

Parkview Plaza
20-Year Proforma
February 17, 2015

Parkview 20-Year Proforma Section 8
Prepared 1/05/2015

Income	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
4101000 - Rental	175,000.00	178,500.00	182,070.00	185,711.40	189,425.63	193,214.14	197,078.42	201,019.99	205,040.39	209,141.20	213,324.02	217,590.50	221,942.31
4101300 - HAP	116,600.00	118,932.00	121,310.64	123,736.85	126,211.59	128,735.82	131,310.54	133,936.75	136,615.48	139,347.79	142,134.75	144,977.44	147,876.99
4105000 * Vacancy	-7,500.00	-7,500.00	-7,800.00	-7,959.06	-8,118.24	-8,280.61	-8,446.22	-8,615.14	-8,787.45	-8,963.19	-9,142.46	-9,325.31	-9,511.81
4235000 - Cable TV	13,000.00	13,260.00	13,525.20	13,795.70	14,071.62	14,353.05	14,640.11	14,932.91	15,231.57	15,536.20	15,846.93	16,163.87	16,487.14
4413000 - Damage Charge	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
4420000 - Utilities Fee	8,400.00	8,568.00	8,739.36	8,914.15	9,092.43	9,274.28	9,459.76	9,648.96	9,841.94	10,038.78	10,239.55	10,444.34	10,653.23
4500007 - Collections	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
4500009 - Maintenance Material Cost	500.00	510.00	520.20	530.60	541.22	552.04	563.08	574.34	585.83	597.55	609.50	621.69	634.12
4500010 * Lockout Fee	250.00	255.00	260.10	265.30	270.61	276.02	281.54	287.17	292.91	298.77	304.75	310.84	317.06
4500012 - Key Replacement Fee	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
4700050 Management Fee Income	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
4700500 - Miscellaneous Non-Tenant Income	7,000.00	7,140.00	7,282.80	7,428.46	7,577.03	7,727.03	7,883.14	8,040.80	8,201.62	8,365.65	8,532.96	8,703.62	8,877.69
4701311 - Laundry Income	3,800.00	3,876.00	3,953.52	4,032.59	4,113.24	4,195.51	4,279.42	4,365.01	4,452.31	4,541.35	4,632.18	4,724.82	4,819.32
4701312 - Vending Machine Income													
4101100 - HUD CFP	317,050.00	323,391.00	329,858.82	336,456.00	343,185.12	350,048.82	357,049.80	364,190.79	371,474.61	378,904.10	386,482.18	394,211.82	402,096.06
Total Income													
Expense													
5110000 - Maintenance Labor	48,628.00	49,600.56	50,592.57	51,604.42	52,636.51	53,689.24	54,763.03	55,858.29	56,975.45	58,114.96	59,277.26	60,462.81	61,672.06
5120000 - Custodial Costs	6,901.00	7,039.02	7,179.80	7,323.40	7,469.86	7,619.26	7,771.65	7,927.08	8,085.62	8,247.33	8,412.28	8,580.53	8,752.14
5130000 - Administrative Payroll	57,939.00	59,097.78	60,279.74	61,485.33	62,715.04	63,969.34	65,248.72	66,553.70	67,884.77	69,242.47	70,627.32	72,039.86	73,480.66
514000 - Workmens Compensation	3,663.00	3,736.26	3,810.99	3,887.20	3,964.95	4,044.25	4,125.13	4,207.64	4,291.79	4,377.62	4,465.18	4,554.48	4,645.57
5201000 - Materials	10,000.00	10,200.00	10,404.00	10,612.08	10,824.32	11,040.81	11,261.62	11,486.86	11,716.59	11,950.93	12,189.94	12,433.74	12,682.42
5205000 - Contract Costs	730.00	744.60	759.49	774.68	790.18	805.98	822.10	838.54	855.31	872.42	889.87	907.66	925.82
5210000 - Landscaping	500.00	510.00	520.20	530.60	541.22	552.04	563.08	574.34	585.83	597.55	609.50	621.69	634.12
5214000 - Exterminator/Pest	2,880.00	2,937.60	2,996.35	3,056.28	3,117.40	3,179.75	3,243.35	3,308.21	3,374.38	3,441.87	3,510.70	3,580.92	3,652.54
5225000 - Elevator Repair	7,800.00	7,956.00	8,115.12	8,277.42	8,442.97	8,611.83	8,784.07	8,959.75	9,138.94	9,321.72	9,508.16	9,698.32	9,892.29
5230000 - HVAC Services & Repairs	600.00	612.00	624.24	636.72	649.46	662.45	675.70	689.21	703.00	717.06	731.40	746.02	760.95
5235001 - Plumbing	750.00	765.00	780.30	795.91	811.82	828.06	844.62	861.51	878.74	896.32	914.25	932.53	951.18
