



**U.S. Department of Housing and Urban Development
(HUD)
Operations Benchmark Report
2012
(Based on 2011 Financial Data)**

Prepared for EXAMPLE REPORT - DATA NOT VALID



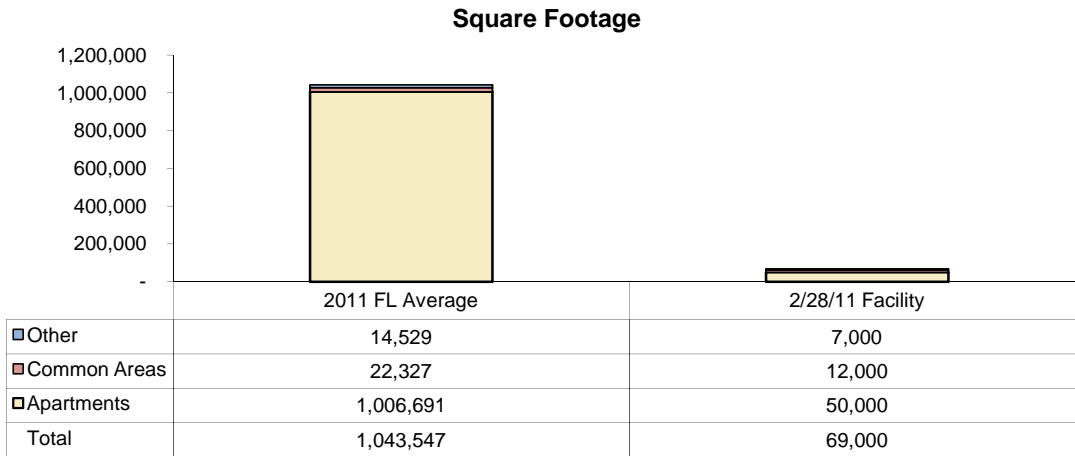
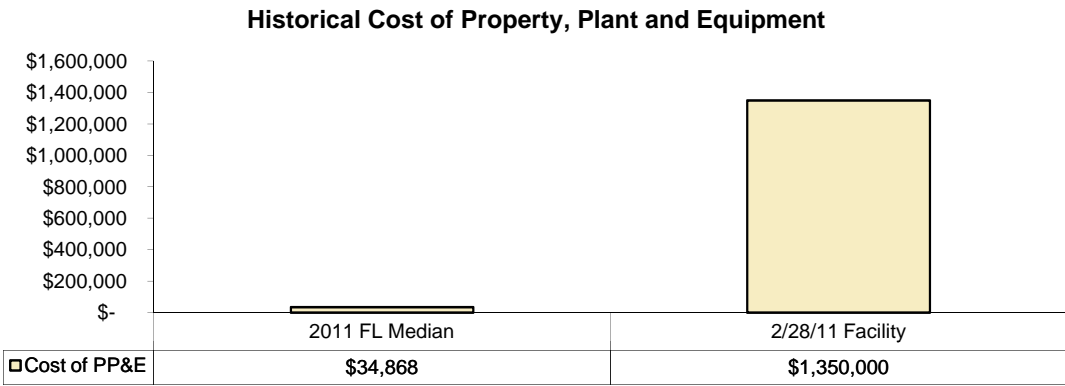
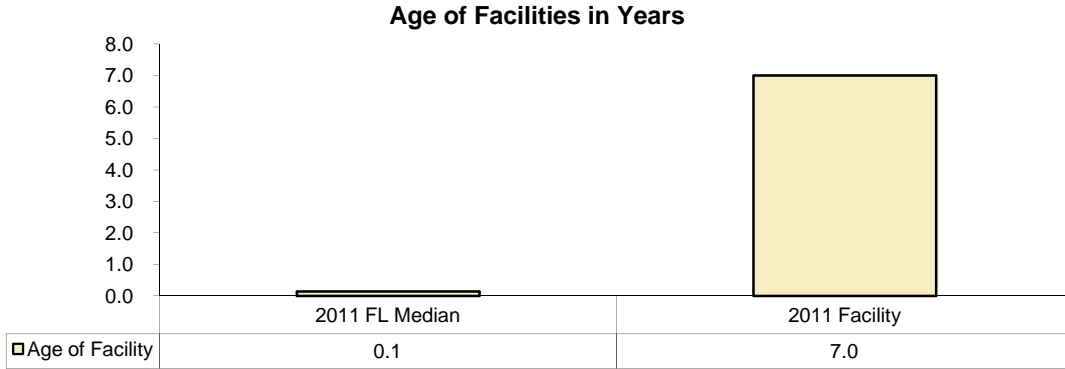
LeadingAge Florida HUD Benchmarking Survey

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Descriptive Statistics

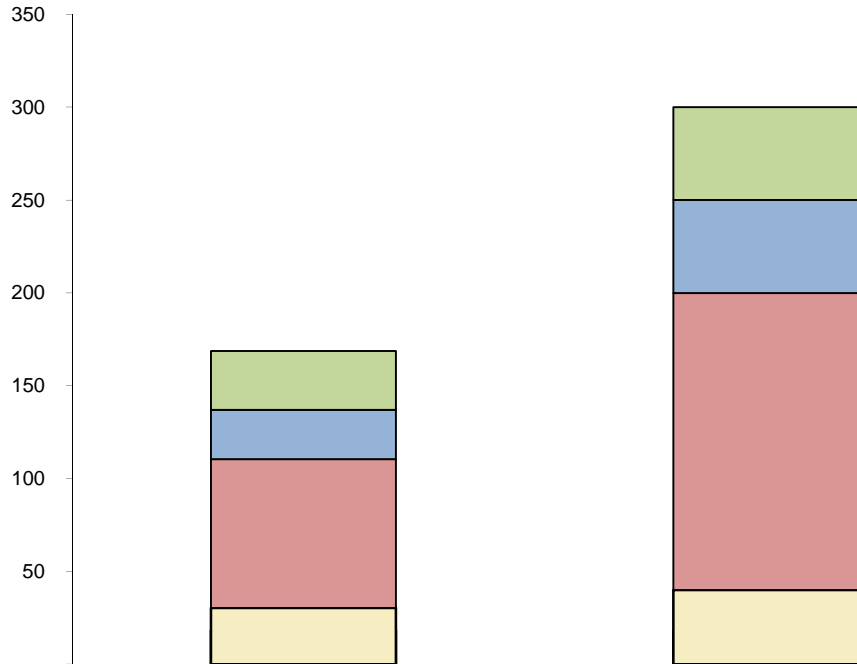
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Descriptive Statistics

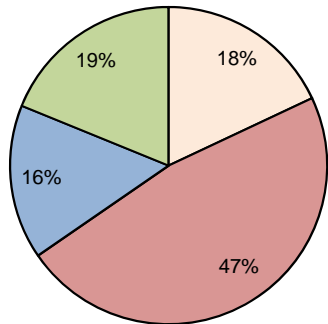
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Apartment Configuration

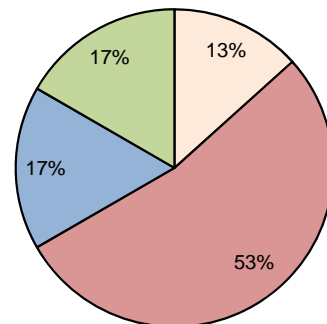


	2011 FL Average Configuration	2011 Facility Configuration
■ 3+ Bedroom Apartments	32	50
■ 2 Bedroom Apartments	27	50
■ 1 Bedroom Apartments	80	160
■ Studio Apartments	30	40
Total	169	300

2011 FL Average



2011 Facility



Top Variances from Population

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The following analysis was created by:

- 1) Collecting and organizing all participant data by question
- 2) By question, identifying the facility's largest standard deviations from participants
- 3) Selecting those deviations considered to be positive and negative

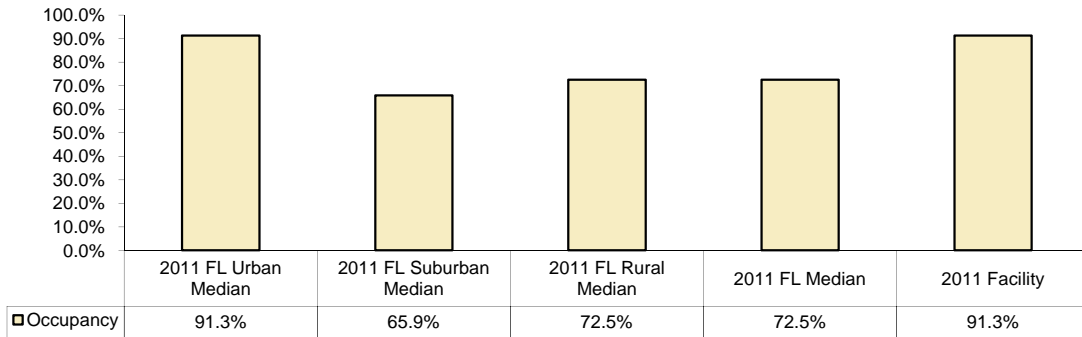
Due to the analysis being purely statistical, there may be some variances for reason, and obvious, to participants (eg: Dining FTE's being less than peers, which is due to management contracting dining).

	<u>Facility</u>	<u>Median</u>	<u>Variance</u>	<u>Percentage</u>
Top Positive Variances from Peers				
1) 0	-	-	-	#DIV/0!
2) 0	-	-	-	#DIV/0!
3) 0	-	-	-	#DIV/0!
Top Negative Variances from Peers				
1) 0	-	-	-	#DIV/0!
2) 0	-	-	-	#DIV/0!
3) 0	-	-	-	#DIV/0!

