

Atria At Crabtree Valley (1660)
12-Month Actual/Budget Report
For the 12 Months Ending Aug 2010

	Sep 2009 Actual	Oct 2009 Actual	Nov 2009 Actual	Dec 2009 Actual	Jan 2010 Actual	Feb 2010 Actual	Mar 2010 Actual	Apr 2010 Actual	May 2010 Actual	Jun 2010 Actual	Jul 2010 Actual	Aug 2010 Actual	Total
OPERATING INCOME													
RENTAL INCOME	\$ 176,029	\$ 169,733	\$ 167,288	\$ 165,021	\$ 178,226	\$ 177,552	\$ 175,948	\$ 179,852	\$ 178,439	\$ 175,813	\$ 176,472	\$ 180,515	\$ 2,100,890
OTHER	4,290	6,281	10,971	1,922	7,275	3,300	5,372	3,281	8,196	5,018	6,176	4,108	66,190
TOTAL OPERATING INCOME	180,320	176,014	178,259	166,943	185,501	180,853	181,320	183,133	186,636	180,831	182,649	184,623	2,167,080
OPERATING EXPENSES													
MANAGEMENT FEES	7,231	7,213	6,992	7,280	6,777	7,315	7,228	7,247	7,319	7,350	7,227	7,300	86,479
PERSONNEL COSTS	25,183	28,560	27,506	25,587	26,584	24,775	23,320	26,519	24,675	24,426	37,150	24,733	319,018
ADMINISTRATIVE	2,469	3,717	3,155	3,519	2,195	5,071	6,101	2,271	2,726	3,861	2,915	2,302	40,303
ADVERTISING & PROMOTION	8,598	5,581	7,232	5,649	5,451	5,194	5,462	4,423	5,659	5,043	7,777	4,614	70,684
REPAIRS & MAINTENANCE	7,841	9,170	6,729	4,209	5,159	7,017	4,712	13,749	8,787	6,367	9,141	6,770	89,653
MAKE READY	5,137	7,194	5,267	6,907	2,932	2,035	4,255	4,446	1,645	7,394	6,632	3,719	57,565
BUILDING SERVICES	435	1,190	527	316	355	280	285	1,277	2,875	238	560	280	8,617
UTILITIES	8,214	5,884	6,587	6,068	6,597	7,345	7,552	5,347	5,112	4,562	6,434	6,200	75,902
REAL ESTATE TAXES	15,566	15,566	15,566	16,551	15,730	15,730	15,730	15,730	15,730	15,730	15,555	15,555	188,737
INSURANCE	4,082	4,082	4,082	4,082	4,082	4,082	4,481	4,481	4,481	4,481	4,481	4,481	51,377
TOTAL OPERATING EXPENSES	84,757	88,157	83,643	80,169	75,863	78,844	79,126	85,489	79,008	79,451	97,873	75,954	988,335
N.O.I BEFORE DEBT SERVICE	95,563	87,856	94,616	86,774	109,638	102,009	102,194	97,643	107,628	101,380	84,776	108,669	1,178,745
DEBT SERVICE & FEES													
LOAN INTEREST	94,350	94,350	94,350	94,350	94,350	94,350	94,350	94,350	94,350	94,350	94,350	94,350	1,132,200
TOTAL DEBT SERVICE & FEES	94,350	94,350	94,350	94,350	94,350	94,350	94,350	94,350	94,350	94,350	94,350	94,350	1,132,200
N.O.I. AFTER DEBT SERVICE	1,213	(6,494)	266	(7,576)	15,288	7,659	7,844	3,293	13,278	7,030	(9,574)	14,319	46,545
OTHER INCOME/EXPENSES													