5235003 * Snow Removal	450.00	459.00	468.18	477.54	487.09	496.84	506.77	516.91	527.25	537.79	548.55	559.52	570.71
5305000 - Water	6,000.00	6,120.00	6,242.40	6,367.25	6,494.59	6,624.48	6,756.97	6,892.11	7,029.96	7,170.56	7,313.97	7,460.25	7,609.45
5310000 - Trash Removal	2,880.00	2,937.60	2,996.35	3,056.28	3,117.40	3,179.75	3,243.35	3,308.21	3,374.38	3,441.87	3,510.70	3,580.92	3,652.54
5315000 - Gas	7,400.00	7,548.00	7,698.96	7,852.94	8,010.00	8,170.20	8,333.60	8,500.27	8,670.28	8,843.69	9,020.56	9,200.97	9,384.99
5320000 - Electric	49,000.00	49,980.00	50,979.60	51,999.19	53,039.18	54,099.96	55,181.96	56,285.60	57,411.31	58,559.54	59,730.73	60,925.34	62,143.85
5340001 - Sewer	2,251.00	2,296.02	2,341.94	2,388.78	2,436.55	2,485.29	2,534.99	2,585.69	2,637.41	2,690.15	2,743.96	2,798.84	2,854.81
5405000 - Advertising	3,980.00	4,059.60	4,140.79	4,223.61	4,308.08	4,394.24	4,482.13	4,571.77	4,663.20	4,756.47	4,851.60	4,948.63	5,047.60
5505000 - Bank Fees	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
5512010 - Service Chargeback Expense	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
5515000 - Sundry Administrative	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
5520002 - Office Expense	5,320.00	5,426.40	5,534.93	5,645.63	5,758.54	5,873.71	5,991.18	6,111.01	6,233.23	6,357.89	6,485.05	6,614.75	6,747.05
5520003 - Telephone Expense	850.00	867.00	884.34	902.03	920.07	938.47	957.24	976.38	995.91	1,015.83	1,036.15	1,056.87	1,078.01
5520005 - Software & Web Subscriptions	1,250.00	1,275.00	1,300.50	1,326.51	1,353.04	1,380.10	1,407.70	1,435.86	1,464.57	1,493.87	1,523.74	1,554.22	1,585.30
5520006 - Cable TV Contract	8,880.00	9,057.60	9,238.75	9,423.53	9,612.00	9,804.32	10,000.32	10,203.34	10,404.34	10,612.42	10,824.67	11,041.16	11,261.99
5520008 Certification/Inspection Fees	1,000.00	1,020.00	1,040.40	1,061.21	1,082.43	1,104.08	1,126.16	1,148.69	1,171.66	1,195.09	1,218.99	1,243.37	1,268.24
5515000 - Sundry Administrative	2,340.00	2,386.80	2,434.54	2,483.23	2,532.89	2,583.55	2,635.22	2,687.92	2,741.68	2,796.52	2,852.45	2,909.50	2,967.69
5520000 Travel	300.00	306.00	312.12	318.36	324.73	331.22	337.85	344.61	351.50	358.53	365.70	373.01	380.47
5520001 Training	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
5601000 - Accounting Services	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
5610000 * Legal Service	160.00	163.20	166.46	169.79	173.19	176.65	180.19	183.79	187.47	191.21	195.04	198.94	202.92
5612000 Auditing Services	7,700.00	7,854.00	8,011.08	8,171.30	8,334.73	8,501.42	8,671.45	8,844.88	9,021.78	9,202.21	9,386.26	9,573.98	9,765.46
5615000 Property & Liability Insurance	20,000.00	20,400.00	20,808.00	21,224.16	21,648.64	22,081.62	22,523.25	22,973.71	23,433.19	23,901.85	24,379.89	24,867.49	25,364.84
6001000 Miscellaneous Expense	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
6005000 - Capital Improvement Expense	8,009.00	16,019.00	16,019.00	16,019.00	16,019.00	16,019.00	16,019.00	16,019.00	16,019.00	16,019.00	16,019.00	16,019.00	16,019.00
Transfer funds to Apollo Towers	65,000.00	20,000.00	20,000.00	5,000.00	7,000.00	9,000.00	34,000.00	40,000.00	32,000.00	50,000.00	10,000.00	50,000.00	50,000.00
Total Expense	268,161.00	346,374.04	306,681.14	342,094.38	304,615.89	342,247.83	342,992.41	414,851.87	352,828.53	376,924.72	424,142.84	389,485.31	395,954.64
Net Income	48,889.00	-22,983.04	23,177.68	-5,638.39	38,569.23	7,800.99	14,057.39	-50,661.08	18,646.08	1,979.38	-37,660.66	4,726.51	6,141.42