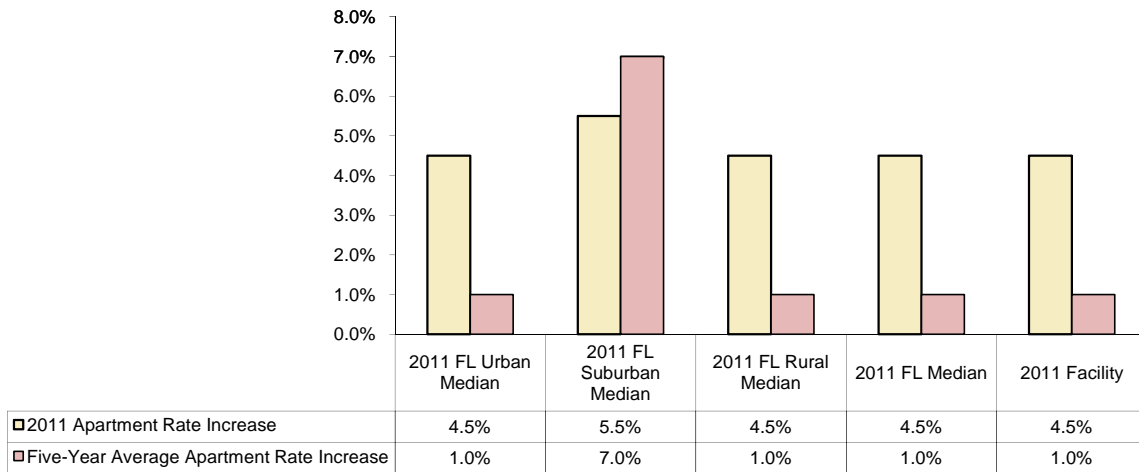
Operating Indicators

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Median Occupancy Percentage



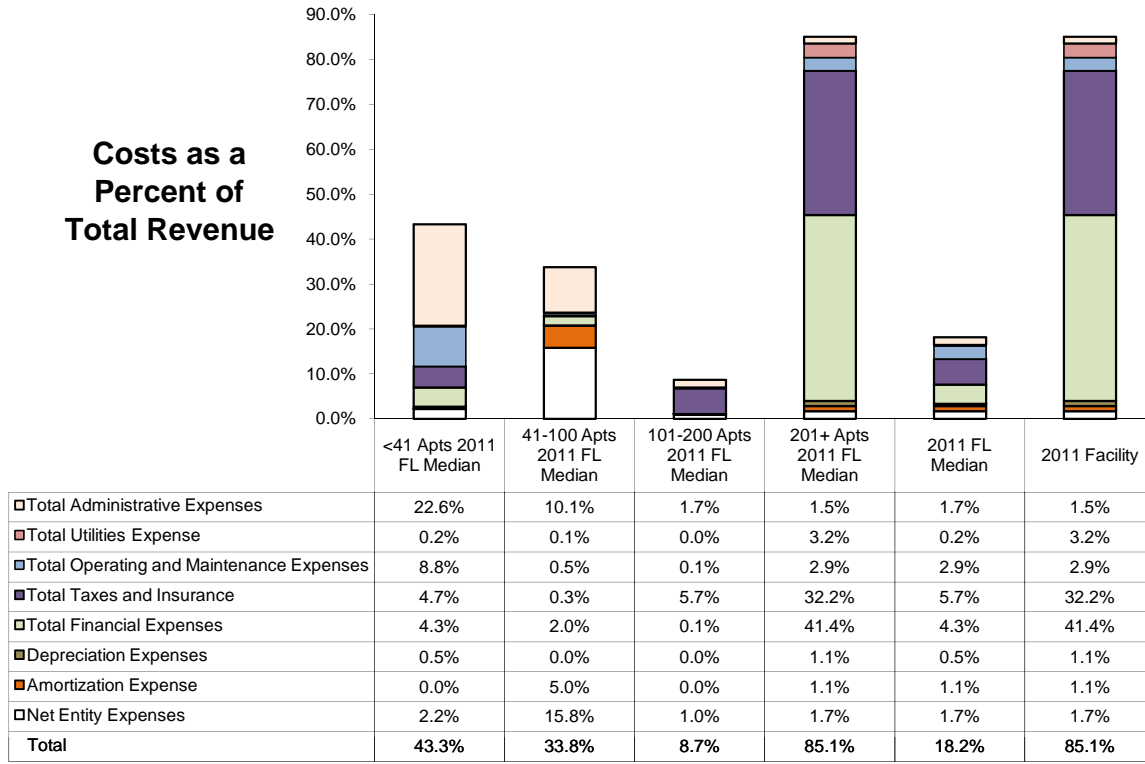
Rate Increases



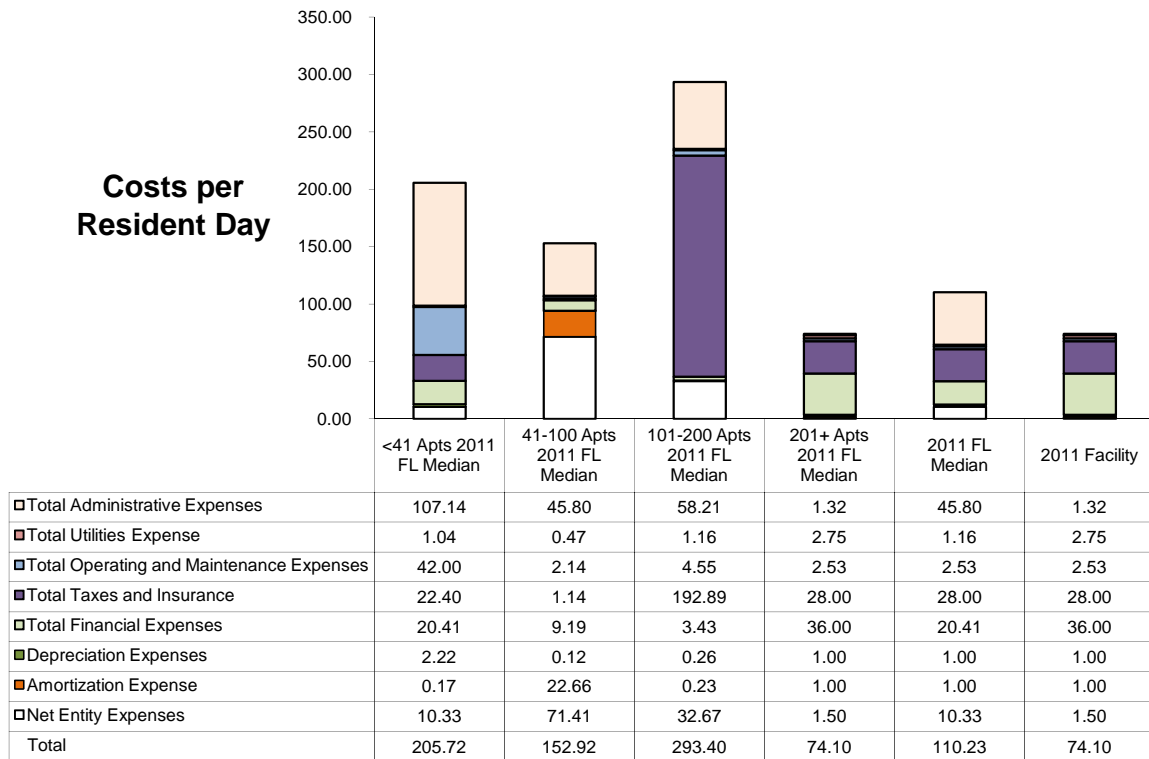
Operating Indicators

Prepared for EXAMPLE REPORT - DATA NOT VALID

Costs as a Percent of Total Revenue



Costs per Resident Day

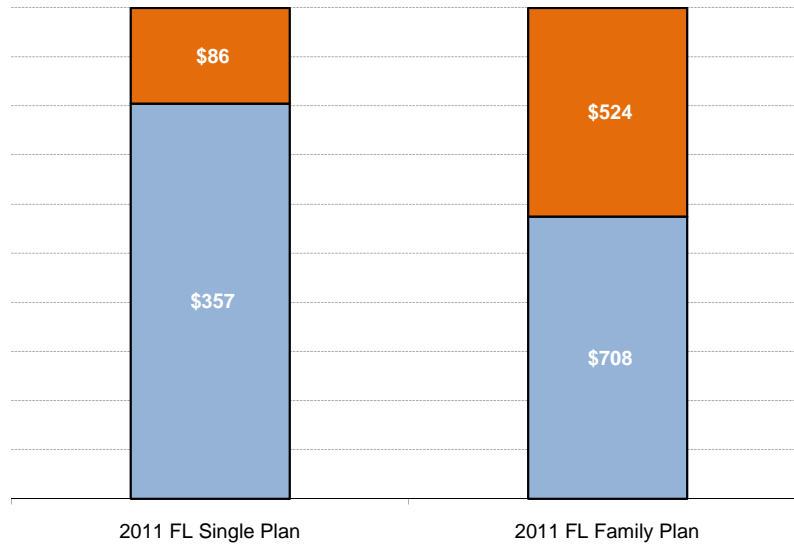


Operating Indicators

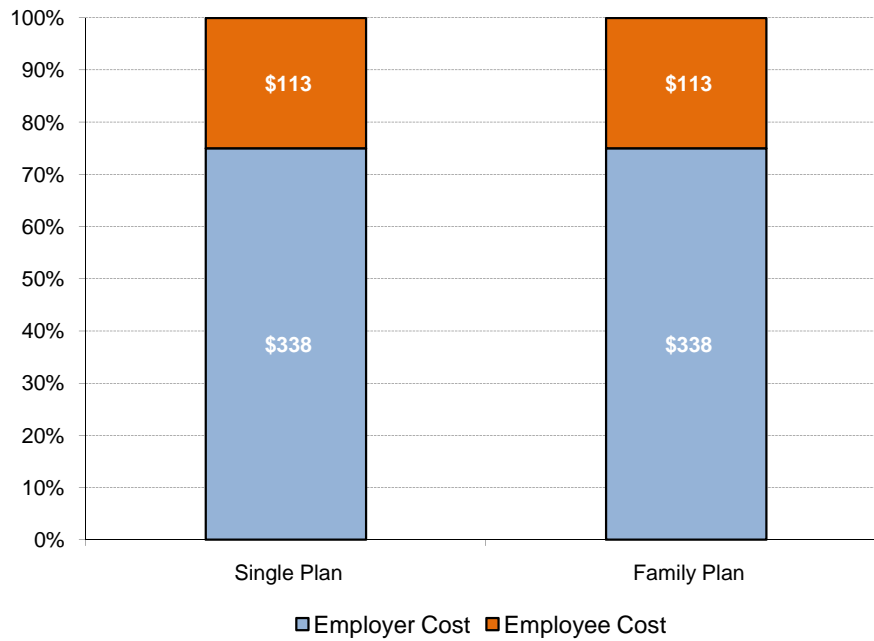
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Monthly Medical Insurance Cost

Median



Facility

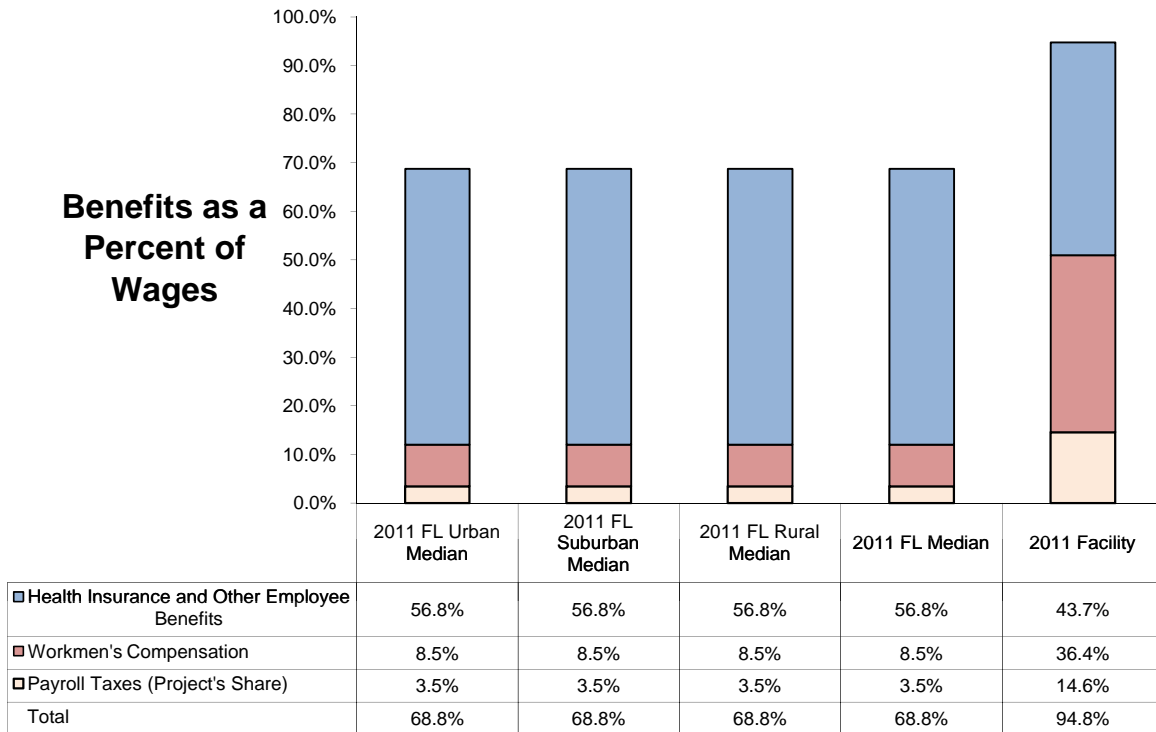


Staffing Indicators

Prepared for EXAMPLE REPORT - DATA NOT VALID

Payroll Taxes and Benefits as a Percent of Wages

The following graph conveys payroll taxes and employee benefits as a percentage of total wages. Employee benefits include health insurance, workers' compensation, pension, other life/retirement insurance, and other benefits.

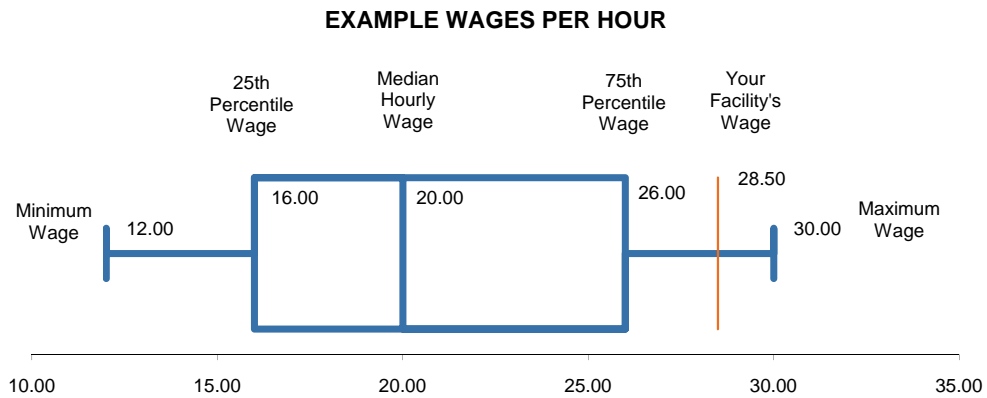


Staffing Indicators

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The following Staffing Indicators analysis utilizes statistical box-plots. These allow you to quickly assess your facility in relation to the other participants.