OTHER EXPENSES	(2,602)	(2,342)	(1,425)	(6,423)	(2,390)	(3,014)	(2,390)	(2,390)	(2,803)	(2,390)	(4,890)	(2,390)	(35,449)
DEPRECIATION & AMORTIZATION	(72,822)	(72,957)	(73,068)	(73,124)	(73,148)	(28,675)	(50,955)	(50,962)	(50,962)	(51,048)	(51,146)	(45,088)	(693,955)
UNREALIZED GAIN/LOSS	0	0	0	(7,399,413)	0	0	0	0	0	0	0	0	(7,399,413)
TOTAL OTHER INCOME/EXPENSES	(75,423)	(75,299)	(74,493)	(7,478,959)	(75,538)	(31,689)	(53,345)	(53,352)	(53,766)	(53,438)	(56,036)	(47,478)	(8,128,817)
NET INCOME/(LOSS)	(74,211)	(81,792)	(74,227)	(7,486,535)	(60,250)	(24,031)	(45,500)	(50,059)	(40,488)	(46,409)	(65,610)	(33,160)	(8,082,271)
CAPITAL IMPROVEMENTS	0	(1,987)	(4,253)	(5,069)	(1,465)	(2,962)	(1,099)	(458)	0	(5,148)	(7,212)	(6,761)	(36,414)
\$ (74,211)	\$ (83,779)	\$ (78,480)	\$ (7,491,604)	\$ (61,715)	\$ (26,992)	\$ (46,600)	\$ (50,517)	\$ (40,488)	\$ (51,557)	\$ (72,822)	\$ (39,921)	\$ (8,118,685)	

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RENTAL INCOME													
Gross Market Rent	200,134	200,037	200,066	200,066	200,066	201,871	201,871	201,842	201,871	201,871	201,842	201,871	2,413,408
Gain/Loss to Lease	(3,517)	(4,256)	(4,427)	(4,754)	(6,171)	(7,374)	(6,341)	(5,593)	(5,221)	(4,338)	(4,988)	(3,052)	(60,032)
Rent Concession - Monthly	0	0	0	0	(20)	(534)	(1,162)	(2,288)	(3,222)	(4,165)	(5,086)	(5,648)	(22,124)
GROSS POTENTIAL RENT	196,617	195,781	195,639	195,312	193,875	193,963	194,368	193,961	193,428	193,368	191,768	193,171	2,331,252
Vacancy Loss	(12,483)	(14,548)	(15,255)	(13,276)	(11,048)	(8,873)	(12,198)	(9,412)	(8,206)	(11,295)	(9,114)	(8,383)	(134,090)
Models	(730)	(730)	(730)	(730)	(730)	(730)	(730)	(730)	(730)	(730)	(745)	(745)	(8,790)
Employee Units	(1,725)	(1,725)	(1,725)	(1,725)	(1,725)	(1,891)	(1,891)	(1,891)	(1,891)	(1,740)	(1,740)	(1,740)	(21,409)
Rent Concessions-One Time	(7,793)	(7,986)	(9,966)	(11,832)	(2,686)	(3,155)	(3,752)	(1,493)	(3,048)	(2,456)	(3,952)	(2,279)	(60,398)
TOTAL LEASE RENT	173,885	170,792	167,964	167,750	177,686	179,315	175,797	180,435	179,553	177,147	176,217	180,024	2,106,565
Bad Debt Allowance	(304)	(2,214)	(1,918)	(3,462)	(302)	(2,062)	(752)	(1,702)	(1,379)	(1,704)	(1,070)	0	(16,869)
Bad Debt Recoveries	2,448	1,155	1,243	734	842	300	903	1,119	265	370	1,326	491	11,194
TOTAL RENTAL INCOME	\$ 176,029	\$ 169,733	\$ 167,288	\$ 165,021	\$ 178,226	\$ 177,552	\$ 175,948	\$ 179,852	\$ 178,439	\$ 175,813	\$ 176,472	\$ 180,515	\$ 2,100,890
OTHER PROPERTY INCOME													