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Funds Transferred to Reserves
Reserve Balance BB \$27,383

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	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
	44,800.00	-22,983.00	23,150.00	-5,638.00	38,500.00	7800	14057	-50661	18646	1979	-37661	4700	6100
	<u>72,183.00</u>	<u>49,200.00</u>	<u>72,350.00</u>	<u>66,712.00</u>	<u>105,212.00</u>	<u>113,012.00</u>	<u>127,069.00</u>	<u>76,408.00</u>	<u>95,054.00</u>	<u>97,033.00</u>	<u>59,372.00</u>	<u>64,072.00</u>	<u>70,172.00</u>

CAPITAL IMPROVEMENT

50 Deadbolts	7500
Refrigerators 9, then 10 per year	27000
Exterior Lighting - Parking Lot	7000
Elevator Jacks Debt Payment	110000
Office HVAC	6000
Roof Repair	9500

Roof Replacement	30000
Blacktop Parking Lot	45000
Exterior Water Proofing	

Exterior Tucking & Water Proofing	60000
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Tandless Water Heaters	8009
Bond Payment for Elevator Jacks \$174,500 @4.5% for 15 Yrs	7500
1st FL Water Supply Line/Kitchen Counter & shelves	

Total Capital Expenditures

182509	16019	16019	16019	61019	16019	46019	16019	76019	16019	16019	97019	16019	16019
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Parkview 20-Year Proforma Section 8
Prepared 1/05/2015