The following is an example of information conveyed in a box plot:

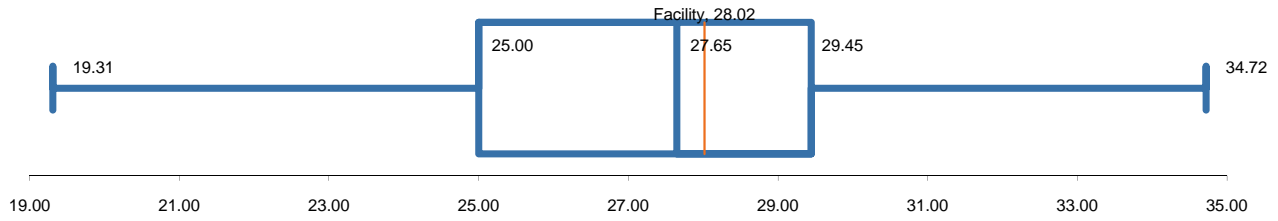


Staffing Indicators

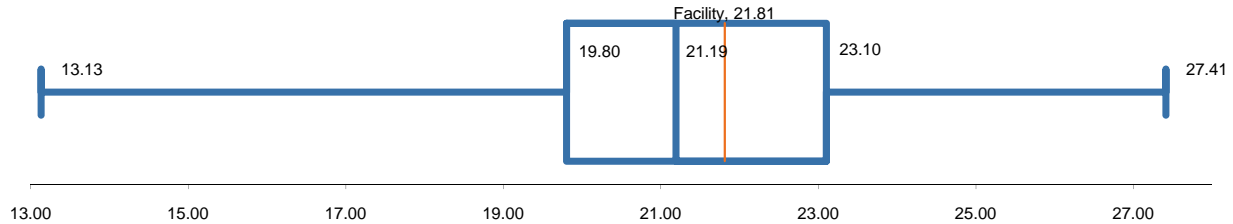
Prepared for EXAMPLE REPORT - DATA NOT VALID

2011 Wages per Hour

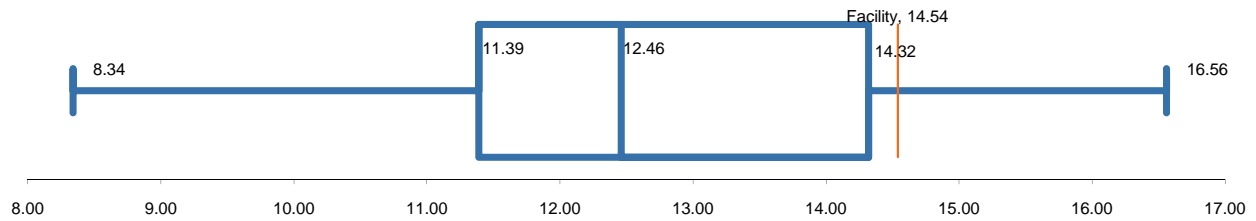
Office



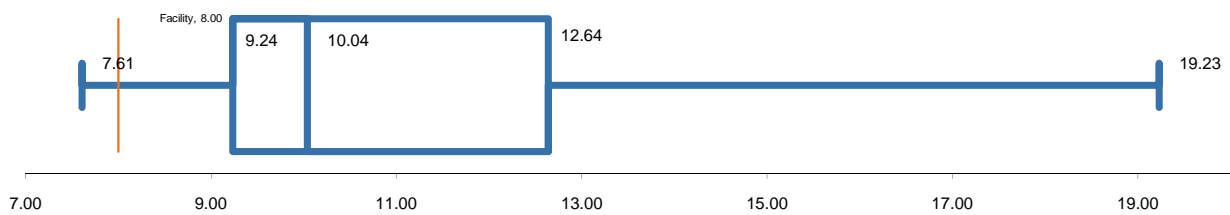
Manager or Superintendent



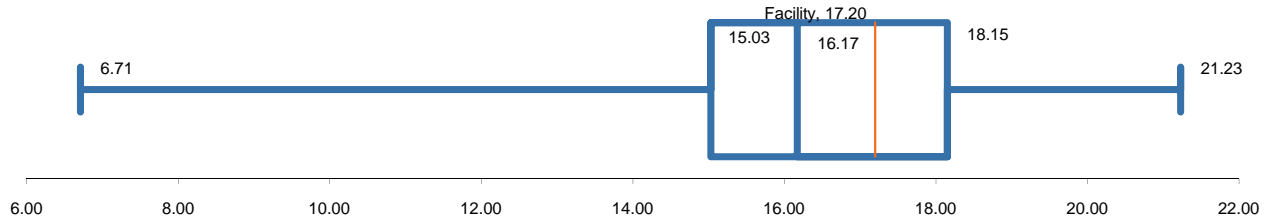
Operating and Maintenance



Security



Officers

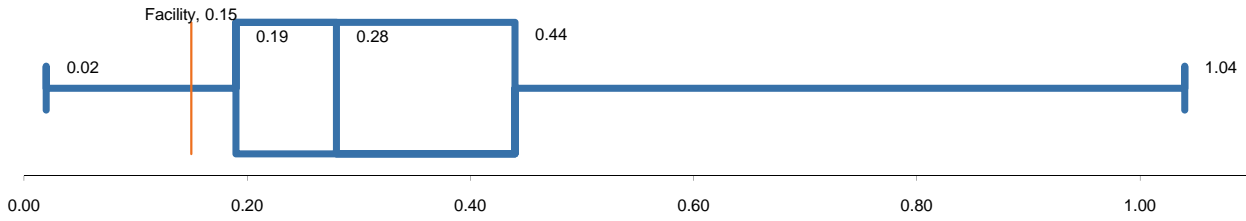


Staffing Indicators

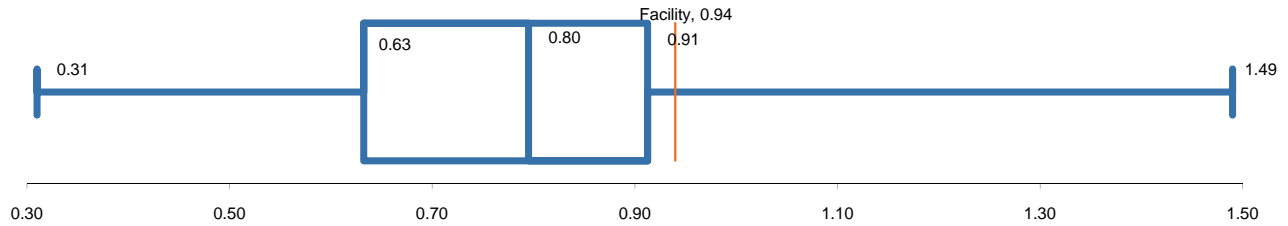
Prepared for EXAMPLE REPORT - DATA NOT VALID

2011 Employee Hours Per Resident Day

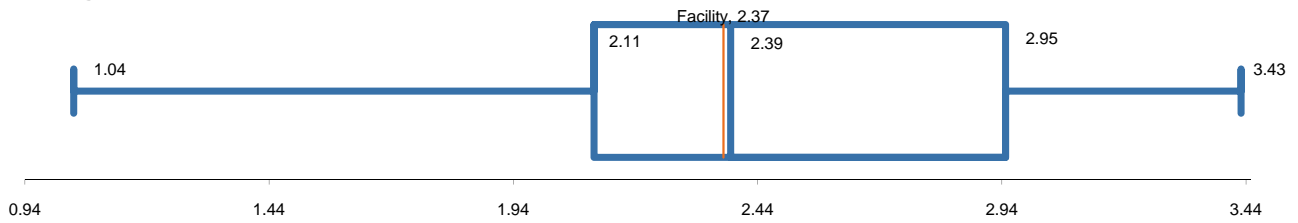
Office



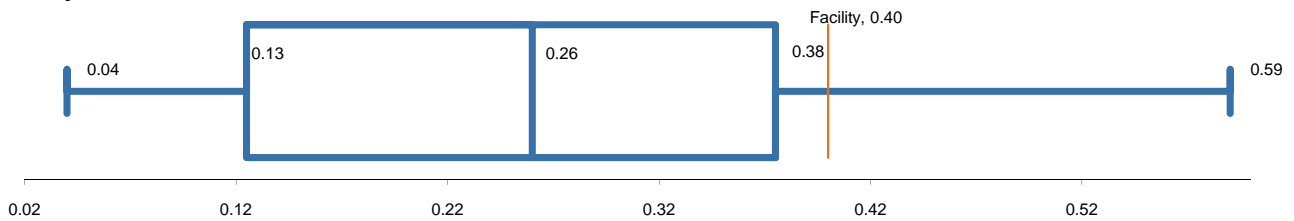
Manager or Superintendent



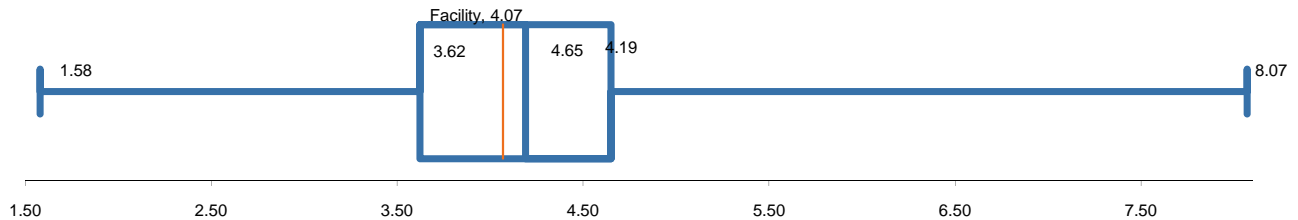
Operating and Maintenance



Security



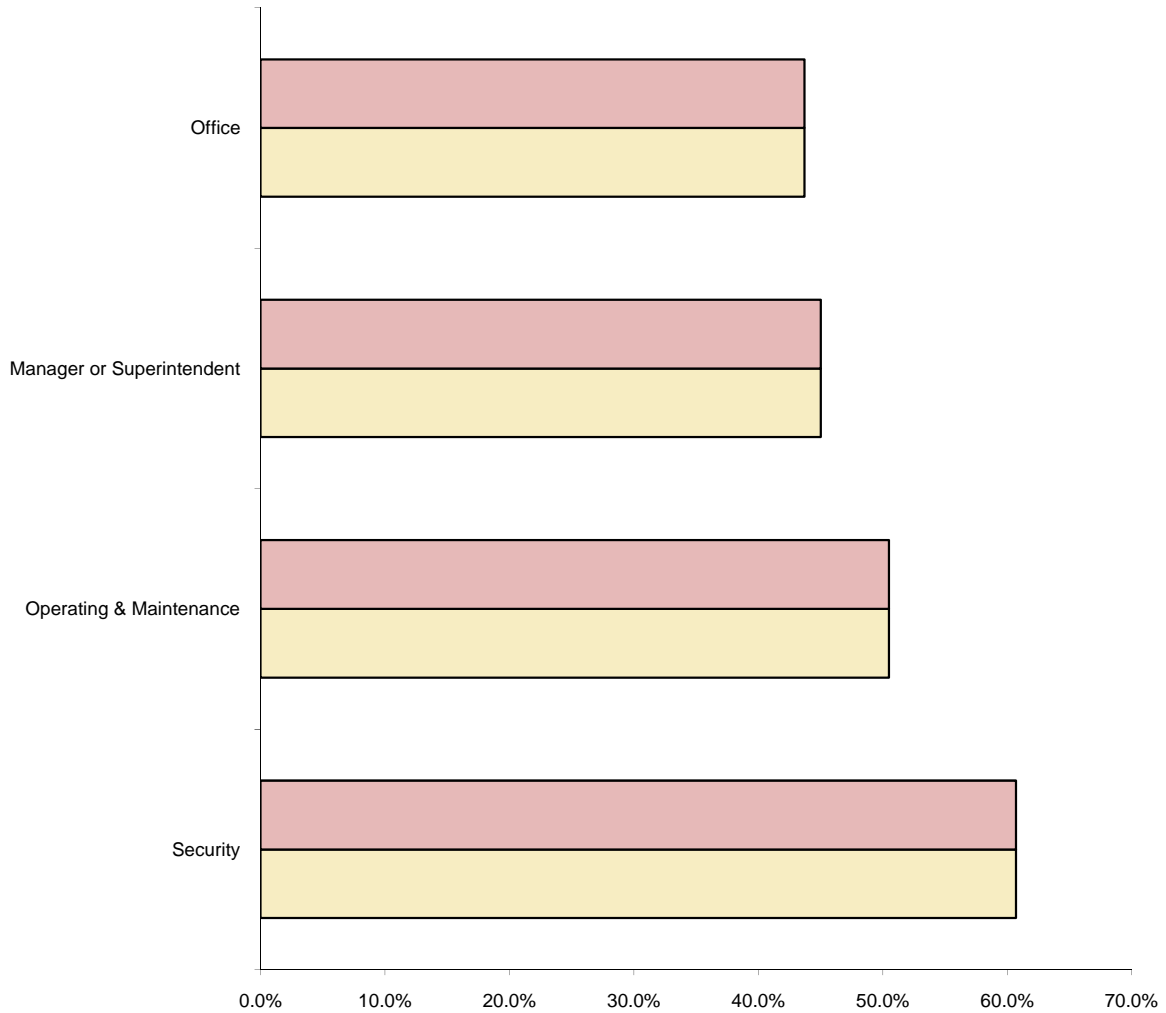
Officers



Staffing Indicators

Prepared for EXAMPLE REPORT - DATA NOT VALID

Employee Turnover



	Security	Operating & Maintenance	Manager or Superintendent	Office
2011 Facility	60.7%	50.5%	45.0%	43.7%
2011 FL Median	60.7%	50.5%	45.0%	43.7%

$$\text{Turnover} = \frac{\text{Separated FTEs}}{\text{FTEs at Year End}}$$

Example Turnover Calculation: Assume Beginning of Year FTEs of 10; End of Year FTEs of 11; 5 separations during the year; 6 new hires during the year. The 5 separations worked a total of 10,000 hours. Turnover would be calculated as follows:

Separated FTE equivalent - 10,000 hours/2080 =	4.81 FTEs (A)
FTEs at end of year - 11	11 FTEs (B)
Turnover Calculation	43.7% Turnover % (A)/(B)

		As a Percent of Total Revenue										
		By Percentile				By Number of Apartments				By Region		
Campus		25th	Median	75th	< 41	41 - 100	101 - 200	201+	Urban	Suburban	Rural	
Rent Revenue												
5120	Rent Revenue - Gross Potential	1.15%	0.23%	1.15%	1.15%	0.23%	5.16%	0.05%	1.15%	1.15%	2.61%	0.23%
5121	Tenant Assistance Payments	2.30%	2.11%	2.30%	2.30%	2.11%	5.27%	0.00%	2.30%	2.30%	2.64%	2.11%
5140	Rent Revenue - Stores and Commercial	3.45%	3.45%	3.45%	3.98%	3.98%	5.38%	0.00%	3.45%	3.45%	2.69%	3.98%
5170	Garage and Parking Spaces	4.60%	4.60%	4.60%	5.49%	5.85%	5.49%	0.01%	4.60%	4.60%	2.75%	5.85%
5180	Flexible Subsidy Revenue	9.19%	5.60%	7.72%	9.19%	7.72%	5.60%	0.00%	9.19%	9.19%	2.80%	7.72%
5190	Miscellaneous Rent Revenue	10.34%	5.71%	9.59%	10.34%	9.59%	5.71%	3.41%	10.34%	10.34%	4.56%	9.59%
5191	Excess Rent	11.49%	5.82%	11.47%	11.49%	11.47%	5.82%	3.42%	11.49%	11.49%	4.62%	11.47%
5192	Rent Revenue/Insurance	12.64%	5.93%	12.64%	12.64%	13.34%	5.93%	3.43%	12.64%	12.64%	4.68%	13.34%
5193	Special Claims Revenue	13.79%	6.04%	13.79%	13.79%	15.21%	6.04%	0.00%	13.79%	13.79%	3.02%	15.21%
5194	Retained Excess Income	14.94%	6.15%	14.94%	14.94%	17.08%	6.15%	0.01%	14.94%	14.94%	3.08%	17.08%
5195	Lease Revenue (Nursing Home or Section 232 - B&C or AL)	16.09%	6.27%	16.09%	16.09%	18.95%	6.27%	0.00%	16.09%	16.09%	3.13%	18.95%
5100T	Total Rent Revenue	99.98%	62.84%	99.98%	99.98%	105.52%	62.84%	10.35%	99.98%	99.98%	36.59%	105.52%
Vacancies												
5220	Apartments											
5240	Stores and Commercial	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.08%	0.00%	0.04%	0.00%	
5250	Rental Concessions	0.00%	0.00%	0.01%	0.76%	0.01%	4.70%	0.76%	0.00%	2.73%	0.01%	
5270	Garage and Parking Space	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
5290	Miscellaneous											
5200T	Total Vacancies	0.01%	0.01%	1.60%	5.29%	5.79%	5.29%	1.60%	0.01%	3.45%	5.79%	
5152N	Net Rental Revenue (Rent Revenue Less Vacancies)	99.97%	57.55%	99.74%	99.97%	99.74%	57.55%	8.74%	99.97%	99.97%	33.15%	99.74%
5300	Nursing Homes/Assisted Living/Board and Care/Other Elderly Care/Coop/ and Other Revenues	0.01%	0.01%	0.06%	0.76%	0.06%	35.89%	0.76%	0.01%	0.01%	18.32%	0.06%
Financial Revenue												
5410	Financial Revenue - Project Operations	0.01%	0.01%	0.01%	0.01%	0.01%	0.03%	0.01%	0.01%	0.01%	0.02%	0.01%
5430	Revenue from Investments - Residual Receipts	0.00%	0.00%	0.00%	5.01%	0.00%	5.01%	6.71%	0.00%	0.00%	5.86%	0.00%
5440	Revenue from Investments - Replacement Reserve	0.00%	0.00%	0.07%	0.10%	0.10%	0.36%	0.07%	0.00%	0.00%	0.21%	0.10%
5490	Revenue from Investments - Miscellaneous	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.01%	0.00%	0.00%	0.00%	0.00%
5400T	Total Financial Revenue	0.01%	0.01%	0.11%	5.39%	0.11%	5.39%	6.79%	0.01%	0.01%	6.09%	0.11%
Other Revenue												
5910	Laundry and Vending	0.01%	0.01%	0.01%	0.03%	0.01%	0.03%	7.60%	0.01%	0.01%	3.81%	0.01%
5920	Tenant Charges	0.01%	0.01%	0.01%	0.01%	0.01%	0.97%	0.01%	0.01%	0.01%	0.49%	0.01%
5945	Interest Reduction Payments Revenue	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.08%	0.01%	0.01%	0.04%	0.01%
5960	Expiration of Gift Donor Restrictions	0.00%	0.00%	0.00%	0.09%	0.00%	0.09%	76.00%	0.00%	0.00%	38.05%	0.00%
5970	Gifts	0.00%	0.00%	0.01%	0.06%	0.06%	0.08%	0.01%	0.00%	0.00%	0.04%	0.06%
5990	Miscellaneous Revenue	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.01%	0.00%	0.00%	0.00%	0.00%
5900T	Total Other Revenue	0.02%	0.02%	0.09%	1.17%	0.09%	1.17%	83.70%	0.02%	0.02%	42.44%	0.09%
5000T	Total Revenue	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

	As a Percent of Total Revenue											
	Campus	By Percentile			By Number of Apartments				By Region			
		25th	Median	75th	< 41	41 - 100	101 - 200	201+	Urban	Suburban	Rural	
Administrative Expenses												
6203	0.01%	0.01%	0.01%	0.06%	1.07%	0.06%	0.00%	0.01%	0.01%	0.03%	1.07%	
6204	0.00%	0.00%	0.00%	0.01%	0.00%	0.75%	0.01%	0.00%	0.00%	0.38%	0.00%	
6210	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.01%	0.00%	0.00%	0.00%	0.00%	
6250												
6310	0.57%	0.57%	0.57%	0.64%	1.07%	0.64%	0.01%	0.57%	0.57%	0.32%	1.07%	
6311	0.00%	0.00%	0.06%	0.07%	0.06%	0.85%	0.07%	0.00%	0.00%	0.46%	0.06%	
6312	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.76%	0.00%	0.00%	0.38%	0.00%	
6320	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.01%	0.00%	0.00%	0.00%	0.00%	
6330	0.86%	0.86%	0.86%	7.52%	18.72%	7.52%	0.07%	0.86%	0.86%	3.79%	18.72%	
6331	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.76%	0.01%	0.01%	0.38%	0.01%	
6340	0.03%	0.03%	0.03%	0.08%	1.53%	0.08%	0.01%	0.03%	0.03%	0.04%	1.53%	
6350	0.00%	0.00%	0.00%	0.01%	0.01%	0.01%	0.01%	0.00%	0.00%	0.00%	0.01%	
6351	0.01%	0.01%	0.01%	0.01%	0.00%	0.09%	0.01%	0.01%	0.01%	0.05%	0.00%	
6370	0.00%	0.00%	0.00%	0.01%	0.00%	0.08%	0.01%	0.00%	0.00%	0.04%	0.00%	
6390	0.03%	0.03%	0.03%	0.05%	0.10%	0.05%	0.01%	0.03%	0.03%	0.03%	0.10%	
6263T	1.51%	1.51%	1.72%	10.13%	22.56%	10.13%	1.72%	1.51%	1.51%	5.93%	22.56%	
Utilities Expenses												
6420	0.01%	0.00%	0.01%	0.01%	0.00%	0.00%	0.01%	0.01%	0.01%	0.00%	0.00%	
6450	0.05%	0.05%	0.05%	0.05%	0.10%	0.05%	0.01%	0.05%	0.05%	0.03%	0.10%	
6451	2.82%	0.00%	0.01%	2.82%	0.00%	0.00%	0.01%	2.82%	2.82%	0.00%	0.00%	
6452	0.00%	0.00%	0.01%	0.03%	0.06%	0.03%	0.01%	0.00%	0.00%	0.02%	0.06%	
6453	0.28%	0.03%	0.06%	0.28%	0.06%	0.03%	0.01%	0.28%	0.28%	0.02%	0.06%	
6400T	3.16%	0.10%	0.22%	3.16%	0.22%	0.10%	0.03%	3.16%	3.16%	0.07%	0.22%	
Operating and Maintenance Expenses												
6510	0.57%	0.08%	0.57%	0.57%	1.17%	0.08%	0.01%	0.57%	0.57%	0.04%	1.17%	
6515	0.28%	0.08%	0.28%	0.28%	5.77%	0.08%	0.00%	0.28%	0.28%	0.04%	5.77%	
6520	0.28%	0.09%	0.28%	0.28%	0.57%	0.09%	0.04%	0.28%	0.28%	0.06%	0.57%	
6521	0.03%	0.00%	0.01%	0.03%	0.01%	0.00%	0.00%	0.03%	0.03%	0.00%	0.01%	
6525	0.00%	0.00%	0.00%	0.01%	0.01%	0.08%	0.00%	0.00%	0.00%	0.04%	0.01%	
6530	1.72%	0.03%	1.04%	1.72%	1.04%	0.03%	0.00%	1.72%	1.72%	0.02%	1.04%	
6531	0.00%	0.00%	0.01%	0.03%	0.06%	0.03%	0.01%	0.00%	0.00%	0.02%	0.06%	
6546	0.00%	0.00%	0.01%	0.03%	0.10%	0.03%	0.01%	0.00%	0.00%	0.02%	0.10%	
6548	0.00%	0.00%	0.00%	0.01%	0.01%	0.03%	0.00%	0.00%	0.00%	0.01%	0.01%	
6570	0.00%	0.00%	0.03%	0.06%	0.06%	0.03%	0.06%	0.00%	0.00%	0.04%	0.06%	
6590	0.00%	0.00%	0.01%	0.03%	0.06%	0.03%	0.01%	0.00%	0.00%	0.02%	0.06%	
6500T	2.90%	0.47%	2.90%	2.90%	8.85%	0.47%	0.13%	2.90%	2.90%	0.30%	8.85%	
Taxes and Insurance												
6710	1.15%	0.03%	0.29%	1.15%	0.29%	0.03%	0.01%	1.15%	1.15%	0.02%	0.29%	
6711	2.30%	0.03%	0.42%	2.30%	0.42%	0.03%	0.01%	2.30%	2.30%	0.02%	0.42%	
6720	3.45%	0.04%	0.55%	3.45%	0.55%	0.04%	0.01%	3.45%	3.45%	0.02%	0.55%	
6721	4.60%	0.08%	0.67%	4.60%	0.67%	0.00%	0.08%	4.60%	4.60%	0.04%	0.67%	
6722	5.74%	0.04%	0.80%	5.74%	0.80%	0.04%	0.00%	5.74%	5.74%	0.02%	0.80%	
6723	6.89%	0.93%	5.61%	6.89%	0.93%	0.10%	5.61%	6.89%	6.89%	2.86%	0.93%	
6790	8.04%	0.03%	1.05%	8.04%	1.05%	0.03%	0.00%	8.04%	8.04%	0.01%	1.05%	
6700T	32.17%	4.72%	5.71%	32.17%	4.72%	0.25%	5.71%	32.17%	32.17%	2.98%	4.72%	
Financial Expenses												
6820	1.15%	0.08%	0.10%	1.15%	0.10%	0.04%	0.08%	1.15%	1.15%	0.06%	0.10%	
6825	2.30%	0.10%	0.22%	2.30%	0.22%	0.10%	0.00%	2.30%	2.30%	0.05%	0.22%	
6830	3.45%	0.16%	0.35%	3.45%	0.35%	0.16%	0.00%	3.45%	3.45%	0.08%	0.35%	
6840	4.60%	0.22%	0.47%	4.60%	0.47%	0.22%	0.01%	4.60%	4.60%	0.12%	0.47%	
6845	5.74%	0.28%	0.60%	5.74%	0.60%	0.28%	0.01%	5.74%	5.74%	0.15%	0.60%	
6850	6.89%	0.34%	0.73%	6.89%	0.73%	0.34%	0.00%	6.89%	6.89%	0.17%	0.73%	
6855	8.04%	0.40%	0.85%	8.04%	0.85%	0.40%	0.01%	8.04%	8.04%	0.20%	0.85%	
6890	9.19%	0.46%	0.98%	9.19%	0.98%	0.46%	0.00%	9.19%	9.19%	0.23%	0.98%	
6800T	41.36%	2.03%	4.30%	41.36%	4.30%	2.03%	0.10%	41.36%	41.36%	1.07%	4.30%	
6900												
6900	1.15%	0.01%	0.03%	1.15%	0.01%	0.03%	0.01%	1.15%	1.15%	0.02%	0.01%	

