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FPI MANAGEMENT, INC.

Memo

To: **Janice Hoberg – President/Director**
Jerry Ontiveros – Vice President/Director
Kathy Slotterback – Treasurer/Director
Ed Healy – Secretary/Director
Shirley Brown – Director
Lynette Haley – Alternate Director
Linda Manning – Alternate Director
Theresa Williams – Community Director

From: Gary Haugstad

Date: 3/12/2013

Re: **Eastern Gardens – Financial Statement**

Enclosed please find a copy of the following February 2013 financial information regarding Eastern Gardens.

- Balance Sheet
- Income Statement
- General Ledger
- Check Register
- Payable Aging

Please do not hesitate to contact me with any questions you may have.

Sincerely,

FPI MANAGEMENT, INC.

Gary Haugstad

Gary Haugstad
Senior Portfolio Manager

**FPI 12 MONTH BALANCE SHEET
EASTERN GARDENS
From January 2013 - February 2013**

Books=Accrual

Account Description	Jan-'13	Feb-'13	Mar-'13	Apr-'13	May-'13	Jun-'13	Jul-'13	Aug-'13	Sep-'13	Oct-'13	Nov-'13	Dec-'13
ASSETS												
CURRENT ASSETS												
PETTY CASH	400	400	0	0	0	0	0	0	0	0	0	0
CASH IN BANK - OPERATING	43,464	49,556	0	0	0	0	0	0	0	0	0	0
TENANT ACCOUNTS RECEIVABLES	162	136	0	0	0	0	0	0	0	0	0	0
TOTAL CURRENT ASSETS	44,026	50,092	0	0	0	0	0	0	0	0	0	0
PREPAID EXPENSES												
PREPAID PROPERTY & LIAB. INS.	2,681	1,072	0	0	0	0	0	0	0	0	0	0
PREPAID MORTGAGE INSURANCE	4,107	3,734	0	0	0	0	0	0	0	0	0	0
TOTAL PREPAID EXPENSES	6,789	4,806	0	0	0	0	0	0	0	0	0	0
RESTRICTED FUNDS												
MORTGAGE ESCROW DEPOSITS	23,880	27,428	0	0	0	0	0	0	0	0	0	0
RESERVE FOR REPLACEMENTS	246,891	247,884	0	0	0	0	0	0	0	0	0	0
CASH-GENERAL RESERVE	119,137	120,056	0	0	0	0	0	0	0	0	0	0
SPECIAL EQUITY ACCOUNT-COOP	25,978	25,979	0	0	0	0	0	0	0	0	0	0
TOTAL RESTRICTED FUNDS	415,886	421,347	0	0	0	0	0	0	0	0	0	0
FIXED ASSETS												
LAND	156,092	156,092	0	0	0	0	0	0	0	0	0	0
BUILDINGS	1,842,298	1,842,298	0	0	0	0	0	0	0	0	0	0
- DEPR. - BUILDINGS	-1,685,516	-1,685,766	0	0	0	0	0	0	0	0	0	0
TOTAL FIXED ASSETS	312,874	312,624	0	0	0	0	0	0	0	0	0	0
OTHER ASSETS												
LOAN FEES	25,972	25,972	0	0	0	0	0	0	0	0	0	0
ACCUMULATED AMORTIZATION	-10,521	-10,629	0	0	0	0	0	0	0	0	0	0

FPI 12 MONTH BALANCE SHEET
EASTERN GARDENS
From January 2013 - February 2013
Books=Accrual

Account Description	Jan-'13	Feb-'13	Mar-'13	Apr-'13	May-'13	Jun-'13	Jul-'13	Aug-'13	Sep-'13	Oct-'13	Nov-'13	Dec-'13
DEFERRED INCOME TAXES	22,235	22,235	0	0	0	0	0	0	0	0	0	0
TOTAL OTHER ASSETS	37,686	37,578	0	0	0	0	0	0	0	0	0	0
TOTAL ASSETS	817,260	826,446	0	0	0	0	0	0	0	0	0	0
LIABILITIES												
CURRENT LIABILITES												
ACCRUED INTEREST PAYABLE	4,938	4,938	0	0	0	0	0	0	0	0	0	0
ACCRUED PROPERTY TAXES	1,694	3,388	0	0	0	0	0	0	0	0	0	0
OTHER CURRENT LIABILITIES	6,151	0	0	0	0	0	0	0	0	0	0	0
INCOME TAX PAYABLE	5,000	5,000	0	0	0	0	0	0	0	0	0	0
TENANT SECURITY DEPOSITS	15,873	15,873	0	0	0	0	0	0	0	0	0	0
M/O REFUND DUE TENANT	-143	0	0	0	0	0	0	0	0	0	0	0
TOTAL CURRENT LIABILITIES	33,513	29,199	0	0	0	0	0	0	0	0	0	0
PREPAID INCOME												
PREPAID RENTS	4,916	3,209	0	0	0	0	0	0	0	0	0	0
SUBSIDY PREPAID	0	605	0	0	0	0	0	0	0	0	0	0
TOTAL PREPAID INCOMES	4,916	3,814	0	0	0	0	0	0	0	0	0	0
LONG TERM LIABILITIES												
MORTGAGE PAYABLE	916,110	911,736	0	0	0	0	0	0	0	0	0	0
TOTAL LONG TERM LIABILITIES	916,110	911,736	0	0	0	0	0	0	0	0	0	0
OTHER LIABILITIES												
TOTAL LIABILITIES	954,539	944,749	0	0	0	0	0	0	0	0	0	0
EQUITY												

**FPI 12 MONTH BALANCE SHEET
EASTERN GARDENS
From January 2013 - February 2013**

Books=Accrual

Account Description	Jan-'13	Feb-'13	Mar-'13	Apr-'13	May-'13	Jun-'13	Jul-'13	Aug-'13	Sep-'13	Oct-'13	Nov-'13	Dec-'13
NET INCOME (LOSS)	-5,472	-336	0	0	0	0	0	0	0	0	0	0
PARTNER EQUITY	-166,715	-166,715	0	0	0	0	0	0	0	0	0	0
PAID-IN-SURPLUS (COOPS)	34,909	48,748	0	0	0	0	0	0	0	0	0	0
TOTAL EQUITY	-137,278	-118,303	0	0	0	0	0	0	0	0	0	0
TOTAL LIABILITIES & EQUITY	817,260	826,446	0	0	0	0	0	0	0	0	0	0

EASTERN GARDENS (47)