	2028	2029	2030	2031	2032	2033	2034
Income							
4101000 · Rental	226,381.16	230,908.78	235,526.96	240,237.50	245,042.25	249,943.09	254,941.96
4101300 · HAP	150,834.53	153,851.22	156,928.25	160,066.81	163,268.15	166,533.51	169,864.18
4105000 · *Vacancy	-9,702.05	-9,896.09	-10,094.01	-10,295.89	-10,501.81	-10,711.85	-10,926.08
4235000 · Cable TV	16,816.89	17,153.22	17,496.29	17,846.21	18,203.14	18,567.20	18,938.55
4413000 · Damage Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4420000 · Utilities Fee	10,866.30	11,083.62	11,305.29	11,531.40	11,762.03	11,997.27	12,237.21
4500007 · Collections	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4500009 · Maintenance Material Cost	646.80	659.74	672.93	686.39	700.12	714.12	728.41
4500010 · * Lockout Fee	323.40	329.87	336.47	343.20	350.06	357.06	364.20
4500012 · Key Replacement Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4700050 Management Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4700500 · Miscellaneous Non-Tenant Income	9,055.25	9,236.35	9,421.08	9,609.50	9,801.69	9,997.72	10,197.68
4701311 · Laundry Income	4,915.71	5,014.02	5,114.30	5,216.59	5,320.92	5,427.34	5,535.88
4701312 · Vending Machine Income							
4101100 · HUD CFP	410,137.98	418,340.74	426,707.56	435,241.71	443,946.54	452,825.47	461,881.98
Total Income							
Expense							
5110000 · Maintenance Labor	62,905.50	64,163.61	65,446.89	66,755.82	68,090.94	69,452.76	70,841.81
5120000 · Custodial Costs	8,927.18	9,105.72	9,287.84	9,473.59	9,663.07	9,856.33	10,053.45
5130000 · Administrative Payroll	74,950.27	76,449.28	77,978.27	79,537.83	81,128.59	82,751.16	84,406.18
514000 · Workmens Compensation	4,738.48	4,833.25	4,929.92	5,028.51	5,129.08	5,231.67	5,336.30
5201000 · Materials	12,936.07	13,194.79	13,458.68	13,727.86	14,002.41	14,282.46	14,568.11
5205000 · Contract Costs	944.33	963.22	982.48	1,002.13	1,022.18	1,042.62	1,063.47
5210000 · Landscaping	646.80	659.74	672.93	686.39	700.12	714.12	728.41
5214000 · Exterminator/Pest	3,725.59	3,800.10	3,876.10	3,953.62	4,032.70	4,113.35	4,195.62
5225000 · Elevator Repair	10,090.13	10,291.93	10,497.77	10,707.73	10,921.88	11,140.32	11,363.13
5230000 · HVAC Services & Repairs	776.16	791.69	807.52	823.67	840.14	856.95	874.09
5235001 · Plumbing	970.20	989.61	1,009.40	1,029.59	1,050.18	1,071.18	1,092.61
5235003 · Snow Removal	582.12	593.77	605.64	617.75	630.11	642.71	655.57
5305000 · Water	7,761.64	7,916.87	8,075.21	8,236.71	8,401.45	8,569.48	8,740.87
5310000 · Trash Removal	3,725.59	3,800.10	3,876.10	3,953.62	4,032.70	4,113.35	4,195.62
5315000 · Gas	9,572.69	9,764.14	9,959.43	10,158.61	10,361.79	10,569.02	10,780.40
5320000 · Electric	63,386.72	64,654.46	65,947.55	67,266.50	68,611.83	69,984.07	71,383.75
5340001 · Sewer	2,911.91	2,970.15	3,029.55	3,090.14	3,151.94	3,214.98	3,279.28
5405000 · Advertising	5,148.55	5,251.53	5,356.56	5,463.69	5,572.96	5,684.42	5,798.11
5505000 · Bank Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5512010 · Service Chargeback Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5515000 · Sundry Administrative	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5520002 · Office Expense	6,881.99	7,019.63	7,160.02	7,303.22	7,449.28	7,598.27	7,750.24
5520003 · Telephone Expense	1,099.57	1,121.56	1,143.99	1,166.87	1,190.21	1,214.01	1,238.29
5520005 · Software & Web Subscriptions	1,617.01	1,649.35	1,682.34	1,715.98	1,750.30	1,785.31	1,821.01
5520006 · Cable TV Contract	11,487.23	11,716.97	11,951.31	12,190.34	12,434.14	12,682.83	12,936.48
5520008 Certification/Inspection Fees	1,293.61	1,319.48	1,345.87	1,372.79	1,400.24	1,428.25	1,456.81
5515000 · Sundry Administrative	3,027.04	3,087.58	3,149.33	3,212.32	3,276.56	3,342.10	3,408.94
5520000 Travel	388.08	395.84	403.76	411.84	420.07	428.47	437.04
5520001 Training	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5601000 · Accounting Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5610000 · * Legal Service	206.98	211.12	215.34	219.65	224.04	228.52	233.09
5612000 Auditing Services	9,960.77	10,159.99	10,363.19	10,570.45	10,781.86	10,997.50	11,217.45
5615000 Property & Liability Insurance	25,877.13	26,389.58	26,917.37	27,455.71	28,004.83	28,564.92	29,136.22
6001000 Miscellaneous Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6005000 · Capital Improvement Expense	56,019.00	81,019.00	8,009.00	0.00	55,000.00	0.00	0.00
Transfer funds to Apollo Towers	392,553.35	454,284.04	393,139.34	357,132.95	459,275.61	411,561.12	418,992.34
Total Expense	17,584.63	-35,943.30	33,568.22	38,108.76	-15,329.06	41,264.35	42,889.64
Net Income							