		As a Percent of Total Revenue										
		By Percentile			By Number of Apartments				By Region			
Campus		25th	Median	75th	< 41	41 - 100	101 - 200	201+	Urban	Suburban	Rural	
Operating Results												
6000T	Total Cost of Operations before Depreciation	82.25%	13.02%	40.65%	82.25%	40.65%	13.02%	7.72%	82.25%	82.25%	10.37%	40.65%
5060T	Profit (Loss) Before Depreciation	17.75%	17.75%	59.35%	86.98%	59.35%	86.98%	92.28%	17.75%	17.75%	89.63%	59.35%
6600	Depreciation Expenses	1.15%	0.03%	0.47%	1.15%	0.47%	0.03%	0.01%	1.15%	1.15%	0.02%	0.47%
6610	Amortization Expense	1.15%	0.04%	1.15%	1.15%	0.04%	5.01%	0.01%	1.15%	1.15%	2.51%	0.04%
5060N	Operating Profit or (Loss)	15.45%	15.45%	58.84%	81.95%	58.84%	81.95%	92.27%	15.45%	15.45%	87.11%	58.84%
Corporate or Mortgagor Revenue and Expenses												
7105	Entity Revenue	-1.15%	-1.15%	-0.75%	-0.21%	-0.21%	-0.75%	-0.07%	-1.15%	-1.15%	-0.41%	-0.21%
7110	Officer's Salaries	0.57%	0.05%	0.57%	0.57%	1.97%	0.05%	0.01%	0.57%	0.57%	0.03%	1.97%
7115	Incentive Performance Fee		0.45%	7.66%	14.88%	0.00%	14.88%	0.45%	0.00%	0.00%	7.66%	0.00%
7120	Legal Expenses		0.00%	0.22%	0.43%	0.00%	0.00%	0.43%	0.00%	0.00%	0.22%	0.00%
7130	Federal, State, and Other Income Taxes		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
7141	Interest on Notes Payable		0.00%	0.03%	0.05%	0.00%	0.05%	0.00%	0.00%	0.00%	0.03%	0.00%
7142	Interest on Mortgage Payable		0.00%	0.02%	0.03%	0.00%	0.03%	0.00%	0.00%	0.00%	0.02%	0.00%
7190	Other Expenses		0.00%	0.01%	0.03%	0.00%	0.03%	0.00%	0.00%	0.00%	0.01%	0.00%
7100T	Net Entity Expenses	1.72%	1.72%	1.72%	2.18%	2.18%	15.79%	0.97%	1.72%	1.72%	8.38%	2.18%
Change in Net Assets from Operations												
3247	Change in Unrestricted Net Assets from Operations	17.17%	17.17%	56.67%	66.15%	56.67%	66.15%	91.30%	17.17%	17.17%	78.73%	56.67%
3248	Change in Temporarily Restricted Net Assets from Operations		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
3249	Change in Permanently Restricted Net Assets from Operations		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
3250	Change in Total Net Assets from Operations	17.17%	17.17%	56.67%	66.15%	56.67%	66.15%	91.30%	17.17%	17.17%	78.73%	56.67%

2012 LeadingAge Florida HUD Benchmark Report
 Prepared for EXAMPLE REPORT - DATA NOT VALID
 Statement of Activities Analysis: Revenues

	Per Resident Day										
	Campus	By Percentile			By Number of Apartments				By Region		
		25th	Median	75th	< 41	41 - 100	101 - 200	201+	Urban	Suburban	Rural
Rent Revenue											
5120 Rent Revenue - Gross Potential	\$ 1.00	\$ 1.00	\$ 1.11	\$ 1.77	\$ 1.11	\$ 23.33	\$ 1.77	\$ 1.00	\$ 1.00	\$ 12.55	\$ 1.11
5121 Tenant Assistance Payments	\$ 2.00	\$ 2.00	\$ 2.00	\$ 10.00	\$ 10.00	\$ 23.83	\$ 0.11	\$ 2.00	\$ 2.00	\$ 11.97	\$ 10.00
5140 Rent Revenue - Stores and Commercial	\$ 3.00	\$ 3.00	\$ 3.00	\$ 18.89	\$ 18.89	\$ 24.33	\$ 0.11	\$ 3.00	\$ 3.00	\$ 12.22	\$ 18.89
5170 Garage and Parking Spaces	\$ 4.00	\$ 4.00	\$ 4.00	\$ 24.83	\$ 27.78	\$ 24.83	\$ 0.44	\$ 4.00	\$ 4.00	\$ 12.64	\$ 27.78
5180 Flexible Subsidy Revenue	\$ 8.00	\$ 8.00	\$ 8.00	\$ 25.33	\$ 36.67	\$ 25.33	\$ 0.01	\$ 8.00	\$ 8.00	\$ 12.67	\$ 36.67
5190 Miscellaneous Rent Revenue	\$ 9.00	\$ 9.00	\$ 25.83	\$ 45.56	\$ 45.56	\$ 25.83	\$ 115.11	\$ 9.00	\$ 9.00	\$ 70.47	\$ 45.56
5191 Excess Rent	\$ 10.00	\$ 10.00	\$ 26.33	\$ 54.44	\$ 54.44	\$ 26.33	\$ 115.44	\$ 10.00	\$ 10.00	\$ 70.89	\$ 54.44
5192 Rent Revenue/Insurance	\$ 11.00	\$ 11.00	\$ 26.83	\$ 63.33	\$ 63.33	\$ 26.83	\$ 115.77	\$ 11.00	\$ 11.00	\$ 71.30	\$ 63.33
5193 Special Claims Revenue	\$ 12.00	\$ 12.00	\$ 12.00	\$ 27.33	\$ 72.22	\$ 27.33	\$ 0.11	\$ 12.00	\$ 12.00	\$ 13.72	\$ 72.22
5194 Retained Excess Income	\$ 13.00	\$ 13.00	\$ 13.00	\$ 27.83	\$ 81.11	\$ 27.83	\$ 0.44	\$ 13.00	\$ 13.00	\$ 14.14	\$ 81.11
5195 Lease Revenue (Nursing Home or Section 232 - B&C or AL)	\$ 14.00	\$ 14.00	\$ 14.00	\$ 28.33	\$ 90.00	\$ 28.33	\$ 0.08	\$ 14.00	\$ 14.00	\$ 14.20	\$ 90.00
5100T Total Rent Revenue	\$ 87.03	\$ 87.03	\$ 284.12	\$ 349.40	\$ 501.11	\$ 284.12	\$ 349.40	\$ 87.03	\$ 87.03	\$ 316.76	\$ 501.11
Vacancies											
5220 Apartments											
5240 Stores and Commercial	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.01	\$ 0.01	\$ 0.00	\$ 2.57	\$ 0.00	\$ 0.00	\$ 1.28	\$ 0.01
5250 Rental Concessions	\$ 0.00	\$ 0.00	\$ 0.04	\$ 21.27	\$ 0.04	\$ 21.27	\$ 25.66	\$ 0.00	\$ 0.00	\$ 23.46	\$ 0.04
5270 Garage and Parking Space	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
5290 Miscellaneous											
5200T Total Vacancies	\$ 0.01	\$ 0.01	\$ 23.91	\$ 27.49	\$ 27.49	\$ 23.91	\$ 54.15	\$ 0.01	\$ 0.01	\$ 39.03	\$ 27.49
5152N Net Rental Revenue (Rent Revenue Less Vacancies)	\$ 87.02	\$ 87.02	\$ 260.21	\$ 295.25	\$ 473.62	\$ 260.21	\$ 295.25	\$ 87.02	\$ 87.02	\$ 277.73	\$ 473.62
5300 Nursing Homes/Assisted Living/Board and Care/Other Elderly Care/Coop/ and Other Revenues	\$ 0.00	\$ 0.00	\$ 0.27	\$ 25.66	\$ 0.27	\$ 162.26	\$ 25.66	\$ 0.00	\$ 0.00	\$ 93.96	\$ 0.27
Financial Revenue											
5410 Financial Revenue - Project Operations	\$ 0.00	\$ 0.00	\$ 0.05	\$ 0.12	\$ 0.05	\$ 0.12	\$ 0.26	\$ 0.00	\$ 0.00	\$ 0.19	\$ 0.05
5430 Revenue from Investments - Residual Receipts	\$ 0.00	\$ 0.00	\$ 0.00	\$ 22.66	\$ 0.00	\$ 22.66	\$ 226.63	\$ 0.00	\$ 0.00	\$ 124.64	\$ 0.00
5440 Revenue from Investments - Replacement Reserve	\$ 0.00	\$ 0.00	\$ 0.47	\$ 1.61	\$ 0.47	\$ 1.61	\$ 2.26	\$ 0.00	\$ 0.00	\$ 1.93	\$ 0.47
5490 Revenue from Investments - Miscellaneous	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.23	\$ 0.00	\$ 0.00	\$ 0.11	\$ 0.00
5400T Total Financial Revenue	\$ 0.01	\$ 0.01	\$ 0.53	\$ 24.39	\$ 0.53	\$ 24.39	\$ 229.37	\$ 0.01	\$ 0.01	\$ 126.88	\$ 0.53
Other Revenue											
5910 Laundry and Vending	\$ 0.00	\$ 0.00	\$ 0.05	\$ 0.12	\$ 0.05	\$ 0.12	\$ 256.62	\$ 0.00	\$ 0.00	\$ 128.37	\$ 0.05
5920 Tenant Charges	\$ 0.01	\$ 0.01	\$ 0.06	\$ 0.26	\$ 0.06	\$ 4.40	\$ 0.26	\$ 0.01	\$ 0.01	\$ 2.33	\$ 0.06
5945 Interest Reduction Payments Revenue	\$ 0.00	\$ 0.00	\$ 0.02	\$ 0.05	\$ 0.05	\$ 0.02	\$ 2.57	\$ 0.00	\$ 0.00	\$ 1.29	\$ 0.05
5960 Expiration of Gift Donor Restrictions	\$ 0.00	\$ 0.00	\$ 0.01	\$ 0.39	\$ 0.01	\$ 0.39	\$ 2,566.26	\$ 0.00	\$ 0.00	\$ 1,283.33	\$ 0.01
5970 Gifts	\$ 0.00	\$ 0.00	\$ 0.26	\$ 0.27	\$ 0.27	\$ 0.34	\$ 0.26	\$ 0.00	\$ 0.00	\$ 0.30	\$ 0.27
5990 Miscellaneous Revenue	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.01	\$ 0.01	\$ 0.00	\$ 0.26	\$ 0.00	\$ 0.00	\$ 0.13	\$ 0.01
5900T Total Other Revenue	\$ 0.02	\$ 0.02	\$ 0.45	\$ 5.28	\$ 0.45	\$ 5.28	\$ 2,826.22	\$ 0.02	\$ 0.02	\$ 1,415.75	\$ 0.45
5000T Total Revenue	\$ 87.04	\$ 87.04	\$ 452.14	\$ 474.87	\$ 474.87	\$ 452.14	\$ 3,376.49	\$ 87.04	\$ 87.04	\$ 1,914.32	\$ 474.87

2012 LeadingAge Florida HUD Benchmark Report
 Prepared for EXAMPLE REPORT - DATA NOT VALID
 Statement of Activities Analysis: Expenses