**FPI 12 Month Income Statement W/Budget
For The Period Ending February 2013
Books = Accrual**

Account Description	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	YTD Total	YTD Budget
INCOME														
RENTAL INCOME														
APARTMENTS - TENANTS	42,806	43,365	0	0	0	0	0	0	0	0	0	0	86,171	92,672
TENANT ASSISTANCE PAYMENTS	3,530	2,971	0	0	0	0	0	0	0	0	0	0	6,501	0
VACANCIES-APARTMENTS	-372	-451	0	0	0	0	0	0	0	0	0	0	-823	-927
(LOSS)/GAIN TO LEASE	0	-1	0	0	0	0	0	0	0	0	0	0	-1	0
RENT FREE UNIT (MGR)	0	0	0	0	0	0	0	0	0	0	0	0	0	-890
NET RENTAL INCOME	45,964	45,884	0	0	0	0	0	0	0	0	0	0	91,848	90,855
OTHER INCOME														
INTEREST INCOME-OPERATIONS	6	5	0	0	0	0	0	0	0	0	0	0	11	12
INTEREST INCOME-R&R	7	10	0	0	0	0	0	0	0	0	0	0	17	0
LAUNDRY SERVICE	0	930	0	0	0	0	0	0	0	0	0	0	930	882
NSF AND LATE CHARGES	0	20	0	0	0	0	0	0	0	0	0	0	20	2
APPLICATION FEE	0	68	0	0	0	0	0	0	0	0	0	0	68	0
CABLE INCOME	0	384	0	0	0	0	0	0	0	0	0	0	384	256
CREDIT REPORT INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	42
TOTAL OTHER INCOME	13	1,417	0	0	0	0	0	0	0	0	0	0	1,430	1,194
TOTAL INCOME	45,977	47,301	0	0	0	0	0	0	0	0	0	0	93,278	92,049
OPERATING EXPENSE														
PAYROLL														
MANAGEMENT SALARIES	3,023	1,592	0	0	0	0	0	0	0	0	0	0	4,615	6,600
PAYROLL ADMIN	19	19	0	0	0	0	0	0	0	0	0	0	38	48
PAYROLL TAXES	443	308	0	0	0	0	0	0	0	0	0	0	751	967
WORKMAN'S COMPENSATION	352	303	0	0	0	0	0	0	0	0	0	0	655	950
HEALTH INS. & EMPL. BENEFITS	706	704	0	0	0	0	0	0	0	0	0	0	1,410	1,175
TOTAL PAYROLL	4,544	2,925	0	0	0	0	0	0	0	0	0	0	7,469	9,740
MARKETING														
ADVERTISING	0	0	0	0	0	0	0	0	0	0	0	0	0	500
OTHER RENTING EXPENSE	93	43	0	0	0	0	0	0	0	0	0	0	136	84
MARKETING EXPENSE	0	0	0	0	0	0	0	0	0	0	0	0	0	500
TOTAL MARKETING	93	43	0	0	0	0	0	0	0	0	0	0	136	1,084
ADMINISTRATIVE EXPENSES														
CREDIT REPORTS	51	43	0	0	0	0	0	0	0	0	0	0	94	70
DUES/SUBSCRIPTIONS	0	0	0	0	0	0	0	0	0	0	0	0	0	102
OFFICE EQUIPMENT SERVICING	0	0	0	0	0	0	0	0	0	0	0	0	0	84
OFFICE SUPPLIES	372	245	0	0	0	0	0	0	0	0	0	0	617	334
MANAGEMENT FEE	2,800	2,800	0	0	0	0	0	0	0	0	0	0	5,600	5,600
LEGAL EXPENSES (PROJECT)	0	0	0	0	0	0	0	0	0	0	0	0	0	334
AUDITING EXPENSES (PROJECT)	600	3,050	0	0	0	0	0	0	0	0	0	0	3,650	1,200
TELEPHONE & ANSWERING SERVICE	331	342	0	0	0	0	0	0	0	0	0	0	674	636
INTERNET ACCESS	63	63	0	0	0	0	0	0	0	0	0	0	125	130
POSTAGE	42	38	0	0	0	0	0	0	0	0	0	0	80	86
TRAVEL/MILEAGE	0	0	0	0	0	0	0	0	0	0	0	0	0	30
COMPUTER SOFTWARE EXPENSE	0	0	0	0	0	0	0	0	0	0	0	0	0	126

EASTERN GARDENS (47)

FPI 12 Month Income Statement W/Budget
For The Period Ending February 2013
Books = Accrual

Account Description	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	YTD Total	YTD Budget
TRAINING	32	32	0	0	0	0	0	0	0	0	0	0	65	156
TOTAL ADMINISTRATIVE EXPENSES	4,291	6,614	0	0	0	0	0	0	0	0	0	0	10,905	8,888
UTILITIES EXPENSE														
ELECTRICITY	1,348	1,545	0	0	0	0	0	0	0	0	0	0	2,893	2,336
WATER	1,357	1,483	0	0	0	0	0	0	0	0	0	0	2,840	4,276
GAS	2,380	1,689	0	0	0	0	0	0	0	0	0	0	4,070	4,712
SEWER	3,990	3,990	0	0	0	0	0	0	0	0	0	0	7,980	8,584
GARBAGE AND TRASH	1,255	1,254	0	0	0	0	0	0	0	0	0	0	2,509	2,314
TOTAL UTILITIES EXPENSE	10,330	9,962	0	0	0	0	0	0	0	0	0	0	20,292	22,222
OPERATING AND MAINT. EXPENSE														
CLEANING SUPPLIES	300	0	0	0	0	0	0	0	0	0	0	0	300	30
CLEANING CONTRACT (UNITS)	0	0	0	0	0	0	0	0	0	0	0	0	0	28
CLEANING CONTRACT (COMMON)	0	300	0	0	0	0	0	0	0	0	0	0	300	920
CARPET CLEANING CONTRACT	0	0	0	0	0	0	0	0	0	0	0	0	0	26
EXTERMINATING CONTRACT	284	0	0	0	0	0	0	0	0	0	0	0	284	390
GROUNDS SUPPLIES	1,025	90	0	0	0	0	0	0	0	0	0	0	1,115	880
GROUNDS CONTRACT	2,500	2,500	0	0	0	0	0	0	0	0	0	0	5,000	6,200
REPAIRS MATERIAL-APPLIANCES	75	30	0	0	0	0	0	0	0	0	0	0	105	78
REPAIRS MATERIAL-ELECTRICAL	17	301	0	0	0	0	0	0	0	0	0	0	319	296
REPAIRS MATERIAL-PLUMBING	315	385	0	0	0	0	0	0	0	0	0	0	700	280
REPAIRS MATERIAL-MISC.	81	103	0	0	0	0	0	0	0	0	0	0	184	108
REPAIR MATERIALS-FIRE PROT	0	0	0	0	0	0	0	0	0	0	0	0	0	120
REPAIR MAT-DOORS/WINDOWS	0	0	0	0	0	0	0	0	0	0	0	0	0	6
REPAIRS CONTRACT-APPLIANCES	45	151	0	0	0	0	0	0	0	0	0	0	196	200
REPAIRS CONTRACT-ELECTRICAL	493	377	0	0	0	0	0	0	0	0	0	0	870	422
REPAIRS CONTRACT-PLUMBING	441	1,327	0	0	0	0	0	0	0	0	0	0	1,768	1,614
REPAIRS CONTRACT-CARPET/FLOOR	115	0	0	0	0	0	0	0	0	0	0	0	115	0
REPAIRS CONTRACT-MISC.	1,011	1,243	0	0	0	0	0	0	0	0	0	0	2,254	1,446
HEATING & A/C REPAIRS & MAINT.	445	203	0	0	0	0	0	0	0	0	0	0	648	1,200
SWIMMING POOL CONTRACT	455	455	0	0	0	0	0	0	0	0	0	0	910	994
POOL MAINTENANCE & REPAIRS	0	0	0	0	0	0	0	0	0	0	0	0	0	84
INTERIOR PAINTING CONTRACT	0	0	0	0	0	0	0	0	0	0	0	0	0	100
PAINTING SUPPLIES	14	8	0	0	0	0	0	0	0	0	0	0	22	40
WINDOW COVERINGS	0	69	0	0	0	0	0	0	0	0	0	0	69	100
SECURITY GATE SERVICING/MAINT.	182	0	0	0	0	0	0	0	0	0	0	0	182	550
MISC OPER. & MAINT. REPAIRS	0	0	0	0	0	0	0	0	0	0	0	0	0	84
TOTAL OPERATING AND MAINT. EXPENSE	7,799	7,543	0	0	0	0	0	0	0	0	0	0	15,342	16,196
TAXES AND INSURANCE														
PROPERTY TAXES - REAL	1,694	1,694	0	0	0	0	0	0	0	0	0	0	3,388	3,408
FTB - CALIF PMB TAX	720	0	0	0	0	0	0	0	0	0	0	0	720	0
BUSINESS TAX & LICENSE	0	1,344	0	0	0	0	0	0	0	0	0	0	1,344	308
PROPERTY & LIAB. INS. (HAZARD)	1,395	1,395	0	0	0	0	0	0	0	0	0	0	2,791	2,930
OTHER INSURANCE	214	214	0	0	0	0	0	0	0	0	0	0	429	450
TOTAL TAXES AND INSURANCE	4,024	4,648	0	0	0	0	0	0	0	0	0	0	8,672	7,096
TOTAL OPERATING EXPENSE	31,081	31,734	0	0	0	0	0	0	0	0	0	0	62,815	65,226

EASTERN GARDENS (47)