Appliance Rent	116	116	25	29	29	29	0	0	0	0	0	(58)	286
Application Fees	125	605	368	101	248	350	249	200	300	200	300	300	3,346
Cable Fees	0	1,216	5,197	(2,487)	2,629	152	152	152	2,876	152	152	152	10,345
Maintenance Charges	0	25	0	0	0	0	0	0	0	0	88	95	208
Forfeited Deposits	371	104	995	576	99	168	22	0	100	100	268	0	2,803
Key & Lock Fees	0	0	0	70	(35)	0	0	70	0	35	0	0	140
Late Fees	1,095	1,087	844	986	1,243	1,035	1,018	1,136	1,374	889	1,761	1,352	13,820
Laundry Income	0	0	25	0	50	0	0	0	0	0	0	0	75
Month-to-Month Fee	414	390	293	206	206	306	356	329	336	269	145	484	3,734
NSF Fees	150	175	175	150	50	0	50	75	25	50	200	50	1,150
Other Monthly Income	0	0	0	0	324	0	0	0	0	0	0	(324)	0
Pet Rent	1,594	1,722	1,287	1,257	1,156	1,183	1,425	868	1,671	2,046	1,652	734	16,594
Administrative Fees	238	642	503	0	0	25	350	75	250	513	638	825	4,058
Short Term Lease	28	0	50	50	21	0	0	0	0	0	0	50	199
Buy-out/Cost-Reletting Lease	0	200	959	984	1,004	52	1,250	0	1,014	764	847	324	7,396
Telephone Income	159	0	0	0	0	0	0	375	0	0	127	0	661
Transfer Fees	0	0	250	0	250	0	500	0	250	0	0	125	1,375
TOTAL OTHER PROPERTY INCOME	\$ 4,290	\$ 6,281	\$ 10,971	\$ 1,922	\$ 7,275	\$ 3,300	\$ 5,372	\$ 3,281	\$ 8,196	\$ 5,018	\$ 6,176	\$ 4,108	\$ 66,190
TOTAL OPERATING INCOME	\$ 180,320	\$ 176,014	\$ 178,259	\$ 166,943	\$ 185,501	\$ 180,853	\$ 181,320	\$ 183,133	\$ 186,636	\$ 180,831	\$ 182,649	\$ 184,623	\$ 2,167,080

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MANAGEMENT FEES													
Property Management Fees	7,231	7,213	6,992	7,280	6,777	7,315	7,228	7,247	7,319	7,350	7,227	7,300	86,479
TOTAL MANAGEMENT FEES	\$ 7,231	\$ 7,213	\$ 6,992	\$ 7,280	\$ 6,777	\$ 7,315	\$ 7,228	\$ 7,247	\$ 7,319	\$ 7,350	\$ 7,227	\$ 7,300	\$ 86,479
PERSONNEL COSTS													
Gross Payroll	18,101	19,318	19,666	21,573	18,783	17,425	16,067	18,900	17,781	17,098	27,518	18,178	230,408
Contract Labor	0	0	140	0	0	0	0	0	0	0	0	0	140
Payroll Taxes	1,366	1,460	1,491	1,385	1,865	1,720	1,515	1,714	1,515	1,408	2,266	1,459	19,165
Employee Benefits	4,358	4,547	4,597	955	4,328	4,207	4,139	4,398	4,346	4,279	5,230	3,804	49,187
PTO Expense	1,359	1,420	1,472	1,605	1,433	1,422	1,390	1,437	1,034	1,355	2,046	1,223	17,195
Contract Labor-Maintenance	0	1,815	140	70	175	0	210	70	0	285	90	70	2,925
TOTAL PERSONNEL COSTS	\$ 25,183	\$ 28,560	\$ 27,506	\$ 25,587	\$ 26,584	\$ 24,775	\$ 23,320	\$ 26,519	\$ 24,675	\$ 24,426	\$ 37,150	\$ 24,733	\$ 319,018
