

**Village at Summerwood 35, Ltd.**  
**2025 Budget**

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	<b>YTD Budget</b>	<b>Per Sq. Ft.</b>	<b>Notes</b>
<b>Revenues</b>			
Gross Potential Rent	\$ -	\$ -	
Less: Vacancies, Abatements, and Concessions	-	-	
Net Rental Income	-	-	
Percentage Rents	-	-	
Other Income	-	-	
<b>Total Revenues</b>	-	-	
<b>Expenses</b>			
Commons Area Maintenance Expense	3,026	-	Association Dues
Less CAM Reimbursements	-	-	
	3,026	-	
Utilities	-	-	
Non-CAM Expenses	5,002	-	Mowing/Maint Labor
Less Reimbursements	-	-	
	5,002	-	
Management Fees	-	-	
Less Management Fee Reimbursement	-	-	
	-	-	
Insurance	74	-	Vacant Land and Lot
Less Insurance Reimbursement	-	-	
	74	-	
Property Taxes	35,761	-	
Less Property Tax Reimbursement	-	-	
	35,761	-	
<b>Total Operating Expenses</b>	43,864	-	
General and Administrative	4,412	-	
<b>Net Operating Income</b>	(48,276)	-	
Capital Expenses	-	-	
Leasing Expenses	-	-	
Capital Reserve Escrow	-	-	
Leasing Reserve Escrow	-	-	
	-	-	

<b>Net Income (Loss) Before Debt Service</b>	(48,276)	-
Interest on Debt Service	-	-
Principal on Debt Service	-	-
<b><i>Total Debt Service</i></b>	<u>-</u>	<u>-</u>
<b>Net Income (Loss)</b>	\$ (48,276)	\$ -
Funding From Reserve	-	-
<b>Net Income (Loss) after Reserves</b>	<u><u>\$ (48,276)</u></u>	<u><u>-</u></u>

Trailing 12 2018 - 2019  
6/30/19

**INCOME**

**TENANT INCOME**

Rent - Ground Lease (1)	4125-0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CAM Reimbursement (2)	4200-0000	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00
Tax Reimbursement (3)	4240-0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL TENANT INCOME</b>	<b>4399-0000</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**INTEREST INCOME EARNINGS**

	4600-0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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**INCOME FROM INVESTMENTS**

	4650-0000														
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**OPERATING EXPENSES**

**NON CAM EXPENSES**

**UTILITIES**

**BUILDING SERVICES**

**REF  
REPAIRS AND MAINTENANCE**

		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL REPAIRS AND MAINTENANCE</b>	<b>6399-0000</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**PUBLIC AREA SERVICES**

Association Dues (4)	6401-0000	3,026.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,026.40
Sign Maintenance (5)	6456-0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL PUBLIC AREA SERVICES</b>	<b>6499-0000</b>	<b>3,026.40</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,026.40</b>

**NON CAM EXPENSES**

Outparcel Mowing (6)	6881-0000	384.67	387.67	387.67	384.67	384.67	384.67	384.67	384.67	384.67	384.67	384.67	384.67	384.67	4,622.04
Maintenance Labor (7)	6887-0000	0.00	95.00	0.00	0.00	95.00	0.00	0.00	95.00	0.00	0.00	95.00	0.00	0.00	380.00
<b>TOTAL NON CAM EXPENSES</b>	<b>6899-0000</b>	<b>384.67</b>	<b>482.67</b>	<b>387.67</b>	<b>384.67</b>	<b>479.67</b>	<b>384.67</b>	<b>384.67</b>	<b>479.67</b>	<b>384.67</b>	<b>384.67</b>	<b>479.67</b>	<b>384.67</b>	<b>384.67</b>	<b>5,002.04</b>

**GENERAL AND ADMINISTRATIVE - PROPERTIES**

Bank Charges (8)	6905-0000	27.29	28.89	28.27	26.76	27.35	27.35	27.90	26.93	26.94	26.99	28.03	27.93	330.63
Messenger Services (9)	6930-0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Professional Fees - Aud (10)	6940-0000	0.00	0.00	0.00	0.00	0.00	3,281.25	0.00	0.00	0.00	0.00	0.00	0.00	3,281.25
Professional Fees - Leg (11)	6945-0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Professional Fees - Other	6950-0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	800.00
<b>TOTAL PROPERTY GENERAL AND ADMINISTRATIVE</b>	<b>6999-0000</b>	<b>27.29</b>	<b>28.89</b>	<b>28.27</b>	<b>26.76</b>	<b>27.35</b>	<b>3,308.60</b>	<b>27.90</b>	<b>826.93</b>	<b>26.94</b>	<b>26.99</b>	<b>28.03</b>	<b>27.93</b>	<b>4,411.88</b>

**INSURANCE EXPENSE**

Liability Insurance (12)	7005-0000	74.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74.44
<b>TOTAL INSURANCE EXPENSE</b>	<b>7099-0000</b>	<b>74.44</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>74.44</b>

**PROPERTY TAX EXPENSE**

Property Taxes (13)	7110-0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,536.43	0.00	35,536.43
Property Tax Protest Fees (14)	7180-0000	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00
<b>TOTAL PROPERTY TAX EXPENSE</b>	<b>7199-0000</b>	<b>0.00</b>	<b>225.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>35,536.43</b>	<b>0.00</b>	<b>35,761.43</b>

**OTHER INCOME/EXPENSE**

VILLAGE AT SUMMERWOOD 35, Ltd - 3435

Trailing 12 2018 - 2019  
6/30/19

Gain / (Loss) on Sale	8050-0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL OTHER INCO</b>	8195-0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL EXPENSES</b>	8197-0000	3,512.80	736.56	415.94	411.43	507.02	3,693.27	412.57	1,306.60	411.61	411.66	36,044.13	412.60	48,276.18
<b>OPERATING NET INC</b>	8199-0000	(\$3,512.80)	(\$736.56)	(\$415.94)	(\$411.43)	(\$507.02)	(\$3,693.27)	(\$412.57)	(\$1,306.60)	(\$411.61)	(\$411.66)	(\$36,044.13)	(\$412.60)	(\$48,276.18)
<b>NON-OPERATING EXPENSES</b>														
<b>DEBT SERVICE</b>														
<b>CAPITALIZED EXPENSES</b>														
<b>DEVELOPMENT SOFT COSTS</b>														
Architecture Thompson (15)	8505-7411	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Soft Costs (16)	8525-0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Soft Costs Murill (17)	8530-7406	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL DEVELOPME</b>	8599-0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>CONSTRUCTION DEPT: NEW PROJECT EXPENSES</b>														
<b>TOTAL OTHER EXPE</b>	8799-0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>NET INCOME</b>	9997-0000	(\$3,512.80)	(\$736.56)	(\$415.94)	(\$411.43)	(\$507.02)	(\$3,693.27)	(\$412.57)	(\$1,306.60)	(\$411.61)	(\$411.66)	(\$36,044.13)	(\$412.60)	(\$48,276.18)