**FPI 12 Month Income Statement W/Budget
For The Period Ending February 2013**

Books = Accrual

Account Description	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	YTD Total	YTD Budget
NET OPERATING INCOME	14,896	15,567	0	0	0	0	0	0	0	0	0	0	30,463	26,823
OTHER EXPENSES														
FINANCIAL EXPENSES														
INTEREST - LOAN 1	4,794	4,771	0	0	0	0	0	0	0	0	0	0	9,565	9,812
MORTGAGE INSURANCE PREMIUM	373	373	0	0	0	0	0	0	0	0	0	0	747	790
TOTAL FINANCIAL EXPENSES	5,167	5,145	0	0	0	0	0	0	0	0	0	0	10,312	10,602
DEPRECIATION & AMORT. EXPENSE														
DEPL. - BUILDING	6,266	250	0	0	0	0	0	0	0	0	0	0	6,516	12,532
AMORTIZATION EXPENSE	108	108	0	0	0	0	0	0	0	0	0	0	216	217
TOTAL DEPRECIATION & AMORT. EXPENSE	6,374	358	0	0	0	0	0	0	0	0	0	0	6,732	12,749
ENTITY EXPENSE														
OTHER ENTITY EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0	0	134
TOTAL ENTITY EXPENSE	0	0	0	0	0	0	0	0	0	0	0	0	0	134
CAPITAL EXPENSES														
ASPHALT	0	0	0	0	0	0	0	0	0	0	0	0	0	4,000
CARPET & FLOOR REPLACEMENT	791	3,911	0	0	0	0	0	0	0	0	0	0	4,702	2,400
HEATING/AIR CONDITIONING REPL.	0	0	0	0	0	0	0	0	0	0	0	0	0	334
APPLIANCE REPLACEMENT	55	1,017	0	0	0	0	0	0	0	0	0	0	1,072	834
OTHER CAPITAL EXPENSES	7,980	0	0	0	0	0	0	0	0	0	0	0	7,980	1,000
TOTAL CAPITAL EXPENSES	8,826	4,928	0	0	0	0	0	0	0	0	0	0	13,754	8,568
TOTAL OTHER EXPENSES	20,368	10,431	0	0	0	0	0	0	0	0	0	0	30,799	32,053
NET INCOME OR LOSS	-5,472	5,136	0	0	0	0	0	0	0	0	0	0	-336	-5,229

EASTERN GARDENS (47)

General Ledger

Period = Feb 2013

Book = Accrual

Property	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-000			PETTY CASH					400.00	= Beginning Balance =
			Net Change=0.00					400.00	= Ending Balance =
1120-000			CASH IN BANK - OPERATING					43,463.67	= Beginning Balance =
47	2/1/2013	02/2013		J-217396		41,580.00	0.00	85,043.67	REC FEBRUARY 2013 ICAM ACTIVITY
47	2/1/2013	02/2013		J-217396		88.00	0.00	85,131.67	REC FEBRUARY 2013 ICAM ACTIVITY
47	2/1/2013	02/2013		J-217396		3,602.00	0.00	88,733.67	REC FEBRUARY 2013 ICAM ACTIVITY
47	2/1/2013	02/2013		J-217396		143.00	0.00	88,876.67	REC FEBRUARY 2013 ICAM ACTIVITY
47	2/1/2013	02/2013		J-217396		0.00	344.00	88,532.67	REC FEBRUARY 2013 ICAM ACTIVITY
47	2/14/2013	02/2013		J-217357		525.92	0.00	89,058.59	REC WASH 1/21
47	2/14/2013	02/2013		J-217357		13,839.09	0.00	102,897.68	REC #8 EQUITY BUY IN DENEKA
47	2/27/2013	02/2013		J-217363		384.43	0.00	103,282.11	REC COMCAST QTR 4
47	2/27/2013	02/2013		J-217363		403.58	0.00	103,685.69	REC WASH 2/15
47	2/5/2013	02/2013	BERKADIA COMMERCIAL MORTGAGE (berka00)	K-572409	21425		13,675.59	90,010.10	FEB MORTGAGE PMT
47	2/7/2013	02/2013	EASTERN GARDENS (easte02)	K-574018	21426		915.00	89,095.10	FEB 13 OPER RESERVE
47	2/7/2013	02/2013	FPI MANAGEMENT, INC. (fpima00)	K-574019	21427		2,800.00	86,295.10	FEB MANAGEMENT FEE
47	2/7/2013	02/2013	MARK IV SERVICE (marki00)	K-574020	21428		296.25	85,998.85	10, REPR HEATER
47	2/7/2013	02/2013	SACRAMENTO SUBURBAN WATER DISTRICT (sacra07)	K-574021	21429		1,561.03	84,437.82	1/1-1/31, WATER
47	2/14/2013	02/2013	ADVANCED FLOORING INC - SACRAMENTO (advan07)	K-577054	21430		1,978.52	82,459.30	9, INSTL CRPT, VINYL
47	2/14/2013	02/2013	ALLIED WASTE SERVICES #922 SACRAMENTO (allie10)	K-577055	21431		1,254.27	81,205.03	2/1-2/28, GARBAGE SVC
47	2/14/2013	02/2013	AT&T (IL POB 5025) (att08)	K-577056	21432		314.31	80,890.72	1/26-2/25, 916-489-1604, PHN, DS
47	2/14/2013	02/2013	COUNTY OF SACRAMENTO UTILITIES (count02)	K-577057	21433		9,324.12	71,566.60	1/1, RENTAL FEE
47	2/14/2013	02/2013	EDC TECHNOLOGIES, INC (edcte00)	K-577058	21434		151.20	71,415.40	2/1, NATURAL GAS CONSERVATION
47	2/14/2013	02/2013	FPI MANAGEMENT INC. PAYROLL (fpipa00)	K-577059	21435		1,439.13	69,976.27	PR 2/15/13
47	2/14/2013	02/2013	HD SUPPLY (CORPORATE OFFICE) (hdsup00)	K-577060	21436		90.91	69,885.36	FLR LAMP RECYCLE KIT
47	2/14/2013	02/2013	MAJESTIC LANDSCAPE MAINTENANCE (majes00)	K-577061	21437		545.00	69,340.36	1/8, REMV TREE LIMB
47	2/14/2013	02/2013	SACRAMENTO BUILDING REPAIR (sacra01)	K-577062	21438		2,146.00	67,194.36	JAN 13, MISC MAINTENANCE
47	2/14/2013	02/2013	SMUD (smud00)	K-577063	21439		1,322.59	65,871.77	12/25-1/25, 3075, ELECT
47	2/14/2013	02/2013	SURE SHOT REFINISH & PAINT (v0102418)	K-577064	21440		315.00	65,556.77	8, REPR, REFIN KITCH, BATH CNTR
47	2/21/2013	02/2013	CHIEF MECHANICAL, INC (chief002)	K-580804	21441		334.51	65,222.26	1/22, REPR BOILER LEAK
47	2/21/2013	02/2013	FPI MANAGEMENT, INC. (fpima00)	K-580805	21442		62.92	65,159.34	BALANCE DUE ON AUG 2009 AP BILLI
47	2/21/2013	02/2013	HD SUPPLY (CORPORATE OFFICE) (hdsup00)	K-580806	21443		984.37	64,174.97	2 RANGE HOOD
47	2/21/2013	02/2013	MASTERS WHOLESALE DISTRIBUTING & MFG INC (mast K-580807)	K-580807	21444		868.32	63,306.65	11, RANGE
47	2/21/2013	02/2013	PREGENT & COMPANY (prege00)	K-580808	21445		3,650.00	59,656.65	1/31, PROG BILL, YE2012 AUDIT FI
47	2/21/2013	02/2013	REALPAGE, INC (realp01)	K-580809	21446		43.33	59,613.32	1/2, BACKGROUND CK
47	2/21/2013	02/2013	SMUD (smud00)	K-580810	21447		158.11	59,455.21	12/27-1/28, 14, ELECT
47	2/21/2013	02/2013	THERESA WILLIAMS (v0102071)	K-580811	21448		193.63	59,261.58	WEBSITE RENEWAL
47	2/28/2013	02/2013	ADVANCED FLOORING INC - SACRAMENTO (advan07)	K-584202	21449		1,932.19	57,329.39	8, INSTL CRPT, VINYL
47	2/28/2013	02/2013	CLEAN ALL SERVICES (clean19)	K-584203	21450		300.00	57,029.39	1/9, 1/23, CLN LNDRY, CLUBHSE, O
47	2/28/2013	02/2013	FPI MANAGEMENT, INC. (fpima00)	K-584204	21451		334.18	56,695.21	JAN 13 AP BILL, FAX CHG
47	2/28/2013	02/2013	FPI MANAGEMENT INC. PAYROLL (fpipa00)	K-584205	21452		1,466.80	55,228.41	9/28/12 PAYROLL
47	2/28/2013	02/2013	MAJESTIC LANDSCAPE MAINTENANCE (majes00)	K-584206	21453		2,500.00	52,728.41	2/14, LANDSCP SVC
47	2/28/2013	02/2013	PACIFIC GAS & ELECTRIC (pacif01)	K-584207	21454		1,689.45	51,038.96	1/10-2/10, HSE, GAS
47	2/28/2013	02/2013	SACRAMENTO SUBURBAN WATER DISTRICT (sacra07)	K-584208	21455		1,483.27	49,555.69	2/1-2/28, WATER
			Net Change=-6,092.02					49,555.69	= Ending Balance =
1130-000			TENANT ACCOUNTS RECEIVABLES					162.00	= Beginning Balance =
	2/1/2013		Daily Total				26.00	136.00	
			Net Change=-26.00					136.00	= Ending Balance =
1240-000			PREPAID PROPERTY & LIAB. INS.					2,681.46	= Beginning Balance =
47	2/1/2013	02/2013	EASTERN GARDENS COOP. (47)	J-217354	47	0.00	1,395.42	1,286.04	REC 3/21-3/21/13 INS \$16745.
47	2/1/2013	02/2013	EASTERN GARDENS COOP. (47)	J-217354	47	0.00	214.34	1,071.70	7/14-7/14/13 BOARD OF DIRECT \$ 2572
			Net Change=-1,609.76					1,071.70	= Ending Balance =