	Per Resident Day										
	Campus	By Percentile			By Number of Apartments				By Region		
		25th	Median	75th	< 41	41 - 100	101 - 200	201+	Urban	Suburban	Rural
Administrative Expenses											
6203 Conventions and Meetings	\$ 0.00	\$ 0.00	\$ 0.03	\$ 0.29	\$ 5.07	\$ 0.29	\$ 0.03	\$ 0.00	\$ 0.00	\$ 0.16	\$ 5.07
6204 Management Consultants	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.23	\$ 0.00	\$ 3.40	\$ 0.23	\$ 0.00	\$ 0.00	\$ 1.81	\$ 0.00
6210 Advertising and Marketing	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.01	\$ 0.01	\$ 0.00	\$ 0.23	\$ 0.00	\$ 0.00	\$ 0.11	\$ 0.01
6250 Other Renting Expenses											
6310 Office Salaries	\$ 0.50	\$ 0.50	\$ 0.50	\$ 2.89	\$ 5.07	\$ 2.89	\$ 0.23	\$ 0.50	\$ 0.50	\$ 1.56	\$ 5.07
6311 Office Expenses	\$ 0.00	\$ 0.00	\$ 0.28	\$ 2.27	\$ 0.28	\$ 3.85	\$ 2.27	\$ 0.00	\$ 0.00	\$ 3.06	\$ 0.28
6312 Office or Model Apartment Rent	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.01	\$ 0.01	\$ 0.00	\$ 25.66	\$ 0.00	\$ 0.00	\$ 12.83	\$ 0.01
6320 Management Fee	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.01	\$ 0.01	\$ 0.00	\$ 0.26	\$ 0.00	\$ 0.00	\$ 0.13	\$ 0.01
6330 Manager or Superintendent Salaries	\$ 0.75	\$ 0.75	\$ 2.27	\$ 33.99	\$ 88.89	\$ 33.99	\$ 2.27	\$ 0.75	\$ 0.75	\$ 18.13	\$ 88.89
6331 Administrative Rent Free Unit	\$ 0.00	\$ 0.00	\$ 0.04	\$ 0.05	\$ 0.05	\$ 0.04	\$ 25.66	\$ 0.00	\$ 0.00	\$ 12.85	\$ 0.05
6340 Legal Expense - Project	\$ 0.02	\$ 0.02	\$ 0.26	\$ 0.34	\$ 7.25	\$ 0.34	\$ 0.26	\$ 0.02	\$ 0.02	\$ 0.30	\$ 7.25
6350 Audit Expense	\$ 0.00	\$ 0.00	\$ 0.01	\$ 0.03	\$ 0.03	\$ 0.01	\$ 0.23	\$ 0.00	\$ 0.00	\$ 0.12	\$ 0.03
6351 Bookkeeping Fees/Accounting Services	\$ 0.00	\$ 0.00	\$ 0.01	\$ 0.23	\$ 0.01	\$ 0.38	\$ 0.23	\$ 0.00	\$ 0.00	\$ 0.31	\$ 0.01
6370 Bad Debts	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.23	\$ 0.00	\$ 0.34	\$ 0.23	\$ 0.00	\$ 0.00	\$ 0.28	\$ 0.00
6390 Miscellaneous Administrative Expenses	\$ 0.02	\$ 0.02	\$ 0.21	\$ 0.23	\$ 0.47	\$ 0.21	\$ 0.23	\$ 0.02	\$ 0.02	\$ 0.22	\$ 0.47
6263T Total Administrative Expenses	\$ 1.32	\$ 1.32	\$ 45.80	\$ 58.21	\$ 107.14	\$ 45.80	\$ 58.21	\$ 1.32	\$ 1.32	\$ 52.00	\$ 107.14
Utilities Expenses											
6420 Fuel Oil/Coal	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.01	\$ 0.01	\$ 0.00	\$ 0.23	\$ 0.00	\$ 0.00	\$ 0.11	\$ 0.01
6450 Electricity	\$ 0.04	\$ 0.04	\$ 0.21	\$ 0.23	\$ 0.47	\$ 0.21	\$ 0.23	\$ 0.04	\$ 0.04	\$ 0.22	\$ 0.47
6451 Water	\$ 2.46	\$ 0.01	\$ 0.26	\$ 2.46	\$ 0.01	\$ 0.00	\$ 0.26	\$ 2.46	\$ 2.46	\$ 0.13	\$ 0.01
6452 Gas	\$ 0.00	\$ 0.00	\$ 0.12	\$ 0.23	\$ 0.27	\$ 0.12	\$ 0.23	\$ 0.00	\$ 0.00	\$ 0.17	\$ 0.27
6453 Sewer	\$ 0.25	\$ 0.23	\$ 0.25	\$ 0.25	\$ 0.27	\$ 0.12	\$ 0.23	\$ 0.25	\$ 0.25	\$ 0.17	\$ 0.27
6400T Total Utilities Expense	\$ 2.75	\$ 1.04	\$ 1.16	\$ 2.75	\$ 1.04	\$ 0.47	\$ 1.16	\$ 2.75	\$ 2.75	\$ 0.81	\$ 1.04
Operating and Maintenance Expenses											
6510 Payroll	\$ 0.50	\$ 0.35	\$ 0.50	\$ 0.50	\$ 5.56	\$ 0.35	\$ 0.23	\$ 0.50	\$ 0.50	\$ 0.29	\$ 5.56
6515 Supplies	\$ 0.25	\$ 0.25	\$ 0.25	\$ 0.34	\$ 27.39	\$ 0.34	\$ 0.01	\$ 0.25	\$ 0.25	\$ 0.18	\$ 27.39
6520 Contracts	\$ 0.25	\$ 0.25	\$ 0.39	\$ 1.42	\$ 2.73	\$ 0.39	\$ 1.42	\$ 0.25	\$ 0.25	\$ 0.91	\$ 2.73
6521 Operating and Maintenance Rent Free Unit	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.03	\$ 0.01	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.01	\$ 0.03
6525 Garbage and Trash Removal	\$ 0.00	\$ 0.00	\$ 0.03	\$ 0.12	\$ 0.03	\$ 0.34	\$ 0.12	\$ 0.00	\$ 0.00	\$ 0.23	\$ 0.03
6530 Security Payroll/Contract	\$ 1.50	\$ 0.15	\$ 1.50	\$ 1.50	\$ 4.95	\$ 0.12	\$ 0.15	\$ 1.50	\$ 1.50	\$ 0.13	\$ 4.95
6531 Security Rent Free Unit	\$ 0.00	\$ 0.00	\$ 0.12	\$ 0.26	\$ 0.27	\$ 0.12	\$ 0.26	\$ 0.00	\$ 0.00	\$ 0.19	\$ 0.27
6546 Heating/Cooling Repairs and Maintenance	\$ 0.00	\$ 0.00	\$ 0.12	\$ 0.22	\$ 0.47	\$ 0.12	\$ 0.22	\$ 0.00	\$ 0.00	\$ 0.17	\$ 0.47
6548 Snow Removal	\$ 0.00	\$ 0.00	\$ 0.02	\$ 0.03	\$ 0.03	\$ 0.12	\$ 0.02	\$ 0.00	\$ 0.00	\$ 0.07	\$ 0.03
6570 Vehicle and Maintenance Equipment Operation and Repairs	\$ 0.00	\$ 0.00	\$ 0.12	\$ 0.27	\$ 0.27	\$ 0.12	\$ 1.90	\$ 0.00	\$ 0.00	\$ 1.01	\$ 0.27
6590 Miscellaneous Operating and Maintenance Expenses	\$ 0.00	\$ 0.00	\$ 0.12	\$ 0.22	\$ 0.27	\$ 0.12	\$ 0.22	\$ 0.00	\$ 0.00	\$ 0.17	\$ 0.27
6500T Total Operating and Maintenance Expenses	\$ 2.53	\$ 2.53	\$ 2.53	\$ 4.55	\$ 42.00	\$ 2.14	\$ 4.55	\$ 2.53	\$ 2.53	\$ 3.35	\$ 42.00
Taxes and Insurance											
6710 Real Estate Taxes	\$ 1.00	\$ 0.22	\$ 1.00	\$ 1.00	\$ 1.40	\$ 0.12	\$ 0.22	\$ 1.00	\$ 1.00	\$ 0.17	\$ 1.40
6711 Payroll Taxes (Project's Share)	\$ 2.00	\$ 0.19	\$ 2.00	\$ 2.00	\$ 2.00	\$ 0.12	\$ 0.19	\$ 2.00	\$ 2.00	\$ 0.15	\$ 2.00
6720 Property and Liability Insurance (Hazard)	\$ 3.00	\$ 0.19	\$ 2.60	\$ 3.00	\$ 2.60	\$ 0.16	\$ 0.19	\$ 3.00	\$ 3.00	\$ 0.18	\$ 2.60
6721 Fidelity Bond Insurance	\$ 4.00	\$ 2.56	\$ 3.20	\$ 4.00	\$ 3.20	\$ 0.01	\$ 2.56	\$ 4.00	\$ 4.00	\$ 1.29	\$ 3.20
6722 Workmen's Compensation	\$ 5.00	\$ 0.17	\$ 3.80	\$ 5.00	\$ 3.80	\$ 0.17	\$ 0.11	\$ 5.00	\$ 5.00	\$ 0.14	\$ 3.80
6723 Health Insurance and Other Employee Benefits	\$ 6.00	\$ 4.40	\$ 6.00	\$ 6.00	\$ 4.40	\$ 0.44	\$ 189.59	\$ 6.00	\$ 6.00	\$ 95.02	\$ 4.40
6790 Miscellaneous Taxes, Licenses, Permits, and Insurance	\$ 7.00	\$ 0.12	\$ 5.00	\$ 7.00	\$ 5.00	\$ 0.12	\$ 0.03	\$ 7.00	\$ 7.00	\$ 0.07	\$ 5.00
6700T Total Taxes and Insurance	\$ 28.00	\$ 22.40	\$ 28.00	\$ 28.00	\$ 22.40	\$ 1.14	\$ 192.89	\$ 28.00	\$ 28.00	\$ 97.02	\$ 22.40
Financial Expenses											
6820 Interest on First Mortgage (or Bonds) Payable	\$ 1.00	\$ 0.45	\$ 1.00	\$ 1.00	\$ 0.45	\$ 0.20	\$ 2.59	\$ 1.00	\$ 1.00	\$ 1.40	\$ 0.45
6825 Interest on Other Mortgages	\$ 2.00	\$ 0.47	\$ 1.05	\$ 2.00	\$ 1.05	\$ 0.47	\$ 0.03	\$ 2.00	\$ 2.00	\$ 0.25	\$ 1.05
6830 Interest on Notes Payable (Long-Term)	\$ 3.00	\$ 0.74	\$ 1.65	\$ 3.00	\$ 1.65	\$ 0.74	\$ 0.03	\$ 3.00	\$ 3.00	\$ 0.39	\$ 1.65
6840 Interest on Notes Payable (Short-Term)	\$ 4.00	\$ 1.01	\$ 2.25	\$ 4.00	\$ 2.25	\$ 1.01	\$ 0.21	\$ 4.00	\$ 4.00	\$ 0.61	\$ 2.25
6845 Interest on Capital Recovery Payment	\$ 5.00	\$ 1.28	\$ 2.85	\$ 5.00	\$ 2.85	\$ 1.28	\$ 0.30	\$ 5.00	\$ 5.00	\$ 0.79	\$ 2.85
6850 Mortgage Insurance Premium/Service Charge	\$ 6.00	\$ 1.55	\$ 3.45	\$ 6.00	\$ 3.45	\$ 1.55	\$ 0.03	\$ 6.00	\$ 6.00	\$ 0.79	\$ 3.45
6855 Lease Expense	\$ 7.00	\$ 1.82	\$ 4.05	\$ 7.00	\$ 4.05	\$ 1.82	\$ 0.21	\$ 7.00	\$ 7.00	\$ 1.02	\$ 4.05
6890 Miscellaneous Financial Expense	\$ 8.00	\$ 2.09	\$ 4.65	\$ 8.00	\$ 4.65	\$ 2.09	\$ 0.03	\$ 8.00	\$ 8.00	\$ 1.06	\$ 4.65
6800T Total Financial Expenses	\$ 36.00	\$ 9.19	\$ 20.41	\$ 36.00	\$ 20.41	\$ 9.19	\$ 3.43	\$ 36.00	\$ 36.00	\$ 6.31	\$ 20.41
6900 Nursing Homes/Assisted Living/Board and Care/Other Elderly Care Expenses	\$ 1.00	\$ 0.12	\$ 0.32	\$ 1.00	\$ 0.05	\$ 0.12	\$ 0.32	\$ 1.00	\$ 1.00	\$ 0.22	\$ 0.05