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Funds Transferred to Reserves	2028	2029	2030	2031	2032	2033	2034
Reserve Balance BB \$27,383	17550	-35943	33568	38000	-15329	41200	42800
	<u>87,722.00</u>	<u>51,779.00</u>	<u>85,347.00</u>	<u>123,347.00</u>	<u>108,018.00</u>	<u>149,218.00</u>	<u>192,018.00</u>

CAPITAL IMPROVEMENT	
50 Desalbots	
Refrigerators 9, then 10 per year	
Exterior Lighting - Parking Lot	
Elevator Jacks Debt Payment	
Office HVAC	
Roof Repair	40000
Roof Replacement	
Blacktop Parking Lot	
Exterior Water Proofing	
Exterior Tuckling & Water Proofing	65000
Tankless Water Heaters	
Bond Payment for Elevator Jacks \$174,500 @4.5% for 15 Yrs	16019
1st FL Water Supply Line/Kitchen Counter & shelves	16019

Total Capital Expenditures

56019	81019	8009	0	55000	0	0
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Apollo Towers 20-Year Proforma
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Apollo 20-Year Proforma Section 8

Income											
2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2027
182,000.00	185,640.00	189,352.80	193,139.86	197,002.65	200,942.71	204,961.56	209,060.79	213,242.01	217,506.85	221,856.98	230,820.01
113,632.00	115,904.64	118,222.73	120,587.19	122,998.93	125,458.91	127,968.09	130,527.45	133,138.00	135,800.76	138,516.77	144,112.85
-7,500.00	-7,650.00	-7,803.00	-7,959.06	-8,118.24	-8,280.61	-8,446.22	-8,615.14	-8,787.45	-8,963.19	-9,142.46	-9,511.81
13,865.00	14,142.30	14,425.15	14,713.65	15,007.92	15,308.08	15,614.24	15,926.53	16,245.06	16,569.96	16,901.36	17,584.17
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11,678.00	11,911.56	12,149.79	12,392.79	12,640.64	12,893.46	13,151.32	13,414.35	13,682.64	13,956.29	14,235.42	14,810.53
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4500007 · Collections											
4500009 · Maintenance Material Cost											
4500010 · Lockout Fee	532.00	542.64	553.49	564.56	575.85	587.37	599.12	611.10	623.32	635.79	674.70
4500012 · Key Replacement Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4700050 Management Fee Income											
4700500 · Miscellaneous Non-Tenant Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4701311 · Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4701312 · Vending Machine Income											
Funds from Parkview Plaza											
Total Income	314,207.00	385,491.14	346,900.96	338,438.98	347,107.76	355,909.92	387,848.12	400,925.08	425,506.45	393,016.58	448,490.45
Expense											
5110000 · Maintenance Labor	48,628.00	49,600.56	50,592.57	51,604.42	52,636.51	53,689.24	54,763.03	55,858.29	56,975.45	58,114.96	61,672.06
5120000 · Custodial Costs	8,841.00	9,017.82	9,198.18	9,382.14	9,569.78	9,761.18	9,956.40	10,155.53	10,358.64	10,565.81	11,212.53
5130000 · Administrative Payroll	57,939.00	59,097.78	60,279.74	61,485.33	62,715.04	63,969.34	65,248.72	66,553.70	67,884.77	69,242.47	73,480.66
514000 · Workmens Compensation	3,663.00	3,736.26	3,810.99	3,887.20	3,964.95	4,044.25	4,125.13	4,207.64	4,291.79	4,377.62	4,554.48
5201000 · Materials	8,000.00	8,160.00	8,323.20	8,489.66	8,659.46	8,832.65	9,009.30	9,189.49	9,373.28	9,560.74	10,145.93
5205000 · Contract Costs	3,000.00	3,060.00	3,121.20	3,183.62	3,247.30	3,312.24	3,378.49	3,446.06	3,514.98	3,585.28	3,804.73
5210000 · Landscaping	450.00	459.00	468.18	477.54	487.09	496.84	506.77	516.91	527.25	537.79	570.71
5214000 · Exterminator/Pest	2,880.00	2,937.60	2,996.35	3,056.28	3,117.40	3,179.75	3,243.35	3,308.21	3,374.38	3,441.87	3,580.92