EASTERN GARDENS (47)
 General Ledger
 Period = Feb 2013
 Book = Accrual

Property	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1250-000			PREPAID MORTGAGE INSURANCE					4,107.18 = Beginning Balance =	
47	2/1/2013	02/2013	EASTERN GARDENS COOP. (47)	J-217354	47	0.00	373.38	3,733.80	REC 1/1/13-12/31/13 MIP \$4480.56 ESCROW
			Net Change=-373.38					3,733.80 = Ending Balance =	
1310-000			MORTGAGE ESCROW DEPOSITS					23,879.83 = Beginning Balance =	
47	2/1/2013	02/2013	BERKADIA COMMERCIAL MORTGAGE (berka00)	P-1076665	47-1076665	3,547.95	0.00	27,427.78	FEB IMPOUND
			Net Change=3,547.95					27,427.78 = Ending Balance =	
1320-000			RESERVE FOR REPLACEMENTS					246,891.24 = Beginning Balance =	
47	2/1/2013	02/2013	BERKADIA COMMERCIAL MORTGAGE (berka00)	P-1076665	47-1076665	983.00	0.00	247,874.24	FEB RESERVE
47	2/28/2013	02/2013		J-217435		10.03	0.00	247,884.27	REC RESERVE INTEREST
			Net Change=993.03					247,884.27 = Ending Balance =	
1350-000			CASH-GENERAL RESERVE					119,137.43 = Beginning Balance =	
47	2/1/2013	02/2013	EASTERN GARDENS (easte02)	P-1076666	47-1076666	915.00	0.00	120,052.43	FEB 13 OPER RESERVE
47	2/1/2013	02/2013	:PostRecurring	J-217355	47	3.74	0.00	120,056.17	REC INTEREST RESERVE JAN
			Net Change=918.74					120,056.17 = Ending Balance =	
1365-000			SPECIAL EQUITY ACCOUNT-COOP					25,977.51 = Beginning Balance =	
47	2/1/2013	02/2013	:PostRecurring	J-217355	47	1.06	0.00	25,978.57	REC INTEREST SPEC EQUITY JAN
			Net Change=1.06					25,978.57 = Ending Balance =	
1410-000			LAND					156,091.52 = Beginning Balance =	
			Net Change=0.00					156,091.52 = Ending Balance =	
1420-000			BUILDINGS					1,842,298.41 = Beginning Balance =	
			Net Change=0.00					1,842,298.41 = Ending Balance =	
1420-005			- DEPR. - BUILDINGS					-1,685,515.52 = Beginning Balance =	
47	2/1/2013	02/2013	EASTERN GARDENS COOP. (47)	J-217354	47	0.00	3,258.00	-1,688,773.52	REC MONTHLY DEPRECIATION
47	2/28/2013	02/2013		J-217356		3,008.00	0.00	-1,685,765.52	CORR JAN DEPREC PER AUDITOR
			Net Change=-250.00					-1,685,765.52 = Ending Balance =	
1800-200			LOAN FEES					25,971.82 = Beginning Balance =	
			Net Change=0.00					25,971.82 = Ending Balance =	
1800-770			ACCUMULATED AMORTIZATION					-10,521.25 = Beginning Balance =	
47	2/1/2013	02/2013	EASTERN GARDENS COOP. (47)	J-217354	47	0.00	108.00	-10,629.25	REC MONTHLY AMORTIZATION
			Net Change=-108.00					-10,629.25 = Ending Balance =	
1800-920			DEFERRED INCOME TAXES					22,235.00 = Beginning Balance =	
			Net Change=0.00					22,235.00 = Ending Balance =	
2110-000			A/P - SUNDRY					0.00 = Beginning Balance =	
			Payable Batch 141726			15.36		15.36	
			Payable Batch 140492				18,881.05	-18,865.69	
			Payable Batch 139667				1,857.28	-20,722.97	
			Payable Batch 141410				6,294.99	-27,017.96	
			Payable Batch 139145				17,390.59	-44,408.55	
			Check Batch 90249			13,675.59		-30,732.96	
			Check Batch 90508			5,572.28		-25,160.68	
			Payable Batch 141942				9,721.45	-34,882.13	
			Check Batch 90987			18,881.05		-16,001.08	
			Check Batch 91404			6,295.19		-9,705.89	
			Check Batch 92005			9,705.89		0.00	
			Net Change=0.00					0.00 = Ending Balance =	
2130-000			ACCRUED INTEREST PAYABLE					-4,937.84 = Beginning Balance =	
			Net Change=0.00					-4,937.84 = Ending Balance =	
2150-000			ACCRUED PROPERTY TAXES					-1,694.08 = Beginning Balance =	
47	2/1/2013	02/2013	EASTERN GARDENS COOP. (47)	J-217354	47	0.00	1,694.08	-3,388.16	ACCRUE 1/13-6/13 TAX \$10164.47 PD ESCROW
			Net Change=-1,694.08					-3,388.16 = Ending Balance =	

