	280	34.14	0.13	88%	1,685.86
Total Expenses	172,540	111.46	13,260	12,771.84	99.01	4%	0	22,908.19	88.79	0%	149,631.81
Tenant Services											
Tenant Services Salary	6,840	4.42	530	417.00	3.23	21%	1,060	705.76	2.74	33%	6,134.24
Tenant Services Benefits	1,900	1.23	150	118.90	0.92	21%	300	220.87	0.86	26%	1,679.13
Tenant Services Contract Costs	840	0.54	570	586.45	4.55	-3%	590	586.45	2.27	1%	253.55
Resident Participation	2,930	1.89	0	0.00	0.00	0%	0	0.00	0.00	0%	2,930.00
Total Tenant Services	12,510	8.08	1,250	1,122.35	8.70	10%	1,950	1,513.08	5.86	22%	10,996.92
Utilities											
Water/Sewer	67,420	43.55	5,620	5,941.67	46.06	-6%	11,240	4,934.14	19.12	56%	62,485.86
Electricity	13,260	8.57	1,110	1,336.15	10.36	-20%	2,220	1,304.93	5.06	41%	11,955.07
Gas	6,880	4.44	140	79.48	0.62	43%	280	68.31	0.26	76%	6,811.69
Other (Energy Performance Contract)	39,530	25.54	3,290	3,296.97	25.56	0%	6,580	4,199.29	16.28	36%	35,330.71
Total Utilities Expenses	127,090	82.10	10,160	10,654.27	82.59	-5%	20,320	10,506.67	40.72	48%	116,583.33
Protective Services											
Protective Services	20,000	12.92	1,670	2,122.19	16.45	-27%	3,340	2,122.19	8.23	36%	17,877.81
Total Protective Services	20,000	12.92	1,670	2,122.19	16.45	-27%	3,340	2,122.19	8.23	36%	17,877.81

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9/10/2008 8:59:07AM

Page 2 of 4

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Ordinary Maintenance											
Salaries	58,840	38.01	4,530	6,123.71	47.47	-35%	9,060	9,513.19	36.87	-5%	49,326.81
Benefits	16,800	10.85	1,300	1,681.59	13.04	-29%	2,600	3,019.31	11.70	-16%	13,780.69
Materials	27,820	17.97	2,320	809.61	6.28	65%	4,640	4,557.46	17.66	2%	23,262.54
Landscaping/Grounds Maint.	14,630	9.45	1,810	1,897.20	14.71	-5%	3,620	1,897.20	7.35	48%	12,732.80
Vehicle Maintenance	3,340	2.16	280	0.00	0.00	100%	560	0.00	0.00	100%	3,340.00
Pest Control(incl.fee for service & materials)	5,120	3.31	1,180	979.16	7.59	17%	1,460	1,276.41	4.95	13%	3,843.59
Vacant/occupied Unit Painting(incl.fee&materials)	14,620	9.44	1,220	1,807.14	14.01	-48%	2,440	2,735.62	10.60	-12%	11,884.38
Carpentry/Sidewalks(incl.fee,mat&other contracts)	7,420	4.79	620	448.00	3.47	28%	1,240	448.00	1.74	64%	6,972.00
Welding	750	0.48	60	0.00	0.00	100%	120	0.00	0.00	100%	750.00
Other Project Painting	0	0.00	0	0.00	0.00	0%	0			0%	
Non-Routine Maintenance	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
HVAC(incl.fee, materials & other contracts)	5,700	3.68	470	0.00	0.00	100%	940	0.00	0.00	100%	5,700.00
Plumbing(incl.fee, materials & other contracts)	14,490	9.36	1,200	1,163.68	9.02	3%	2,400	1,163.68	4.51	52%	13,326.32
Bulky Debris Pickup(incl.fee for service)	3,780	2.44	320	182.45	1.41	43%	640	565.60	2.19	12%	3,214.40
Elevator Service	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Electrical Service	1,080	0.70	90	0.00	0.00	100%	180	0.00	0.00	100%	1,080.00
Trash Removal	13,630	8.80	1,140	25.75	0.20	98%	2,280	25.75	0.10	99%	13,604.25
Contract Cost	12,000	7.75	1,000	5,120.16	39.69	-412%	2,000	5,120.16	19.85	-156%	6,879.84
Total Ordinary Maintenance	200,020	129.21	17,540	20,238.45	156.89	-15%	0	30,322.38	117.53	0%	169,697.62

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General Expense											
Property Insurance	4,950	3.20	0	0.00	0.00	0%	0	0.00	0.00	0%	4,950.00
General Liability Insurance	4,010	2.59	0	0.00	0.00	0%	0	0.00	0.00	0%	4,010.00
Fidelity Insurance	640	0.41	0	0.00	0.00	0%	0	0.00	0.00	0%	640.00
Worker's Compensation Insurance	3,010	1.94	0	0.00	0.00	0%	0	0.00	0.00	0%	3,010.00
Other Insurance	390	0.25	0	0.00	0.00	0%	0	0.00	0.00	0%	390.00
Total Insurance	13,000	8.40	0	0.00	0.00	0%	0	0.00	0.00	0%	13,000.00
Payment in Lieu of Taxes	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Terminal Leave Pay(incl.other general exp budget)	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Collection Losses(bad debt expense)	20,570	13.29	0	0.00	0.00	0%	0	0.00	0.00	0%	20,570.00
Other	210	0.14	20	0.00	0.00	100%	40	0.00	0.00	100%	210.00
Total General Expenses	33,780	21.82	20	0.00	0.00	100%	40	0.00	0.00	100%	33,780.00
Total Routine Expenses	565,940	365.59	43,900	46,909.10	363.64	-7%	0	67,372.51	261.13	0%	498,567.49
NON-ROUTINE EXPENDITURES											
Extraordinary Maintenance	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Replacement of Equipment(capital expenses)	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Betterments and Additions(capital expenses)	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Other Non-routine Expenditures	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Casualty Losses	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Total Capital Expenses	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Total Operating Expenses	565,940	365.59	43,900	46,909.10	363.64	-7%	0	67,372.51	261.13	0%	498,567.49
Asset Management Fee	15,480	10.00	1,290	1,290.00	10.00	0%	2,580	2,580.00	10.00	0%	12,900.00
Total Expenses	581,420	375.59	45,190	48,199.10	373.64	-7%	0	69,952.51	271.13	0%	511,467.49
Net Income (Loss)	113,600	73.39	12,730	-7,772.05	-60.25	-161%	115,840	9,015.73	34.94	92%	104,584.27

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9/10/2008 8:59:07AM

Page 4 of 4