		Per Resident Day									
		By Percentile			By Number of Apartments				By Region		
Campus		25th	Median	75th	< 41	41 - 100	101 - 200	201+	Urban	Suburban	Rural
Operating Results											
6000T	Total Cost of Operations before Depreciation	\$ 71.60	\$ 71.60	\$ 193.04	\$ 193.04	\$ 58.85	\$ 260.56	\$ 71.60	\$ 71.60	\$ 159.71	\$ 193.04
5060T	Profit (Loss) Before Depreciation	\$ 15.45	\$ 15.45	\$ 393.29	\$ 281.83	\$ 393.29	\$ 3,115.93	\$ 15.45	\$ 15.45	\$ 1,754.61	\$ 281.83
6600	Depreciation Expenses	\$ 1.00	\$ 0.26	\$ 1.00	\$ 2.22	\$ 0.12	\$ 0.26	\$ 1.00	\$ 1.00	\$ 0.19	\$ 2.22
6610	Amortization Expense	\$ 1.00	\$ 0.23	\$ 1.00	\$ 0.17	\$ 22.66	\$ 0.23	\$ 1.00	\$ 1.00	\$ 11.44	\$ 0.17
5060N	Operating Profit or (Loss)	\$ 13.45	\$ 13.45	\$ 370.51	\$ 279.44	\$ 370.51	\$ 3,115.45	\$ 13.45	\$ 13.45	\$ 1,742.98	\$ 279.44
Corporate or Mortgagor Revenue and Expenses											
7105	Entity Revenue	\$ (1.00)	\$ (2.33)	\$ (1.00)	\$ (1.00)	\$ (3.39)	\$ (2.33)	\$ (1.00)	\$ (1.00)	\$ (2.86)	\$ (1.00)
7110	Officer's Salaries	\$ 0.50	\$ 0.26	\$ 0.50	\$ 9.33	\$ 0.23	\$ 0.26	\$ 0.50	\$ 0.50	\$ 0.24	\$ 9.33
7115	Incentive Performance Fee		\$ 15.21	\$ 41.24	\$ -	\$ 67.27	\$ 15.21	\$ -	\$ -	\$ 41.24	\$ -
7120	Legal Expenses		\$ 0.01	\$ 7.27	\$ -	\$ 0.01	\$ 14.52	\$ -	\$ -	\$ 7.27	\$ -
7130	Federal, State, and Other Income Taxes		\$ 0.02	\$ 0.07	\$ -	\$ 0.02	\$ 0.12	\$ -	\$ -	\$ 0.07	\$ -
7141	Interest on Notes Payable		\$ 0.12	\$ 0.17	\$ -	\$ 0.22	\$ 0.12	\$ -	\$ -	\$ 0.17	\$ -
7142	Interest on Mortgage Payable		\$ 0.12	\$ 0.14	\$ -	\$ 0.16	\$ 0.12	\$ -	\$ -	\$ 0.14	\$ -
7190	Other Expenses		\$ 0.00	\$ 0.06	\$ -	\$ 0.12	\$ 0.00	\$ -	\$ -	\$ 0.06	\$ -
7100T	Net Entity Expenses	\$ 1.50	\$ 1.50	\$ 10.33	\$ 10.33	\$ 71.41	\$ 32.67	\$ 1.50	\$ 1.50	\$ 52.04	\$ 10.33
Change in Net Assets from Operations											
3247	Change in Unrestricted Net Assets from Operations	\$ 14.95	\$ 14.95	\$ 269.10	\$ 269.10	\$ 299.10	\$ 3,082.77	\$ 14.95	\$ 14.95	\$ 1,690.94	\$ 269.10
3248	Change in Temporarily Restricted Net Assets from Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3249	Change in Permanently Restricted Net Assets from Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3250	Change in Total Net Assets from Operations	\$ 14.95	\$ 14.95	\$ 269.10	\$ 269.10	\$ 299.10	\$ 3,082.77	\$ 14.95	\$ 14.95	\$ 1,690.94	\$ 269.10

2012 LeadingAge Florida HUD Benchmark Report
 Prepared for EXAMPLE REPORT - DATA NOT VALID
 Statement of Activities Analysis: Revenues

	Per Apartment Available										
	Campus	By Percentile			By Number of Apartments				By Region		
		25th	Median	75th	< 41	41 - 100	101 - 200	201+	Urban	Suburban	Rural
Rent Revenue											
5120 Rent Revenue - Gross Potential	\$ 333	\$ 333	\$ 333	\$ 410	\$ 294	\$ 5,832	\$ 410	\$ 333	\$ 333	\$ 3,121	\$ 294
5121 Tenant Assistance Payments	\$ 667	\$ 667	\$ 667	\$ 2,647	\$ 2,647	\$ 5,957	\$ 25	\$ 667	\$ 667	\$ 2,991	\$ 2,647
5140 Rent Revenue - Stores and Commercial	\$ 1,000	\$ 1,000	\$ 1,000	\$ 5,000	\$ 5,000	\$ 6,082	\$ 25	\$ 1,000	\$ 1,000	\$ 3,054	\$ 5,000
5170 Garage and Parking Spaces	\$ 1,333	\$ 1,333	\$ 1,333	\$ 6,207	\$ 7,353	\$ 6,207	\$ 102	\$ 1,333	\$ 1,333	\$ 3,155	\$ 7,353
5180 Flexible Subsidy Revenue	\$ 2,668	\$ 2,668	\$ 2,668	\$ 6,332	\$ 9,706	\$ 6,332	\$ 3	\$ 2,668	\$ 2,668	\$ 3,167	\$ 9,706
5190 Miscellaneous Rent Revenue	\$ 3,001	\$ 3,001	\$ 6,457	\$ 12,059	\$ 12,059	\$ 6,457	\$ 26,563	\$ 3,001	\$ 3,001	\$ 16,510	\$ 12,059
5191 Excess Rent	\$ 3,335	\$ 3,335	\$ 6,582	\$ 14,412	\$ 14,412	\$ 6,582	\$ 26,640	\$ 3,335	\$ 3,335	\$ 16,611	\$ 14,412
5192 Rent Revenue/Insurance	\$ 3,668	\$ 3,668	\$ 6,707	\$ 16,765	\$ 16,765	\$ 6,707	\$ 26,717	\$ 3,668	\$ 3,668	\$ 16,712	\$ 16,765
5193 Special Claims Revenue	\$ 4,001	\$ 4,001	\$ 4,001	\$ 6,832	\$ 19,118	\$ 6,832	\$ 25	\$ 4,001	\$ 4,001	\$ 3,429	\$ 19,118
5194 Retained Excess Income	\$ 4,335	\$ 4,335	\$ 4,335	\$ 6,957	\$ 21,471	\$ 6,957	\$ 102	\$ 4,335	\$ 4,335	\$ 3,530	\$ 21,471
5195 Lease Revenue (Nursing Home or Section 232 - B&C or AL)	\$ 4,668	\$ 4,668	\$ 4,668	\$ 7,082	\$ 23,824	\$ 7,082	\$ 18	\$ 4,668	\$ 4,668	\$ 3,550	\$ 23,824
5100T Total Rent Revenue	\$ 29,008	\$ 29,008	\$ 71,029	\$ 80,630	\$ 132,647	\$ 71,029	\$ 80,630	\$ 29,008	\$ 29,008	\$ 75,830	\$ 132,647
Vacancies											
5220 Apartments											
5240 Stores and Commercial	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 592	\$ 1	\$ 1	\$ 296	\$ 1
5250 Rental Concessions	\$ 1	\$ 1	\$ 10	\$ 5,317	\$ 10	\$ 5,317	\$ 5,922	\$ 1	\$ 1	\$ 5,619	\$ 10
5270 Garage and Parking Space	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
5290 Miscellaneous											
5200T Total Vacancies	\$ 2	\$ 2	\$ 5,977	\$ 7,276	\$ 7,276	\$ 5,977	\$ 12,495	\$ 2	\$ 2	\$ 9,236	\$ 7,276
5152N Net Rental Revenue (Rent Revenue Less Vacancies)	\$ 29,006	\$ 29,006	\$ 65,052	\$ 68,134	\$ 125,371	\$ 65,052	\$ 68,134	\$ 29,006	\$ 29,006	\$ 66,593	\$ 125,371
5300 Nursing Homes/Assisted Living/Board and Care/Other Elderly Care/Coop/ and Other Revenues	\$ 2	\$ 2	\$ 73	\$ 5,922	\$ 73	\$ 40,565	\$ 5,922	\$ 2	\$ 2	\$ 23,244	\$ 73
Financial Revenue											
5410 Financial Revenue - Project Operations	\$ 2	\$ 2	\$ 13	\$ 29	\$ 13	\$ 29	\$ 59	\$ 2	\$ 2	\$ 44	\$ 13
5430 Revenue from Investments - Residual Receipts	\$ 0	\$ 0	\$ 0	\$ 5,666	\$ 0	\$ 5,666	\$ 52,298	\$ 0	\$ 0	\$ 28,982	\$ 0
5440 Revenue from Investments - Replacement Reserve	\$ 0	\$ 0	\$ 125	\$ 402	\$ 125	\$ 402	\$ 521	\$ 0	\$ 0	\$ 461	\$ 125
5490 Revenue from Investments - Miscellaneous	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 52	\$ 0	\$ 0	\$ 26	\$ 1
5400T Total Financial Revenue	\$ 2	\$ 2	\$ 140	\$ 6,097	\$ 140	\$ 6,097	\$ 52,930	\$ 2	\$ 2	\$ 29,514	\$ 140
Other Revenue											
5910 Laundry and Vending	\$ 2	\$ 2	\$ 13	\$ 29	\$ 13	\$ 29	\$ 59,221	\$ 2	\$ 2	\$ 29,625	\$ 13
5920 Tenant Charges	\$ 2	\$ 2	\$ 17	\$ 59	\$ 17	\$ 1,100	\$ 59	\$ 2	\$ 2	\$ 579	\$ 17
5945 Interest Reduction Payments Revenue	\$ 2	\$ 2	\$ 6	\$ 13	\$ 13	\$ 6	\$ 592	\$ 2	\$ 2	\$ 299	\$ 13
5960 Expiration of Gift Donor Restrictions	\$ 0	\$ 0	\$ 2	\$ 99	\$ 2	\$ 99	\$ 592,213	\$ 0	\$ 0	\$ 296,156	\$ 2
5970 Gifts	\$ 0	\$ 0	\$ 59	\$ 73	\$ 73	\$ 86	\$ 59	\$ 0	\$ 0	\$ 73	\$ 73
5990 Miscellaneous Revenue	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 59	\$ 0	\$ 0	\$ 30	\$ 1
5900T Total Other Revenue	\$ 5	\$ 5	\$ 119	\$ 1,320	\$ 119	\$ 1,320	\$ 652,204	\$ 5	\$ 5	\$ 326,762	\$ 119
5000T Total Revenue	\$ 29,015	\$ 29,015	\$ 113,035	\$ 125,702	\$ 125,702	\$ 113,035	\$ 779,191	\$ 29,015	\$ 29,015	\$ 446,113	\$ 125,702