EASTERN GARDENS (47)
 General Ledger
 Period = Feb 2013
 Book = Accrual

Property	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
2190-000			OTHER CURRENT LIABILITIES					-6,151.09	= Beginning Balance =
47	2/1/2013	02/2013		J-210938	:Reversal of 21093:	6,151.09	0.00	0.00	ACCUE JANUARY EXPENSES
			Net Change=6,151.09					0.00	= Ending Balance =
2190-310			INCOME TAX PAYABLE					-5,000.00	= Beginning Balance =
			Net Change=0.00					-5,000.00	= Ending Balance =
2191-000			TENANT SECURITY DEPOSITS					-15,873.00	= Beginning Balance =
47	2/1/2013	02/2013		J-217396		0.00	143.00	-16,016.00	REC FEBRUARY 2013 ICAM ACTIVITY
47	2/1/2013	02/2013		J-217396		143.00	0.00	-15,873.00	REC FEBRUARY 2013 ICAM ACTIVITY
			Net Change=0.00					-15,873.00	= Ending Balance =
2191-002			M/O REFUND DUE TENANT					143.00	= Beginning Balance =
47	2/1/2013	02/2013		J-217396		0.00	143.00	0.00	REC FEBRUARY 2013 ICAM ACTIVITY
			Net Change=-143.00					0.00	= Ending Balance =
2210-000			PREPAID RENTS					-4,916.00	= Beginning Balance =
47	2/1/2013	02/2013		J-217396		4,916.00	0.00	0.00	REC FEBRUARY 2013 ICAM ACTIVITY
47	2/1/2013	02/2013		J-217396		0.00	3,209.00	-3,209.00	REC FEBRUARY 2013 ICAM ACTIVITY
			Net Change=1,707.00					-3,209.00	= Ending Balance =
2210-020			SUBSIDY PREPAID					0.00	= Beginning Balance =
47	2/1/2013	02/2013		J-217396		0.00	605.00	-605.00	REC FEBRUARY 2013 ICAM ACTIVITY
			Net Change=-605.00					-605.00	= Ending Balance =
2320-000			MORTGAGE PAYABLE					-916,109.62	= Beginning Balance =
47	2/1/2013	02/2013	BERKADIA COMMERCIAL MORTGAGE (berka00)	P-1076665	47-1076665	4,373.24	0.00	-911,736.38	FEB MORTGAGE PMT
			Net Change=4,373.24					-911,736.38	= Ending Balance =
3210-000			NET INCOME (LOSS)					0.00	= Beginning Balance =
			Net Change=0.00					0.00	= Ending Balance =
3211-000			PARTNER EQUITY					166,715.36	= Beginning Balance =
			Net Change=0.00					166,715.36	= Ending Balance =
3241-000			PAID-IN-SURPLUS (COOPS)					-34,908.93	= Beginning Balance =
47	2/14/2013	02/2013		J-217357		0.00	13,839.09	-48,748.02	REC #8 EQUITY BUY IN DENEKA
			Net Change=-13,839.09					-48,748.02	= Ending Balance =
5120-000			APARTMENTS - TENANTS					-42,806.00	= Beginning Balance =
47	2/1/2013	02/2013		J-217396		0.00	42,913.00	-85,719.00	REC FEBRUARY 2013 ICAM ACTIVITY
47	2/1/2013	02/2013		J-217396		0.00	1.00	-85,720.00	REC FEBRUARY 2013 ICAM ACTIVITY
47	2/1/2013	02/2013		J-217396		0.00	451.00	-86,171.00	REC FEBRUARY 2013 ICAM ACTIVITY
			Net Change=-43,365.00					-86,171.00	= Ending Balance =
5121-000			TENANT ASSISTANCE PAYMENTS					-3,530.00	= Beginning Balance =
47	2/1/2013	02/2013		J-217396		0.00	2,971.00	-6,501.00	REC FEBRUARY 2013 ICAM ACTIVITY
			Net Change=-2,971.00					-6,501.00	= Ending Balance =
5220-000			VACANCIES-APARTMENTS					372.00	= Beginning Balance =
47	2/1/2013	02/2013		J-217396		451.00	0.00	823.00	REC FEBRUARY 2013 ICAM ACTIVITY
			Net Change=451.00					823.00	= Ending Balance =
5299-000			(LOSS)/GAIN TO LEASE					0.00	= Beginning Balance =
47	2/1/2013	02/2013		J-217396		1.00	0.00	1.00	REC FEBRUARY 2013 ICAM ACTIVITY
			Net Change=1.00					1.00	= Ending Balance =
5410-000			INTEREST INCOME-OPERATIONS					-5.97	= Beginning Balance =
47	2/1/2013	02/2013	:PostRecurring	J-217355	47	0.00	1.06	-7.03	REC INTEREST SPEC EQUITY JAN
47	2/1/2013	02/2013	:PostRecurring	J-217355	47	0.00	3.74	-10.77	REC INTEREST RESERVE JAN
			Net Change=-4.80					-10.77	= Ending Balance =
5440-000			INTEREST INCOME-R&R					-7.32	= Beginning Balance =
47	2/28/2013	02/2013		J-217435		0.00	10.03	-17.35	REC RESERVE INTEREST
			Net Change=-10.03					-17.35	= Ending Balance =

EASTERN GARDENS (47)

General Ledger

Period = Feb 2013

Book = Accrual

Property	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
5910-000			LAUNDRY SERVICE					0.00 = Beginning Balance =	
47	2/14/2013	02/2013		J-217357		0.00	525.92	-525.92	REC WASH 1/21
47	2/27/2013	02/2013		J-217363		0.00	403.58	-929.50	REC WASH 2/15
			Net Change=-929.50					-929.50 = Ending Balance =	
5920-000			NSF AND LATE CHARGES					0.00 = Beginning Balance =	
47	2/1/2013	02/2013		J-217396		0.00	20.00	-20.00	REC FEBRUARY 2013 ICAM ACTIVITY
			Net Change=-20.00					-20.00 = Ending Balance =	
5920-800			APPLICATION FEE					0.00 = Beginning Balance =	
47	2/1/2013	02/2013		J-217396		0.00	68.00	-68.00	REC FEBRUARY 2013 ICAM ACTIVITY
			Net Change=-68.00					-68.00 = Ending Balance =	
5990-100			CABLE INCOME					0.00 = Beginning Balance =	
47	2/27/2013	02/2013		J-217363		0.00	384.43	-384.43	REC COMCAST QTR 4
			Net Change=-384.43					-384.43 = Ending Balance =	
6250-000			OTHER RENTING EXPENSE					92.57 = Beginning Balance =	
47	2/13/2013	02/2013	THERESA WILLIAMS (v0102071)	P-1091815	PC13021347	42.97	0.00	135.54	WEBSITE RENEWAL
			Net Change=42.97					135.54 = Ending Balance =	
6250-100			CREDIT REPORTS					50.86 = Beginning Balance =	
47	2/5/2013	02/2013	REALPAGE, INC (realp01)	P-1091810	I1302002176	43.33	0.00	94.19	1/2, BACKGROUND CK
			Net Change=43.33					94.19 = Ending Balance =	
6311-000			OFFICE SUPPLIES					371.74 = Beginning Balance =	
47	8/14/2009	02/2013	FPI MANAGEMENT, INC. (fpima00)	P-1093789	3818247	0.20	0.00	371.94	BALANCE DUE ON AUG 2009 AP BILLI
47	2/15/2013	02/2013	FPI MANAGEMENT, INC. (fpima00)	P-1099113	17679	130.00	0.00	501.94	JAN 13 AP BILL, TENANT SELECTION
47	2/15/2013	02/2013	FPI MANAGEMENT, INC. (fpima00)	P-1099113	17679	109.62	0.00	611.56	JAN 13 AP BILL, WF BANK CHG
47	2/15/2013	02/2013	FPI MANAGEMENT, INC. (fpima00)	P-1099113	17679	5.00	0.00	616.56	JAN 13 AP BILL, FAX CHG
			Net Change=244.82					616.56 = Ending Balance =	
6320-000			MANAGEMENT FEE					2,800.00 = Beginning Balance =	
47	2/1/2013	02/2013	FPI MANAGEMENT, INC. (fpima00)	P-1076667	47-1076667	2,800.00	0.00	5,600.00	FEB MANAGEMENT FEE
			Net Change=2,800.00					5,600.00 = Ending Balance =	
6330-000			MANAGEMENT SALARIES					3,023.36 = Beginning Balance =	
47	9/28/2012	02/2013	FPI MANAGEMENT INC. PAYROLL (fpipa00)	P-1093791	PR12092847	0.00	360.00	2,663.36	9/28/12 PAYROLL
47	2/15/2013	02/2013	FPI MANAGEMENT INC. PAYROLL (fpipa00)	P-1089111	PR13021547	960.00	0.00	3,623.36	PR 2/15/13
47	2/27/2013	02/2013	FPI MANAGEMENT INC. PAYROLL (fpipa00)	P-1101539	PR13030147	992.00	0.00	4,615.36	PR 3/1/13
			Net Change=1,592.00					4,615.36 = Ending Balance =	
6350-000			AUDITING EXPENSES					600.00 = Beginning Balance =	
47	1/31/2013	02/2013	PREGENT & COMPANY (prege00)	P-1092850	13013147	3,650.00	0.00	4,250.00	1/31, PROG BILL, YE2012 AUDIT FI
47	2/1/2013	02/2013		J-210938	:Reversal of 21093:	0.00	600.00	3,650.00	ACCRUE JANUARY EXPENSES
			Net Change=3,050.00					3,650.00 = Ending Balance =	
6360-000			TELEPHONE & ANSWERING SERVICE					331.32 = Beginning Balance =	
47	1/26/2013	02/2013	AT&T (IL POB 5025) (att08)	P-1085709	9.16489E+15	314.31	0.00	645.63	1/26-2/25, 916-489-1604, PHN, DS
47	2/13/2013	02/2013	THERESA WILLIAMS (v0102071)	P-1091815	PC13021347	28.00	0.00	673.63	CELL PHN
			Net Change=342.31					673.63 = Ending Balance =	
6360-100			INTERNET ACCESS					62.72 = Beginning Balance =	
47	2/11/2013	02/2013	FPI MANAGEMENT, INC. (fpima00)	P-1091724	RP5737	62.72	0.00	125.44	2/11, REAL PAGE CLOUD SVC
			Net Change=62.72					125.44 = Ending Balance =	
6370-100			POSTAGE					42.25 = Beginning Balance =	
47	2/15/2013	02/2013	FPI MANAGEMENT, INC. (fpima00)	P-1099113	17679	21.52	0.00	63.77	JAN 13 AP BILL, FEDEX
47	2/15/2013	02/2013	FPI MANAGEMENT, INC. (fpima00)	P-1099113	17679	16.56	0.00	80.33	JAN 13 AP BILL, POSTAGE
			Net Change=38.08					80.33 = Ending Balance =	
6380-000			PAYROLL ADMIN					19.00 = Beginning Balance =	
47	2/15/2013	02/2013	FPI MANAGEMENT, INC. (fpima00)	P-1099113	17679	19.00	0.00	38.00	JAN 13 AP BILL, PR ROCESSING