ADMINISTRATIVE													
Banking Charges	264	264	264	323	264	264	264	264	176	176	176	0	2,699
Credit Card Expense	0	0	0	0	0	0	5	0	0	0	0	0	5
Credit Verification	268	492	536	268	268	268	308	0	616	268	268	268	3,828
Information Services	142	432	110	110	110	60	3,359	639	(198)	110	492	361	5,727
Dues & Subscriptions	0	0	0	677	40	0	0	61	0	0	0	0	778
Employee Relations	0	20	0	240	33	0	(13)	0	64	0	143	76	563
Employee Training	86	61	141	141	0	76	66	51	124	382	62	0	1,190
Forms	70	70	70	0	70	0	42	42	42	70	42	70	588
Professional Fees	(18)	507	0	66	67	131	131	178	97	1	261	34	1,455
Licenses & Permits	18	0	25	0	0	2,988	0	0	16	1,690	0	0	4,737
Office Supplies	186	341	177	162	394	235	283	246	353	228	238	270	3,113
Photocopy	334	0	147	171	0	0	279	0	275	0	0	0	1,205
Postage & Overnight	37	534	268	122	60	148	284	0	0	237	171	100	1,961
Printing	0	0	434	0	110	0	111	0	112	0	148	0	915
Recruitment	0	0	0	0	0	0	0	0	0	0	30	0	30
Resident Functions	255	152	85	424	0	0	255	0	47	0	0	394	1,612
Storage Rent	0	0	0	0	0	66	0	0	0	0	0	0	66
Telephone	781	805	855	769	739	788	691	752	947	693	867	729	9,417
Business Meals	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Expense	45	39	44	47	41	46	36	39	53	6	18	0	413
TOTAL ADMINISTRATIVE	\$ 2,469	\$ 3,717	\$ 3,155	\$ 3,519	\$ 2,195	\$ 5,071	\$ 6,101	\$ 2,271	\$ 2,726	\$ 3,861	\$ 2,915	\$ 2,302	\$ 40,303

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ADVERTISING & PROMOTION													
Apartment Locator Fees	1,267	0	0	618	0	0	309	0	0	309	1,618	0	4,121
Apartment Guide Ads	1,161	1,103	2,006	0	1,003	1,003	1,003	1,003	1,003	1,003	1,003	1,003	12,294
For Rent Guide Ads	575	575	575	575	575	575	575	575	575	575	575	575	6,900
Handouts and Flyers	518	149	0	381	133	282	10	0	0	153	468	0	2,095
Promotion	1,201	206	956	303	192	272	502	35	311	34	623	26	4,661
Lead Service	572	0	572	572	572	572	572	572	572	572	572	572	6,296
Media Advertising	64	65	65	65	65	65	65	65	0	129	65	65	775
Rental Guide Advertising	675	675	675	675	675	0	0	0	0	0	0	0	3,373
Signs, Flags & Banners	245	491	63	131	0	0	104	24	178	0	516	0	1,751
Other Print Advertising and Promotion	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	19,200
Internet Advertising and Promotion	721	718	721	731	638	825	722	549	1,420	667	737	773	9,218
TOTAL ADVERTISING & PROMO	\$ 8,598	\$ 5,581	\$ 7,232	\$ 5,649	\$ 5,451	\$ 5,194	\$ 5,462	\$ 4,423	\$ 5,659	\$ 5,043	\$ 7,777	\$ 4,614	\$ 70,684