	Per Apartment Available											
	Campus	By Percentile			By Number of Apartments				By Region			
		25th	Median	75th	< 41	41 - 100	101 - 200	201+	Urban	Suburban	Rural	
Administrative Expenses												
6203	Conventions and Meetings	\$ 2	\$ 2	\$ 6	\$ 72	\$ 1,342	\$ 72	\$ 6	\$ 2	\$ 2	\$ 39	\$ 1,342
6204	Management Consultants	\$ 0	\$ 0	\$ 0	\$ 52	\$ 0	\$ 850	\$ 52	\$ 0	\$ 0	\$ 451	\$ 0
6210	Advertising and Marketing	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 52	\$ 0	\$ 0	\$ 26	\$ 1
6250	Other Renting Expenses											
6310	Office Salaries	\$ 167	\$ 167	\$ 167	\$ 724	\$ 1,342	\$ 724	\$ 52	\$ 167	\$ 167	\$ 388	\$ 1,342
6311	Office Expenses	\$ 0	\$ 0	\$ 75	\$ 523	\$ 75	\$ 962	\$ 523	\$ 0	\$ 0	\$ 743	\$ 75
6312	Office or Model Apartment Rent	\$ 0	\$ 0	\$ 1	\$ 2	\$ 2	\$ 1	\$ 5,922	\$ 0	\$ 0	\$ 2,961	\$ 2
6320	Management Fee	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 59	\$ 0	\$ 0	\$ 30	\$ 1
6330	Manager or Superintendent Salaries	\$ 250	\$ 250	\$ 523	\$ 8,498	\$ 23,530	\$ 8,498	\$ 523	\$ 250	\$ 250	\$ 4,511	\$ 23,530
6331	Administrative Rent Free Unit	\$ 2	\$ 2	\$ 10	\$ 13	\$ 13	\$ 10	\$ 5,922	\$ 2	\$ 2	\$ 2,966	\$ 13
6340	Legal Expense - Project	\$ 8	\$ 8	\$ 59	\$ 85	\$ 1,919	\$ 85	\$ 59	\$ 8	\$ 8	\$ 72	\$ 1,919
6350	Audit Expense	\$ 1	\$ 1	\$ 3	\$ 7	\$ 7	\$ 3	\$ 52	\$ 1	\$ 1	\$ 28	\$ 7
6351	Bookkeeping Fees/Accounting Services	\$ 2	\$ 2	\$ 2	\$ 52	\$ 2	\$ 96	\$ 52	\$ 2	\$ 2	\$ 74	\$ 2
6370	Bad Debts	\$ 0	\$ 0	\$ 1	\$ 52	\$ 1	\$ 85	\$ 52	\$ 0	\$ 0	\$ 69	\$ 1
6390	Miscellaneous Administrative Expenses	\$ 8	\$ 8	\$ 52	\$ 53	\$ 125	\$ 53	\$ 52	\$ 8	\$ 8	\$ 53	\$ 125
6263T	Total Administrative Expenses	\$ 439	\$ 439	\$ 11,449	\$ 13,433	\$ 28,361	\$ 11,449	\$ 13,433	\$ 439	\$ 439	\$ 12,441	\$ 28,361
Utilities Expenses												
6420	Fuel Oil/Coal	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 1	\$ 52	\$ 2	\$ 2	\$ 27	\$ 2
6450	Electricity	\$ 15	\$ 15	\$ 52	\$ 53	\$ 125	\$ 53	\$ 52	\$ 15	\$ 15	\$ 53	\$ 125
6451	Water	\$ 819	\$ 2	\$ 59	\$ 819	\$ 2	\$ 1	\$ 59	\$ 819	\$ 819	\$ 30	\$ 2
6452	Gas	\$ 1	\$ 1	\$ 31	\$ 52	\$ 73	\$ 31	\$ 52	\$ 1	\$ 1	\$ 42	\$ 73
6453	Sewer	\$ 82	\$ 52	\$ 73	\$ 82	\$ 73	\$ 31	\$ 52	\$ 82	\$ 82	\$ 42	\$ 73
6400T	Total Utilities Expense	\$ 918	\$ 268	\$ 274	\$ 918	\$ 274	\$ 117	\$ 268	\$ 918	\$ 918	\$ 192	\$ 274
Operating and Maintenance Expenses												
6510	Payroll	\$ 167	\$ 87	\$ 167	\$ 167	\$ 1,471	\$ 87	\$ 52	\$ 167	\$ 167	\$ 70	\$ 1,471
6515	Supplies	\$ 82	\$ 82	\$ 82	\$ 85	\$ 7,251	\$ 85	\$ 3	\$ 82	\$ 82	\$ 44	\$ 7,251
6520	Contracts	\$ 82	\$ 82	\$ 99	\$ 328	\$ 722	\$ 99	\$ 328	\$ 82	\$ 82	\$ 213	\$ 722
6521	Operating and Maintenance Rent Free Unit	\$ 8	\$ 4	\$ 7	\$ 8	\$ 7	\$ 3	\$ 4	\$ 8	\$ 8	\$ 3	\$ 7
6525	Garbage and Trash Removal	\$ 1	\$ 1	\$ 7	\$ 27	\$ 7	\$ 85	\$ 27	\$ 1	\$ 1	\$ 56	\$ 7
6530	Security Payroll/Contract	\$ 500	\$ 34	\$ 500	\$ 500	\$ 1,311	\$ 29	\$ 34	\$ 500	\$ 500	\$ 31	\$ 1,311
6531	Security Rent Free Unit	\$ 0	\$ 0	\$ 29	\$ 59	\$ 72	\$ 29	\$ 59	\$ 0	\$ 0	\$ 44	\$ 72
6546	Heating/Cooling Repairs and Maintenance	\$ 1	\$ 1	\$ 29	\$ 51	\$ 125	\$ 29	\$ 51	\$ 1	\$ 1	\$ 40	\$ 125
6548	Snow Removal	\$ 1	\$ 1	\$ 5	\$ 7	\$ 7	\$ 29	\$ 5	\$ 1	\$ 1	\$ 17	\$ 7
6570	Vehicle and Maintenance Equipment Operation and Repairs	\$ 0	\$ 0	\$ 29	\$ 73	\$ 73	\$ 29	\$ 438	\$ 0	\$ 0	\$ 233	\$ 73
6590	Miscellaneous Operating and Maintenance Expenses	\$ 1	\$ 1	\$ 31	\$ 51	\$ 73	\$ 31	\$ 51	\$ 1	\$ 1	\$ 41	\$ 73
6500T	Total Operating and Maintenance Expenses	\$ 842	\$ 842	\$ 842	\$ 1,049	\$ 11,119	\$ 536	\$ 1,049	\$ 842	\$ 842	\$ 793	\$ 11,119
Taxes and Insurance												
6710	Real Estate Taxes	\$ 333	\$ 51	\$ 333	\$ 333	\$ 371	\$ 29	\$ 51	\$ 333	\$ 333	\$ 40	\$ 371
6711	Payroll Taxes (Project's Share)	\$ 667	\$ 44	\$ 529	\$ 667	\$ 529	\$ 29	\$ 44	\$ 667	\$ 667	\$ 37	\$ 529
6720	Property and Liability Insurance (Hazard)	\$ 1,000	\$ 44	\$ 688	\$ 1,000	\$ 688	\$ 41	\$ 44	\$ 1,000	\$ 1,000	\$ 42	\$ 688
6721	Fidelity Bond Insurance	\$ 1,333	\$ 591	\$ 847	\$ 1,333	\$ 847	\$ 3	\$ 591	\$ 1,333	\$ 1,333	\$ 297	\$ 847
6722	Workmen's Compensation	\$ 1,667	\$ 43	\$ 1,006	\$ 1,667	\$ 1,006	\$ 43	\$ 27	\$ 1,667	\$ 1,667	\$ 35	\$ 1,006
6723	Health Insurance and Other Employee Benefits	\$ 2,000	\$ 1,165	\$ 2,000	\$ 2,000	\$ 1,165	\$ 111	\$ 43,751	\$ 2,000	\$ 2,000	\$ 21,931	\$ 1,165
6790	Miscellaneous Taxes, Licenses, Permits, and Insurance	\$ 2,333	\$ 29	\$ 1,324	\$ 2,333	\$ 1,324	\$ 29	\$ 6	\$ 2,333	\$ 2,333	\$ 18	\$ 1,324
6700T	Total Taxes and Insurance	\$ 9,333	\$ 5,929	\$ 9,333	\$ 9,333	\$ 5,929	\$ 285	\$ 44,513	\$ 9,333	\$ 9,333	\$ 22,399	\$ 5,929
Financial Expenses												
6820	Interest on First Mortgage (or Bonds) Payable	\$ 333	\$ 120	\$ 333	\$ 333	\$ 120	\$ 51	\$ 598	\$ 333	\$ 333	\$ 325	\$ 120
6825	Interest on Other Mortgages	\$ 667	\$ 118	\$ 278	\$ 667	\$ 278	\$ 118	\$ 6	\$ 667	\$ 667	\$ 62	\$ 278
6830	Interest on Notes Payable (Long-Term)	\$ 1,000	\$ 186	\$ 437	\$ 1,000	\$ 437	\$ 186	\$ 7	\$ 1,000	\$ 1,000	\$ 96	\$ 437
6840	Interest on Notes Payable (Short-Term)	\$ 1,333	\$ 253	\$ 596	\$ 1,333	\$ 596	\$ 253	\$ 48	\$ 1,333	\$ 1,333	\$ 151	\$ 596
6845	Interest on Capital Recovery Payment	\$ 1,667	\$ 321	\$ 755	\$ 1,667	\$ 755	\$ 321	\$ 68	\$ 1,667	\$ 1,667	\$ 195	\$ 755
6850	Mortgage Insurance Premium/Service Charge	\$ 2,000	\$ 388	\$ 914	\$ 2,000	\$ 914	\$ 388	\$ 8	\$ 2,000	\$ 2,000	\$ 198	\$ 914
6855	Lease Expense	\$ 2,333	\$ 456	\$ 1,072	\$ 2,333	\$ 1,072	\$ 456	\$ 49	\$ 2,333	\$ 2,333	\$ 253	\$ 1,072
6890	Miscellaneous Financial Expense	\$ 2,667	\$ 523	\$ 1,231	\$ 2,667	\$ 1,231	\$ 523	\$ 8	\$ 2,667	\$ 2,667	\$ 265	\$ 1,231
6800T	Total Financial Expenses	\$ 12,000	\$ 2,296	\$ 5,403	\$ 12,000	\$ 5,403	\$ 2,296	\$ 793	\$ 12,000	\$ 12,000	\$ 1,544	\$ 5,403
6900	Nursing Homes/Assisted Living/Board and Care/Other Elderly Care Expenses	\$ 333	\$ 29	\$ 74	\$ 333	\$ 13	\$ 29	\$ 74	\$ 333	\$ 333	\$ 52	\$ 13

2012 LeadingAge Florida HUD Benchmark Report
 Prepared for EXAMPLE REPORT - DATA NOT VALID
 Statement of Activities Analysis: Operating Results and Corporate or Mortgagor

		Per Apartment Available									
		By Percentile			By Number of Apartments				By Region		
Campus		25th	Median	75th	< 41	41 - 100	101 - 200	201+	Urban	Suburban	Rural
Operating Results											
6000T	Total Cost of Operations before Depreciation	\$ 23,866	\$ 23,866	\$ 23,866	\$ 51,100	\$ 14,713	\$ 60,130	\$ 23,866	\$ 23,866	\$ 37,421	\$ 51,100
5060T	Profit (Loss) Before Depreciation	\$ 5,149	\$ 5,149	\$ 74,603	\$ 98,322	\$ 74,603	\$ 98,322	\$ 719,060	\$ 5,149	\$ 5,149	\$ 74,603
6600	Depreciation Expenses	\$ 333	\$ 59	\$ 333	\$ 333	\$ 588	\$ 29	\$ 59	\$ 333	\$ 333	\$ 44
6610	Amortization Expense	\$ 333	\$ 52	\$ 333	\$ 333	\$ 45	\$ 5,666	\$ 52	\$ 333	\$ 333	\$ 2,859
5060N	Operating Profit or (Loss)	\$ 4,482	\$ 4,482	\$ 73,969	\$ 92,627	\$ 73,969	\$ 92,627	\$ 718,949	\$ 4,482	\$ 405,788	\$ 73,969
Corporate or Mortgagor Revenue and Expenses											
7105	Entity Revenue	\$ (333)	\$ (538)	\$ (333)	\$ (333)	\$ (265)	\$ (848)	\$ (538)	\$ (333)	\$ (333)	\$ (693)
7110	Officer's Salaries	\$ 167	\$ 59	\$ 167	\$ 167	\$ 2,471	\$ 57	\$ 59	\$ 167	\$ 167	\$ 58
7115	Incentive Performance Fee		\$ 3,510	\$ 10,163	\$ 16,817	\$ -	\$ 16,817	\$ 3,510	\$ -	\$ -	\$ 10,163
7120	Legal Expenses		\$ 3	\$ 1,677	\$ 3,351	\$ -	\$ 3	\$ 3,351	\$ -	\$ -	\$ 1,677
7130	Federal, State, and Other Income Taxes		\$ 4	\$ 15	\$ 27	\$ -	\$ 4	\$ 27	\$ -	\$ -	\$ 15
7141	Interest on Notes Payable		\$ 27	\$ 41	\$ 54	\$ -	\$ 54	\$ 27	\$ -	\$ -	\$ 41
7142	Interest on Mortgage Payable		\$ 27	\$ 33	\$ 39	\$ -	\$ 39	\$ 27	\$ -	\$ -	\$ 33
7190	Other Expenses		\$ 0	\$ 15	\$ 29	\$ -	\$ 29	\$ 0	\$ -	\$ -	\$ 15
7100T	Net Entity Expenses	\$ 500	\$ 500	\$ 2,735	\$ 7,539	\$ 2,735	\$ 17,852	\$ 7,539	\$ 500	\$ 500	\$ 12,696
Change in Net Assets from Operations											
3247	Change in Unrestricted Net Assets from Operations	\$ 4,982	\$ 4,982	\$ 71,234	\$ 74,776	\$ 71,234	\$ 74,776	\$ 711,410	\$ 4,982	\$ 4,982	\$ 393,093
3248	Change in Temporarily Restricted Net Assets from Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3249	Change in Permanently Restricted Net Assets from Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3250	Change in Total Net Assets from Operations	\$ 4,982	\$ 4,982	\$ 71,234	\$ 74,776	\$ 71,234	\$ 74,776	\$ 711,410	\$ 4,982	\$ 4,982	\$ 393,093