EASTERN GARDENS (47)

General Ledger

Period = Feb 2013

Book = Accrual

Property	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
Net Change=19.00									38.00 = Ending Balance =
6390-150 TRAINING									32.48 = Beginning Balance =
47	2/15/2013	02/2013	FPI MANAGEMENT, INC. (fpima00)	P-1099113	17679	32.48	0.00	64.96	JAN 13 AP BILL, TRAINING
Net Change=32.48									64.96 = Ending Balance =
6450-000 ELECTRICITY									1,347.86 = Beginning Balance =
47	1/30/2013	02/2013	SMUD (smud00)	P-1085682	3.86901E+11	310.03	0.00	1,657.89	12/25-1/25, LNDRY, ELECT
47	1/30/2013	02/2013	SMUD (smud00)	P-1085683	3.86902E+11	189.51	0.00	1,847.40	12/25-1/25, UTILITY, ELECT
47	1/30/2013	02/2013	SMUD (smud00)	P-1085684	3.86903E+11	217.61	0.00	2,065.01	12/25-1/25, LNDRY, ELECT
47	1/30/2013	02/2013	SMUD (smud00)	P-1085686	3.86904E+11	201.50	0.00	2,266.51	12/25-1/25, 3045, ELECT
47	1/30/2013	02/2013	SMUD (smud00)	P-1085687	3.86905E+11	55.87	0.00	2,322.38	12/25-1/25, 3007, ELECT
47	1/30/2013	02/2013	SMUD (smud00)	P-1085688	3.86906E+11	39.49	0.00	2,361.87	12/25-1/25, 3095, ELECT
47	1/30/2013	02/2013	SMUD (smud00)	P-1085691	3.86907E+11	41.30	0.00	2,403.17	12/25-1/25, 3017, ELECT
47	1/30/2013	02/2013	SMUD (smud00)	P-1085692	3.86908E+11	53.80	0.00	2,456.97	12/25-1/25, 3035, ELECT
47	1/30/2013	02/2013	SMUD (smud00)	P-1085694	3.86909E+11	81.26	0.00	2,538.23	12/25-1/25, 3085, ELECT
47	1/30/2013	02/2013	SMUD (smud00)	P-1085696	3.8691E+11	58.69	0.00	2,596.92	12/25-1/25, 3067, ELECT
47	1/30/2013	02/2013	SMUD (smud00)	P-1085697	3.86911E+11	73.53	0.00	2,670.45	12/25-1/25, 3075, ELECT
47	2/8/2013	02/2013	SMUD (smud00)	P-1091711	3.38571E+12	26.33	0.00	2,696.78	12/27-1/28, 88, ELECT
47	2/8/2013	02/2013	SMUD (smud00)	P-1091713	3.38571E+12	131.78	0.00	2,828.56	12/27-1/28, 14, ELECT
47	2/13/2013	02/2013	THERESA WILLIAMS (v0102071)	P-1091815	PCI3021347	64.03	0.00	2,892.59	27, YUHAS, REIMB ELECT, FAULTY H
Net Change=1,544.73									2,892.59 = Ending Balance =
6451-000 WATER									1,357.01 = Beginning Balance =
47	1/23/2013	02/2013	SACRAMENTO SUBURBAN WATER DISTRICT (sacra07)	P-1081090	1.4248E+16	1,561.03	0.00	2,918.04	1/1-1/31, WATER
47	2/1/2013	02/2013		J-210938	:Reversal of 21093:	0.00	1,561.03	1,357.01	ACCRUE JANUARY EXPENSES
47	2/20/2013	02/2013	SACRAMENTO SUBURBAN WATER DISTRICT (sacra07)	P-1099104	1.4248E+16	1,483.27	0.00	2,840.28	2/1-2/28, WATER
Net Change=1,483.27									2,840.28 = Ending Balance =
6452-000 GAS									2,380.10 = Beginning Balance =
47	2/11/2013	02/2013	PACIFIC GAS & ELECTRIC (pacif01)	P-1098532	3.14274E+15	927.21	0.00	3,307.31	1/10-1/31, HSE, GAS
47	2/19/2013	02/2013	PACIFIC GAS & ELECTRIC (pacif01)	P-1098534	3.14274E+15	762.24	0.00	4,069.55	1/10-2/10, HSE, GAS
Net Change=1,689.45									4,069.55 = Ending Balance =
6453-000 SEWER									3,990.06 = Beginning Balance =
47	1/1/2013	02/2013	COUNTY OF SACRAMENTO UTILITIES (count02)	P-1085681	5.00016E+16	7,980.12	0.00	11,970.18	1/1-2/18, WATER, SEWER
47	1/1/2013	02/2013	COUNTY OF SACRAMENTO UTILITIES (count02)	P-1085681	5.00016E+16	1,344.00	0.00	13,314.18	1/1, RENTAL FEE
47	2/1/2013	02/2013		J-210938	:Reversal of 21093:	0.00	3,990.06	9,324.12	ACCRUE JANUARY EXPENSES
47	2/28/2013	02/2013		J-217435		0.00	1,344.00	7,980.12	REC 1/1 RENTAL FEE
Net Change=3,990.06									7,980.12 = Ending Balance =
6454-000 GARBAGE AND TRASH									1,254.90 = Beginning Balance =
47	1/25/2013	02/2013	ALLIED WASTE SERVICES #922 SACRAMENTO (allie10)	P-1085706	0922-002019672	1,254.27	0.00	2,509.17	2/1-2/28, GARBAGE SVC
Net Change=1,254.27									2,509.17 = Ending Balance =
6515-000 CLEANING SUPPLIES									300.32 = Beginning Balance =
Net Change=0.00									300.32 = Ending Balance =
6517-050 CLEANING CONTRACT (COMMON)									0.00 = Beginning Balance =
47	2/20/2013	02/2013	CLEAN ALL SERVICES (clean19)	P-1099111	88878	300.00	0.00	300.00	1/9, 1/23, CLN LNDRY, CLUBHSE, O
Net Change=300.00									300.00 = Ending Balance =
6519-000 EXTERMINATING CONTRACT									284.00 = Beginning Balance =
Net Change=0.00									284.00 = Ending Balance =
6536-000 GROUNDS SUPPLIES									1,025.00 = Beginning Balance =
47	2/1/2013	02/2013	MAJESTIC LANDSCAPE MAINTENANCE (majes00)	P-1085717	10101	90.00	0.00	1,115.00	1/8, REMV TREE LIMB
Net Change=90.00									1,115.00 = Ending Balance =
6537-000 GROUNDS CONTRACT									2,500.00 = Beginning Balance =
47	2/14/2013	02/2013	MAJESTIC LANDSCAPE MAINTENANCE (majes00)	P-1099114	10120	2,500.00	0.00	5,000.00	2/14, LANDSCP SVC

EASTERN GARDENS (47)