5225000 · Elevator Repair	7,800.00	7,956.00	8,115.12	8,277.42	8,442.97	8,611.83	8,784.07	8,959.75	9,138.94	9,321.72	9,892.29
5230000 · HVAC Services & Repairs	1,200.00	1,224.00	1,248.48	1,273.45	1,298.92	1,324.90	1,351.39	1,378.42	1,404.11	1,430.55	1,521.89
5235001 · Plumbing	500.00	510.00	520.20	530.60	541.22	552.04	563.08	574.34	585.83	597.55	634.12
5235002 · Electrical	400.00	408.00	416.16	424.48	432.97	441.63	450.46	459.47	468.66	478.04	507.30
5235003 · Snow Removal	450.00	459.00	468.18	477.54	487.09	496.84	506.77	516.91	527.25	537.79	570.71
5305000 · Water	4,923.00	5,021.46	5,121.89	5,224.33	5,328.81	5,435.39	5,544.10	5,654.98	5,768.08	5,883.44	6,243.55
5310000 · Trash Removal	7,800.00	7,956.00	8,115.12	8,277.42	8,442.97	8,611.83	8,784.07	8,959.75	9,138.94	9,321.72	9,892.29
5315000 · Gas	80,000.00	81,600.00	83,232.00	84,896.64	86,594.57	88,326.46	90,092.99	91,894.85	93,732.75	95,607.41	101,459.34
5320000 · Electric	1,736.00	1,770.72	1,806.13	1,842.26	1,879.10	1,916.68	1,955.02	1,994.12	2,034.00	2,074.68	2,201.67
5340001 · Sewer	3,980.00	4,059.60	4,140.79	4,223.61	4,308.08	4,394.24	4,482.13	4,571.77	4,663.20	4,756.47	5,047.60
5405000 · Advertising		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5505000 · Bank Fees		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5512010 · Service Chargeback Expense		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5515000 · Sundry Administrative		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5520002 · Office Expense	5,320.00	5,426.40	5,534.93	5,645.63	5,758.54	5,873.71	5,991.18	6,111.01	6,233.23	6,357.89	6,747.05
5520003 · Telephone Expense	1,548.00	1,578.96	1,610.54	1,642.75	1,675.60	1,709.12	1,743.30	1,778.17	1,813.73	1,850.00	1,924.74
5520005 · Software & Web Subscriptions	1,274.00	1,299.48	1,325.47	1,351.98	1,379.02	1,406.60	1,434.73	1,463.43	1,492.69	1,522.55	1,615.74
5520006 · Cable TV Contract	9,708.00	9,902.16	10,100.20	10,302.21	10,508.25	10,718.42	10,932.78	11,151.44	11,374.47	11,601.96	12,312.09
5520007 * Tax Credit Compliance Fee	6,026.00	6,146.52	6,269.45	6,394.84	6,522.74	6,653.19	6,786.25	6,921.98	7,060.42	7,201.63	7,642.43
5520008 Certification/Inspection Fees	1,375.00	1,402.50	1,430.55	1,459.16	1,488.34	1,518.11	1,548.47	1,579.44	1,611.03	1,643.25	1,743.83
5515000 · Sundry Administrative	2,340.00	2,386.80	2,434.54	2,483.23	2,532.89	2,583.22	2,633.22	2,683.92	2,734.68	2,786.52	2,967.69
5520000 Travel	300.00	306.00	312.12	318.36	324.73	331.22	337.85	344.61	351.50	358.53	380.47
5520001 Training	200.00	208.00	212.24	216.49	220.82	225.23	229.74	234.33	239.02	243.80	253.65
5601000 · Accounting Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5610000 * Legal Service	160.00	163.20	166.46	169.79	173.19	176.65	180.19	183.79	187.47	191.21	198.94
5612000 Auditing Services	7,370.00	7,517.40	7,667.75	7,821.10	7,977.53	8,137.08	8,299.82	8,465.81	8,635.13	8,807.83	9,346.94
5615000 Property & Liability Insurance	20,839.00	21,255.78	21,680.90	22,114.51	22,556.80	23,007.94	23,468.10	23,937.46	24,416.21	25,402.62	26,428.89
6001000 Miscellaneous Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6005000 · Capital Improvement Expense	18,672.00	24,895.00	24,896.00	24,896.00	24,896.00	24,896.00	24,896.00	24,896.00	24,896.00	24,896.00	79,896.00
66900 · Reconciliation Discrepancies											
Total Expense	320,202.00	332,456.60	338,607.81	411,382.05	351,281.77	357,809.48	371,467.75	371,259.19	450,252.26	392,459.39	462,308.95