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REPAIRS & MAINTENANCE													
Building Exterior	525	954	1,872	547	100	200	1,100	1,495	1,606	69	1,200	1,475	11,142
Building Interior Repairs	157	245	165	555	159	322	285	527	400	116	472	400	3,803
Electrical & Bulbs	26	112	123	141	20	89	318	204	52	136	438	0	1,660
Equip R&M-Appliances	140	0	0	0	0	80	0	0	0	0	211	0	431
Equip R&M-Golf Carts	0	0	311	200	0	334	0	200	0	0	212	0	1,256
Fire System R&M	0	0	0	0	0	0	0	600	0	17	0	0	617
Fire Extinguishers	610	0	0	0	0	0	0	0	0	0	0	0	610
Floor-Cleaning	45	45	0	0	0	0	105	380	0	380	180	45	1,180
Floor-Carpet Repairs	242	120	776	745	555	295	0	519	983	458	1,101	(14)	5,781
Glass/Screen Repairs	242	0	0	0	0	0	0	189	292	135	162	0	1,021
Ground Maintenance	2,850	6,861	2,860	654	3,004	2,850	1,857	3,828	2,353	1,972	1,838	3,443	34,371
Grounds-Tree Trimming	0	0	0	0	0	0	0	0	400	400	400	0	1,200
Heat & A/C	1,305	256	22	681	35	0	193	661	489	768	931	449	5,789
Hardware, Lock&Key	0	0	0	14	0	0	50	14	0	41	39	0	158
Painting & Supplies-Interior	42	0	142	0	0	0	0	0	0	0	0	0	184
Plumbing R&M	786	392	233	497	386	2,735	644	4,171	356	1,194	907	195	12,496
Porter/Common Area Cleaning Contract	105	(1,815)	0	0	0	0	0	0	0	90	(90)	0	(1,710)
Pool/Spa Maintenance	680	0	225	0	0	0	0	774	638	435	816	777	4,344
Rec Equip Repairs	0	0	0	96	0	0	0	0	29	0	0	0	125
Raq/Tennis Repairs	0	0	0	0	0	0	0	0	0	0	0	0	0
Seasonal Color (Plants)	0	2,000	0	0	0	0	0	0	1,280	0	0	0	3,280
Small Tools & Equip	15	0	0	38	100	0	144	105	(90)	102	262	0	676
Snow Removal	0	0	0	0	800	83	0	0	0	0	0	0	883
Supplies-Cleaning	70	0	0	41	0	30	17	82	0	55	62	0	356
TOTAL REPAIRS & MAINT	\$ 7,841	\$ 9,170	\$ 6,729	\$ 4,209	\$ 5,159	\$ 7,017	\$ 4,712	\$ 13,749	\$ 8,787	\$ 6,367	\$ 9,141	\$ 6,770	\$ 89,653
Make Ready													
MkRdy-Appliance Repairs	30	0	0	0	158	49	0	0	0	0	39	80	356
MkRdy-Carpet Cleaning	724	970	683	1,454	624	118	374	343	388	1,089	761	673	8,198
MkRdy-Carpet Repairs	75	135	276	295	100	0	140	180	0	234	100	225	1,759
MkRdy-Cleaning Contract	1,700	2,265	1,030	1,990	810	290	2,180	1,660	1,065	1,735	2,330	290	17,345
MkRdy-Cleaning/Janitorial Supplies	0	21	0	0	0	0	0	0	0	0	0	0	21
MkRdy-Electrical & Bulbs	0	13	19	19	69	0	0	38	136	0	239	36	570
MkRdy-Glass & Screen Repairs	289	129	0	384	0	0	141	0	0	0	0	86	1,029
MkRdy-Heating & A/C	0	0	0	0	0	0	0	24	0	0	117	225	367
MkRdy-Hardware Lock & Key	0	0	0	112	65	34	39	80	0	0	33	90	451
MkRdy-Paint Interior	2,300	3,660	3,115	2,635	895	1,415	1,143	2,000	11	4,240	2,423	1,792	25,628