General Ledger

Period = Feb 2013

Book = Accrual

Property	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
			Net Change=-2,500.00					5,000.00 = Ending Balance =	
6541-050			REPAIRS MATERIAL-APPLIANCES					75.43 = Beginning Balance =	
47	2/13/2013	02/2013	THERESA WILLIAMS (v0102071)	P-1091815	PC13021347	29.98	0.00	105.41	RANGE CORD, OUTLET, ELECT BOX
			Net Change=-29.98					105.41 = Ending Balance =	
6541-200			REPAIRS MATERIAL-ELECTRICAL					17.39 = Beginning Balance =	
47	1/29/2013	02/2013	HD SUPPLY (CORPORATE OFFICE) (hdsup00)	P-1091746	9120232319	208.52	0.00	225.91	2 CLNG FAN LIGHT, 3 BULB, 4 RECP
47	2/13/2013	02/2013	THERESA WILLIAMS (v0102071)	P-1091815	PC13021347	1.91	0.00	227.82	ELECT PLUG
47	2/28/2013	02/2013		J-217435		90.91	0.00	318.73	REC FLR LAMP RECYCLE KIT
			Net Change=301.34					318.73 = Ending Balance =	
6541-300			REPAIRS MATERIAL-PLUMBING					315.06 = Beginning Balance =	
47	1/29/2013	02/2013	HD SUPPLY (CORPORATE OFFICE) (hdsup00)	P-1091746	9120232319	358.66	0.00	673.72	2 LAVAT, 2 FAUC, 2 VALVE, TOIL T
47	2/13/2013	02/2013	THERESA WILLIAMS (v0102071)	P-1091815	PC13021347	26.74	0.00	700.46	PLUNGER, CAP FOR BIB
			Net Change=385.40					700.46 = Ending Balance =	
6541-900			REPAIRS MATERIAL-MISC.					81.03 = Beginning Balance =	
47	1/29/2013	02/2013	HD SUPPLY (CORPORATE OFFICE) (hdsup00)	P-1091746	9120232319	133.12	0.00	214.15	2 LOCK
47	2/1/2013	02/2013		J-217396		0.00	30.00	184.15	REC FEBRUARY 2013 ICAM ACTIVITY
			Net Change=103.12					184.15 = Ending Balance =	
6542-050			REPAIRS CONTRACT-APPLIANCES					45.00 = Beginning Balance =	
47	1/24/2013	02/2013	MARK IV SERVICE (marki00)	P-1081094	11560	151.38	0.00	196.38	31, REPR FRIDG
			Net Change=151.38					196.38 = Ending Balance =	
6542-200			REPAIRS CONTRACT-ELECTRICAL					493.00 = Beginning Balance =	
47	1/25/2013	02/2013	HD SUPPLY (CORPORATE OFFICE) (hdsup00)	P-1085714	9120184345	90.91	0.00	583.91	FLR LAMP RECYCLE KIT
47	1/31/2013	02/2013	SACRAMENTO BUILDING REPAIR (sacra01)	P-1085720	2041301	377.00	0.00	960.91	JAN 13, MISC MAINTENANCE
47	2/28/2013	02/2013		J-217435		0.00	90.91	870.00	REC FLR LAMP RECYCLE KIT
			Net Change=377.00					870.00 = Ending Balance =	
6542-300			REPAIRS CONTRACT-PLUMBING					441.20 = Beginning Balance =	
47	1/31/2013	02/2013	SACRAMENTO BUILDING REPAIR (sacra01)	P-1085720	2041301	841.00	0.00	1,282.20	JAN 13, MISC MAINTENANCE
47	1/31/2013	02/2013	CHIEF MECHANICAL, INC (chief002)	P-1091720	11768	334.51	0.00	1,616.71	1/22, REPR BOILER LEAK
47	2/1/2013	02/2013	EDC TECHNOLOGIES, INC (edcte00)	P-1085712	FEB13-0133	151.20	0.00	1,767.91	2/1, NATURAL GAS CONSERVATION
			Net Change=1,326.71					1,767.91 = Ending Balance =	
6542-400			REPAIRS CONTRACT-CARPET/FLOOR					115.00 = Beginning Balance =	
			Net Change=0.00					115.00 = Ending Balance =	
6542-900			REPAIRS CONTRACT-MISC.					1,011.00 = Beginning Balance =	
47	1/29/2013	02/2013	SURE SHOT REFINISH & PAINT (v0102418)	P-1085723	1067	315.00	0.00	1,326.00	8, REPR, REFIN KITCH, BATH CNTR
47	1/31/2013	02/2013	SACRAMENTO BUILDING REPAIR (sacra01)	P-1085720	2041301	928.00	0.00	2,254.00	JAN 13, MISC MAINTENANCE
			Net Change=1,243.00					2,254.00 = Ending Balance =	
6546-000			HEATING & A/C REPAIRS & MAINT.					444.94 = Beginning Balance =	
47	1/24/2013	02/2013	MARK IV SERVICE (marki00)	P-1081094	11560	144.87	0.00	589.81	10, REPR HEATER
47	1/29/2013	02/2013	HD SUPPLY (CORPORATE OFFICE) (hdsup00)	P-1091746	9120232319	57.91	0.00	647.72	2 THERMST
			Net Change=202.78					647.72 = Ending Balance =	
6547-000			POOL CONTRACT					455.00 = Beginning Balance =	
47	2/1/2013	02/2013	MAJESTIC LANDSCAPE MAINTENANCE (majes00)	P-1085716	10090	455.00	0.00	910.00	2/1, POOL SVC
			Net Change=455.00					910.00 = Ending Balance =	
6560-110			PAINTING SUPPLIES					14.47 = Beginning Balance =	
47	1/29/2013	02/2013	HD SUPPLY (CORPORATE OFFICE) (hdsup00)	P-1091746	9120232319	7.73	0.00	22.20	2 STAIN
			Net Change=7.73					22.20 = Ending Balance =	
6561-100			WINDOW COVERINGS					0.00 = Beginning Balance =	
47	1/29/2013	02/2013	HD SUPPLY (CORPORATE OFFICE) (hdsup00)	P-1091746	9120232319	69.33	0.00	69.33	2 MINI BLND
			Net Change=69.33					69.33 = Ending Balance =	
6580-000			SECURITY GATE SERVICING/MAINT.					181.50 = Beginning Balance =	