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	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Net Income	-5,995.00	53,034.54	8,293.15	-72,943.07	-4,174.01	-1,895.57	16,380.36	29,665.89	21,957.13	-24,745.81	557.19	2,366.26	-13,818.50
Funds Transferred to Reserves	-5,995.00	53,034.00	8,200.00	-72,943.00	-4,174.00	-1,900.00	16380.00	29600.00	21957.00	-24746.00	557.00	2366.00	-13818.00
Reserve Balance BB \$32,364	16,369.00	69,403.00	77,603.00	4,660.00	486.00	-1,414.00	14,956.00	44,566.00	66,523.00	41,777.00	42,334.00	44,700.00	30,882.00
CAPITAL IMPROVEMENT													
8 Deadbolts	1200												
Elevator System Modernization	210000												
Roof Repair				6500			7000					7500	
Exterior Water Proofing	60000												55000
Exterior Tucking & Water Proofing				60000						65000		31000	
Tankless Water Heaters		24896	24896	24896	24896	24896	24896	24896	24896	24896	24896	24896	24896
Bond Payment for Elevator Modernization \$271,200 at 4.5% for 15 Yrs	18672												
Total Capital Expenditures	289872	24896	24896	91396	24896	24896	31896	24896	24896	89896	24896	63396	79896