MkRdy-Plumbing Interior	0	0	145	18	144	50	109	54	45	72	515	223	1,375
MkRdy-Draperies/Mini-Blinds	0	0	0	0	0	0	0	0	0	0	0	0	0
MkRdy-Building Interior	20	0	0	0	68	80	130	68	0	25	75	0	465
TOTAL Make Ready	\$ 5,137	\$ 7,194	\$ 5,267	\$ 6,907	\$ 2,932	\$ 2,035	\$ 4,255	\$ 4,446	\$ 1,645	\$ 7,394	\$ 6,632	\$ 3,719	\$ 57,565

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BUILDING SERVICES													
Security System	0	0	0	0	0	0	0	0	0	0	0	0	0
Extermination	435	330	300	150	355	280	285	280	2,626	309	340	280	5,969
Uniforms	0	860	227	166	0	0	0	997	249	(71)	220	0	2,648
TOTAL BUILDING SVCS	\$ 435	\$ 1,190	\$ 527	\$ 316	\$ 355	\$ 280	\$ 285	\$ 1,277	\$ 2,875	\$ 238	\$ 560	\$ 280	\$ 8,617
UTILITIES													
Electric Common Area	2,347	2,383	2,287	2,895	2,389	2,530	3,257	2,612	2,347	2,338	2,480	2,399	30,263
Electric Apt	1,114	800	654	1,030	510	703	519	432	586	418	2,000	157	8,921
Gas Common Area	26	10	35	47	160	105	146	51	77	11	30	30	730
Gas Apt	354	336	716	1,024	655	1,102	541	234	343	329	452	311	6,398
Trash Removal	1,764	1,455	1,888	624	1,568	1,468	1,738	1,633	1,568	1,618	1,588	1,568	18,482
Water/Sewer Common Area	7,226	5,807	5,618	5,356	6,192	6,546	6,581	5,590	6,267	5,870	5,709	7,256	74,019
Subtotal Utilities	12,832	10,790	11,198	10,975	11,474	12,455	12,783	10,552	11,189	10,585	12,259	11,721	138,813
Utility Reimbursements	(4,618)	(4,906)	(4,611)	(4,907)	(4,877)	(5,110)	(5,231)	(5,205)	(6,077)	(6,023)	(5,824)	(5,521)	(62,911)
HUD Utility Reimbursement	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL UTILITIES	\$ 8,214	\$ 5,884	\$ 6,587	\$ 6,068	\$ 6,597	\$ 7,345	\$ 7,552	\$ 5,347	\$ 5,112	\$ 4,562	\$ 6,434	\$ 6,200	\$ 75,902
TAXES													
Real Property Taxes	15,469	15,469	15,469	16,455	15,633	15,633	15,633	15,633	15,633	15,633	15,469	15,469	187,602
Personal Property Taxes	96	96	96	96	96	96	96	96	96	96	86	86	1,135
TOTAL TAXES	\$ 15,566	\$ 15,566	\$ 15,566	\$ 16,551	\$ 15,730	\$ 15,730	\$ 15,730	\$ 15,730	\$ 15,730	\$ 15,730	\$ 15,555	\$ 15,555	\$ 188,737
INSURANCE													
Insurance-Prop & Liab	4,082	4,082	4,082	4,082	4,082	4,082	4,481	4,481	4,481	4,481	4,481	4,481	51,377
TOTAL INSURANCE	\$ 4,082	\$ 4,082	\$ 4,082	\$ 4,082	\$ 4,082	\$ 4,082	\$ 4,481	\$ 4,481	\$ 4,481	\$ 4,481	\$ 4,481	\$ 4,481	\$ 51,377
TOTAL OPERATING EXPENSES	\$ 84,757	\$ 88,157	\$ 83,643	\$ 80,169	\$ 75,863	\$ 78,844	\$ 79,126	\$ 85,489	\$ 79,008	\$ 79,451	\$ 97,873	\$ 75,954	\$ 988,335