EASTERN GARDENS (47)
General Ledger
 Period = Feb 2013
 Book = Accrual

Property	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
			Net Change=0.00					181.50 = Ending Balance =	
			PROPERTY TAXES - REAL					1,694.08 = Beginning Balance =	
47	2/1/2013	02/2013	EASTERN GARDENS COOP. (47)	J-217354	47	1,694.08	0.00	3,388.16	ACCUE 1/13-6/13 TAX \$10164.47 PD ESCROW
			Net Change=1,694.08					3,388.16 = Ending Balance =	
			PAYROLL TAXES					443.38 = Beginning Balance =	
47	9/28/2012	02/2013	FPI MANAGEMENT INC. PAYROLL (fpipa00)	P-1093791	PR12092847	41.67	0.00	485.05	9/28/12 PAYROLL
47	2/15/2013	02/2013	FPI MANAGEMENT INC. PAYROLL (fpipa00)	P-1089111	PR13021547	130.71	0.00	615.76	PR 2/15/13
47	2/27/2013	02/2013	FPI MANAGEMENT INC. PAYROLL (fpipa00)	P-1101539	PR13030147	135.33	0.00	751.09	PR 3/1/13
			Net Change=307.71					751.09 = Ending Balance =	
			FTB - CALIF PMB TAX					720.00 = Beginning Balance =	
			Net Change=0.00					720.00 = Ending Balance =	
			BUSINESS TAX & LICENSE					0.00 = Beginning Balance =	
47	2/28/2013	02/2013		J-217435		1,344.00	0.00	1,344.00	REC 1/1 RENTAL FEE
			Net Change=1,344.00					1,344.00 = Ending Balance =	
			PROPERTY & LIAB. INS. (HAZARD)					1,395.42 = Beginning Balance =	
47	2/1/2013	02/2013	EASTERN GARDENS COOP. (47)	J-217354	47	1,395.42	0.00	2,790.84	REC 3/21-3/21/13 INS \$16745.
			Net Change=1,395.42					2,790.84 = Ending Balance =	
			WORKMAN'S COMPENSATION					352.20 = Beginning Balance =	
47	9/28/2012	02/2013	FPI MANAGEMENT INC. PAYROLL (fpipa00)	P-1093791	PR12092847	69.05	0.00	421.25	9/28/12 PAYROLL
47	2/15/2013	02/2013	FPI MANAGEMENT INC. PAYROLL (fpipa00)	P-1089111	PR13021547	114.70	0.00	535.95	PR 2/15/13
47	2/27/2013	02/2013	FPI MANAGEMENT INC. PAYROLL (fpipa00)	P-1101539	PR13030147	118.75	0.00	654.70	PR 3/1/13
			Net Change=302.50					654.70 = Ending Balance =	
			HEALTH INS. & EMPL. BENEFITS					706.28 = Beginning Balance =	
47	9/28/2012	02/2013	FPI MANAGEMENT INC. PAYROLL (fpipa00)	P-1093791	PR12092847	233.72	0.00	940.00	9/28/12 PAYROLL
47	2/15/2013	02/2013	FPI MANAGEMENT INC. PAYROLL (fpipa00)	P-1089111	PR13021547	233.72	0.00	1,173.72	PR 2/15/13
47	2/27/2013	02/2013	FPI MANAGEMENT INC. PAYROLL (fpipa00)	P-1101539	PR13030147	236.28	0.00	1,410.00	PR 3/1/13
			Net Change=703.72					1,410.00 = Ending Balance =	
			OTHER INSURANCE					214.34 = Beginning Balance =	
47	2/1/2013	02/2013	EASTERN GARDENS COOP. (47)	J-217354	47	214.34	0.00	428.68	7/14-7/14/13 BOARD OF DIRECT \$ 2572
			Net Change=214.34					428.68 = Ending Balance =	
			INTEREST - LOAN 1					4,794.06 = Beginning Balance =	
47	2/1/2013	02/2013	BERKADIA COMMERCIAL MORTGAGE (berka00)	P-1076665	47-1076665	4,771.40	0.00	9,565.46	FEB MORTGAGE PMT
			Net Change=4,771.40					9,565.46 = Ending Balance =	
			MORTGAGE INSURANCE PREMIUM					373.38 = Beginning Balance =	
47	2/1/2013	02/2013	EASTERN GARDENS COOP. (47)	J-217354	47	373.38	0.00	746.76	REC 1/1/13-12/31/13 MIP \$4480.56 ESCROW
			Net Change=373.38					746.76 = Ending Balance =	
			DEPR. - BUILDING					6,266.00 = Beginning Balance =	
47	2/1/2013	02/2013	EASTERN GARDENS COOP. (47)	J-217354	47	3,258.00	0.00	9,524.00	REC MONTHLY DEPRECIATION
47	2/28/2013	02/2013		J-217356		0.00	3,008.00	6,516.00	CORR JAN DEPREC PER AUDITOR
			Net Change=250.00					6,516.00 = Ending Balance =	
			AMORTIZATION EXPENSE					108.25 = Beginning Balance =	
47	2/1/2013	02/2013	EASTERN GARDENS COOP. (47)	J-217354	47	108.00	0.00	216.25	REC MONTHLY AMORTIZATION
			Net Change=108.00					216.25 = Ending Balance =	
			CARPET & FLOOR REPLACEMENT					791.23 = Beginning Balance =	
47	1/29/2013	02/2013	ADVANCED FLOORING INC - SACRAMENTO (advan07)	P-1085703	46443	1,978.52	0.00	2,769.75	9, INSTL, CRPT, VINYL
47	2/8/2013	02/2013	ADVANCED FLOORING INC - SACRAMENTO (advan07)	P-1099108	46518	1,932.19	0.00	4,701.94	8, INSTL CRPT, VINYL
			Net Change=3,910.71					4,701.94 = Ending Balance =	
			APPLIANCE REPLACEMENT					55.00 = Beginning Balance =	
47	1/29/2013	02/2013	HD SUPPLY (CORPORATE OFFICE) (hdsup00)	P-1091746	9120232319	149.10	0.00	204.10	2 RANGE HOOD
47	2/7/2013	02/2013	MASTERS WHOLESALE DISTRIBUTING & MFG INC (mast P-1091785)		398335	868.32	0.00	1,072.42	11, RANGE

EASTERN GARDENS (47)

General Ledger

Period = Feb 2013

Book = Accrual

Property	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
			Net Change=1,017.42					1,072.42	= Ending Balance =
7390-000			OTHER CAPITAL EXPENSES					7,980.00	= Beginning Balance =
			Net Change=0.00					7,980.00	= Ending Balance =
						192,364.43	192,364.43		

Check Register

47

Period: From 02/2013 to 02/2013

Check #	Check Control	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payable Control#	Property	Unit #	REHAB	Amount	Notes
21425	K-572409	b47opr	berka00	BERKADIA COMMERCIAL MORTGAGE	02/05/2013	02/2013	P-1076665	47			13,675.59	
21426	K-574018	b47opr	easte02	EASTERN GARDENS	02/07/2013	02/2013	P-1076666	47			915.00	
21427	K-574019	b47opr	fpima00	FPI MANAGEMENT, INC.	02/07/2013	02/2013	P-1076667	47			2,800.00	
21428	K-574020	b47opr	marki00	MARK IV SERVICE	02/07/2013	02/2013	P-1081094	47			296.25	
21429	K-574021	b47opr	sacra07	SACRAMENTO SUBURBAN WATER DISTRICT	02/07/2013	02/2013	P-1081090	47			1,561.03	
21430	K-577054	b47opr	advan07	ADVANCED FLOORING INC - SACRAMENTO	02/14/2013	02/2013	P-1085703	47			1,978.52	
21431	K-577055	b47opr	allie10	ALLIED WASTE SERVICES #922 SACRAMENTO	02/14/2013	02/2013	P-1085706	47			1,254.27	
21432	K-577056	b47opr	att08	AT&T (IL POB 5025)	02/14/2013	02/2013	P-1085709	47			314.31	
21433	K-577057	b47opr	count02	COUNTY OF SACRAMENTO UTILITIES	02/14/2013	02/2013	P-1085681	47			9,324.12	
21434	K-577058	b47opr	edcte00	EDC TECHNOLOGIES, INC	02/14/2013	02/2013	P-1085712	47			151.20	
21435	K-577059	b47opr	fpipa00	FPI MANAGEMENT INC. PAYROLL	02/14/2013	02/2013	P-1089111	47			1,439.13	
21436	K-577060	b47opr	hdsup00	HD SUPPLY (CORPORATE OFFICE)	02/14/2013	02/2013	P-1085714	47			90.91	
21437	K-577061	b47opr	majes00	MAJESTIC LANDSCAPE MAINTENANCE	02/14/2013	02/2013	*	47			545.00	
21438	K-577062	b47opr	sacra01	SACRAMENTO BUILDING REPAIR	02/14/2013	02/2013	P-1085720	47			2,146.00	
21439	K-577063	b47opr	smud00	SMUD	02/14/2013	02/2013	*	47			1,322.59	
21440	K-577064	b47opr	v0102418	SURE SHOT REFINISH & PAINT	02/14/2013	02/2013	P-1085723	47			315.00	
21441	K-580804	b47opr	chief002	CHIEF MECHANICAL, INC	02/21/2013	02/2013	P-1091720	47			334.51	
21442	K-580805	b47opr	fpima00	FPI MANAGEMENT, INC.	02/21/2013	02/2013	*	47			62.92	
21443	K-580806	b47opr	hdsup00	HD SUPPLY (CORPORATE OFFICE)	02/21/2013	02/2013	P-1091746	47			984.37	
21444	K-580807	b47opr	maste00	MASTERS WHOLESALE DISTRIBUTING & MFG INC	02/21/2013	02/2013	P-1091785	47			868.32	
21445	K-580808	b47opr	prege00	PREGENT & COMPANY	02/21/2013	02/2013	P-1092850	47			3,650.00	
21446	K-580809	b47opr	realp01	REALPAGE, INC	02/21/2013	02/2013	P-1091810	47			43.33	
21447	K-580810	b47opr	smud00	SMUD	02/21/2013	02/2013	*	47			158.11	
21448	K-580811	b47opr	v0102071	THERESA WILLIAMS	02/21/2013	02/2013	P-1091815	47			193.63	
21449	K-584202	b47opr	advan07	ADVANCED FLOORING INC - SACRAMENTO	02/28/2013	02/2013	P-1099108	47			1,932.19	
21450	K-584203	b47opr	clean19	CLEAN ALL SERVICES	02/28/2013	02/2013	P-1099111	47			300.00	
21451	K-584204	b47opr	fpima00	FPI MANAGEMENT, INC.	02/28/2013	02/2013	P-1099113	47			334.18	
21452	K-584205	b47opr	fpipa00	FPI MANAGEMENT INC. PAYROLL	02/28/2013	02/2013	*	47			1,466.80	
21453	K-584206	b47opr	majes00	MAJESTIC LANDSCAPE MAINTENANCE	02/28/2013	02/2013	P-1099114	47			2,500.00	
21454	K-584207	b47opr	pacif01	PACIFIC GAS & ELECTRIC	02/28/2013	02/2013	*	47			1,689.45	
21455	K-584208	b47opr	sacra07	SACRAMENTO SUBURBAN WATER DISTRICT	02/28/2013	02/2013	P-1099104	47			1,483.27	
Grand Total											54,130.00	

Aging Report

47

Period 02/2013

As of: 02/28/2013

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
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