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	2028	2029	2030	2031	2032	2033	2034
Income							
4101000 · Rental	235,436.41	240,145.13	244,948.04	249,847.00	254,843.94	259,940.82	265,139.63
4101300 · HAP	146,995.11	149,935.01	152,933.71	155,992.39	159,112.23	162,294.48	165,540.37
4105000 · Vacancy	-9,702.05	-9,896.09	-10,094.01	-10,295.89	-10,501.81	-10,711.85	-10,926.08
4235000 · Cable TV	17,935.86	18,294.57	18,660.46	19,033.67	19,414.35	19,802.63	20,198.69
4413000 · Damage Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4420000 · Utilities Fee	15,106.74	15,408.87	15,717.05	16,031.39	16,352.02	16,679.06	17,012.64
4500007 · Collections	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4500009 · Maintenance Material Cost	688.20	701.96	716.00	730.32	744.93	759.83	775.02
4500010 · Lockout Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4500012 · Key Replacement Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4700050 Management Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4700500 · Miscellaneous Non-Tenant Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4701311 · Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4701312 · Vending Machine Income							
Funds from Parkview Plaza							
Total Income	406,460.26	30,000.00	35,000.00	40,000.00	40,000.00	40,000.00	40,000.00
		444,589.46	457,881.25	471,338.88	479,965.66	488,764.97	497,740.27
Expense							
5110000 · Maintenance Labor	62,905.50	64,163.61	65,446.89	66,755.82	68,090.94	69,452.76	70,841.81
5120000 · Custodial Costs	11,436.78	11,665.51	11,898.82	12,136.80	12,379.53	12,627.13	12,879.67
5130000 · Administrative Payroll	74,950.27	76,449.28	77,978.27	79,537.83	81,128.59	82,751.16	84,406.18
514000 · Workmens Compensation	4,738.48	4,833.25	4,929.92	5,028.51	5,129.08	5,231.67	5,336.30
5201000 · Materials	10,348.85	10,555.83	10,766.95	10,982.29	11,201.93	11,425.97	11,654.49
5205000 · Contract Costs	3,880.82	3,958.44	4,037.61	4,118.36	4,200.72	4,284.74	4,370.43
5210000 · Landscaping	582.12	593.77	605.64	617.75	630.11	642.71	655.57
5214000 · Exterminator/Pest	3,725.59	3,800.10	3,876.10	3,953.62	4,032.70	4,113.35	4,195.62
5225000 · Elevator Repair	10,090.13	10,291.93	10,497.77	10,707.73	10,921.88	11,140.32	11,363.13
5230000 · HVAC Services & Repairs	1,552.33	1,583.37	1,615.04	1,647.34	1,680.29	1,713.90	1,748.17
5235001 · Plumbing	646.80	659.74	672.93	686.39	700.12	714.12	728.41
5235002 · Electrical	517.44	527.79	538.35	549.11	560.10	571.30	582.72
5235003 · Snow Removal	582.12	593.77	605.64	617.75	630.11	642.71	655.57
5305000 · Water	6,368.43	6,495.79	6,625.71	6,758.22	6,893.39	7,031.26	7,171.88
5310000 · Trash Removal	3,725.59	3,800.10	3,876.10	3,953.62	4,032.70	4,113.35	4,195.62
5315000 · Gas	10,090.13	10,291.93	10,497.77	10,707.73	10,921.88	11,140.32	11,363.13
5320000 · Electric	103,488.53	105,558.30	107,669.47	109,822.86	112,019.31	114,259.70	116,544.89
5340001 · Sewer	2,245.70	2,290.62	2,336.43	2,383.16	2,430.82	2,479.44	2,529.02
5405000 · Advertising	5,148.55	5,251.53	5,356.56	5,463.69	5,572.96	5,684.42	5,798.11
5505000 · Bank Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5512010 · Service Chargeback Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5515000 · Sundry Administrative	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5520002 · Office Expense	6,881.99	7,019.63	7,160.02	7,303.22	7,449.28	7,598.27	7,750.24
5520003 · Telephone Expense	2,002.50	2,042.55	2,083.40	2,125.07	2,167.57	2,210.93	2,255.14
5520005 · Software & Web Subscriptions	1,648.05	1,681.02	1,714.64	1,748.93	1,783.91	1,819.59	1,855.98
5520006 · Cable TV Contract	12,558.33	12,809.50	13,065.69	13,327.00	13,593.54	13,865.41	14,142.72
5520007 · Tax Credit Compliance Fee	7,795.27	7,951.18	8,110.20	8,272.41	8,437.85	8,606.61	8,778.74
5520008 Certification/Inspection Fees	1,778.71	1,814.28	1,850.57	1,887.58	1,925.33	1,963.84	2,003.12
5515000 · Sundry Administrative	3,027.04	3,087.58	3,149.33	3,212.32	3,276.56	3,342.10	3,408.94
5520000 Travel	388.08	395.84	403.76	411.84	420.07	428.47	437.04
5520001 Training	258.72	263.90	269.17	274.56	280.05	285.65	291.36
5601000 · Accounting Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5610000 · Legal Service	206.98	211.12	215.34	219.65	224.04	228.52	233.09
5612000 Auditing Services	9,533.88	9,724.56	9,919.05	10,117.43	10,319.78	10,526.17	10,736.70
5615000 Property & Liability Insurance	26,957.47	27,496.62	28,046.55	28,607.48	29,179.63	29,763.22	30,358.49
6001000 Miscellaneous Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6005000 · Capital Improvement Expense							
66900 · Reconciliation Discrepancies	24,896.00	14,224.00	0.00	0.00	88,500.00	0.00	0.00
Total Expense	414,957.21	412,086.43	405,819.68	413,936.07	510,714.80	430,659.09	439,272.27

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	2028	2029	2030	2031	2032	2033	2034
Net Income	-8,496.95	32,503.03	52,061.57	57,402.80	-30,749.14	58,105.88	58,468.00
	-8497	32503	52000	57400	-30749	58000	58400
Funds Transferred to Reserves							
Reserve Balance BB \$32,364	22,385.00	54,888.00	106,888.00	164,288.00	133,539.00	191,539.00	249,939.00
CAPITAL IMPROVEMENT							
8 Deadbolts					8500		
Elevator System Modernization							
Roof Repair		8000					
Exterior Water Proofing							
Exterior Tucking & Water Proofing					80000		
Tankless Water Heaters	24896	6224					
Bond Payment for Elevator Modernization \$271,200 at 4.5% for 15 Yrs							
Total Capital Expenditures	24896	14224	0	0	88500	0	0