NOI BEFORE DEBT SERVICE	\$ 95,563	\$ 87,856	\$ 94,616	\$ 86,774	\$ 109,638	\$ 102,009	\$ 102,194	\$ 97,643	\$ 107,628	\$ 101,380	\$ 84,776	\$ 108,669	\$ 1,178,745

Atria At Crabtree Valley (1660)
12-Month Actual/Budget Report
For the 12 Months Ending Aug 2010

	Sep 2009 Actual	Oct 2009 Actual	Nov 2009 Actual	Dec 2009 Actual	Jan 2010 Actual	Feb 2010 Actual	Mar 2010 Actual	Apr 2010 Actual	May 2010 Actual	Jun 2010 Actual	Jul 2010 Actual	Aug 2010 Actual	Total
DEBT SERVICE & FEES													
LOAN INTEREST													
Interest Exp-1st TD	94,350	94,350	94,350	94,350	94,350	94,350	94,350	94,350	94,350	94,350	94,350	94,350	1,132,200
TOTAL LOAN INTEREST	<u>94,350</u>	<u>94,350</u>	<u>94,350</u>	<u>94,350</u>	<u>94,350</u>	<u>94,350</u>	<u>94,350</u>	<u>94,350</u>	<u>94,350</u>	<u>94,350</u>	<u>94,350</u>	<u>94,350</u>	<u>1,132,200</u>
TOTAL DEBT SERVICE & FEES	<u>\$ 94,350</u>	<u>\$ 94,350</u>	<u>\$ 94,350</u>	<u>\$ 94,350</u>	<u>\$ 94,350</u>	<u>\$ 94,350</u>	<u>\$ 94,350</u>	<u>\$ 94,350</u>	<u>\$ 94,350</u>	<u>\$ 94,350</u>	<u>\$ 94,350</u>	<u>\$ 94,350</u>	<u>\$ 1,132,200</u>
N.O.I. AFTER DEBT SERVICE	<u>\$ 1,213</u>	<u>\$ (6,494)</u>	<u>\$ 266</u>	<u>\$ (7,576)</u>	<u>\$ 15,288</u>	<u>\$ 7,659</u>	<u>\$ 7,844</u>	<u>\$ 3,293</u>	<u>\$ 13,278</u>	<u>\$ 7,030</u>	<u>\$ (9,574)</u>	<u>\$ 14,319</u>	<u>\$ 46,545</u>
OTHER EXPENSES													
Sec of State and Reg Agent Fees	(260)	0	0	0	0	0	0	0	(413)	0	0	0	(673)
Prof Fees-Audit & Tax Prep	(2,342)	(2,342)	(1,425)	(3,798)	(2,390)	(3,014)	(2,390)	(2,390)	(2,390)	(2,390)	(2,390)	(2,390)	(29,651)
Prof Fees-Legal	0	0	0	0	0	0	0	0	0	0	0	0	0
Prof Fees-Other	0	0	0	(125)	0	0	0	0	0	0	0	0	(125)
Prof Fees-Propy Tax Consultants	0	0	0	(2,500)	0	0	0	0	0	0	(2,500)	0	(5,000)
Registered Agent Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
Temporary Services	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL OTHER EXPENSES	<u>\$ (2,602)</u>	<u>\$ (2,342)</u>	<u>\$ (1,425)</u>	<u>\$ (6,423)</u>	<u>\$ (2,390)</u>	<u>\$ (3,014)</u>	<u>\$ (2,390)</u>	<u>\$ (2,390)</u>	<u>\$ (2,803)</u>	<u>\$ (2,390)</u>	<u>\$ (4,890)</u>	<u>\$ (2,390)</u>	<u>\$ (35,449)</u>
DEPRECIATION & AMORTIZATION													
Depreciation Expense	(66,991)	(67,127)	(67,237)	(67,293)	(67,318)	(22,885)	(45,144)	(45,152)	(45,152)	(45,238)	(45,335)	(45,448)	(630,322)
Depr Exp-Absorp Period Asset	340	340	340	340	340	380	360	360	360	360	360	360	4,236
Amortization Expense	(6,170)	(6,170)	(6,170)	(6,170)	(6,170)	(6,170)	(6,170)	(6,170)	(6,170)	(6,170)	(6,170)	0	(67,870)
TOTAL DEPRECIATION & AMORT	<u>\$ (72,822)</u>	<u>\$ (72,957)</u>	<u>\$ (73,068)</u>	<u>\$ (73,124)</u>	<u>\$ (73,148)</u>	<u>\$ (28,675)</u>	<u>\$ (50,955)</u>	<u>\$ (50,962)</u>	<u>\$ (50,962)</u>	<u>\$ (51,048)</u>	<u>\$ (51,146)</u>	<u>\$ (45,088)</u>	<u>\$ (693,955)</u>
UNREALIZED GAIN/LOSS													
Impairment Loss	0	0	0	(7,399,413)	0	0	0	0	0	0	0	0	(7,399,413)
TOTAL UNREALIZED GAIN/LOSS	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ (7,399,413)</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ (7,399,413)</u>
NET INCOME/(LOSS)	<u>\$ (74,211)</u>	<u>\$ (81,792)</u>	<u>\$ (74,227)</u>	<u>\$ (7,486,535)</u>	<u>\$ (60,250)</u>	<u>\$ (24,031)</u>	<u>\$ (45,500)</u>	<u>\$ (50,059)</u>	<u>\$ (40,488)</u>	<u>\$ (46,409)</u>	<u>\$ (65,610)</u>	<u>\$ (33,160)</u>	<u>\$ (8,082,271)</u>

Atria At Crabtree Valley (1660)
12-Month Actual/Budget Report
For the 12 Months Ending Aug 2010

	Sep 2009 Actual	Oct 2009 Actual	Nov 2009 Actual	Dec 2009 Actual	Jan 2010 Actual	Feb 2010 Actual	Mar 2010 Actual	Apr 2010 Actual	May 2010 Actual	Jun 2010 Actual	Jul 2010 Actual	Aug 2010 Actual	Total
CAPITAL IMPROVEMENTS													
Bldg-Water Submeters	0	0	0	0	0	0	0	0	0	0	(1,538)	0	(1,538)
F&E-Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0
F&E-HVAC & Water Heaters	0	(1,987)	(3,487)	(1,769)	(1,007)	(2,962)	0	0	0	(2,958)	(4,806)	(4,875)	(23,849)
F&E-Floor-Carpet-Apts	0	0	(766)	(458)	(458)	0	(569)	(458)	0	(2,190)	(869)	(1,886)	(7,654)
F&E-Vinyl/Tile Replace	0	0	0	(253)	0	0	(95)	0	0	0	0	0	(348)
F&E-Disposals	0	0	0	0	0	0	0	0	0	0	0	0	0
F&E-Ranges	0	0	0	0	0	0	(435)	0	0	0	0	0	(435)
Lnd Impr-Recreation Facilities	0	0	0	(2,590)	0	0	0	0	0	0	0	0	(2,590)
TOTAL CAPITAL IMPROVEMENTS	<u>\$ 0</u>	<u>\$ (1,987)</u>	<u>\$ (4,253)</u>	<u>\$ (5,069)</u>	<u>\$ (1,465)</u>	<u>\$ (2,962)</u>	<u>\$ (1,099)</u>	<u>\$ (458)</u>	<u>\$ 0</u>	<u>\$ (5,148)</u>	<u>\$ (7,212)</u>	<u>\$ (6,761)</u>	<u>\$ (36,414)</u>
	<u><u>\$ (74,211)</u></u>	<u><u>\$ (83,779)</u></u>	<u><u>\$ (78,480)</u></u>	<u><u>\$ (7,491,604)</u></u>	<u><u>\$ (61,715)</u></u>	<u><u>\$ (26,992)</u></u>	<u><u>\$ (46,600)</u></u>	<u><u>\$ (50,517)</u></u>	<u><u>\$ (40,488)</u></u>	<u><u>\$ (51,557)</u></u>	<u><u>\$ (72,822)</u></u>	<u><u>\$ (39,921)</u></u>	<u><u>\$ (8,118,685)</u></u>