Eastern Gardens		January	1, 2014	hrough	Decemb	er 31, 201	14							
												Schedule Date		8/22/13 11:56 AM
Budget Schedule Z		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Totals
RENTAL INCOME		Juli	1.60	Mai	Apr	way	Jun	Jui	Aug	Seb	000	INOV	Dec	Totals
5120-000 APARTMENT TENANTS (112 Apts.)	[1]	47,184	47,184	47,184	47,184	47,184	47,184	47,184	47,184	47,184	47,184	47,184	47,184	566,208
5220-000 YACANCIES (1.2%)	[2]	(566)	(566)	- (566)	- (566)	(566)	- (566)	(566)	(566)	- (566)	- (566)	(566)	- (566)	(6,794)
5731-000 RENT FREE UNIT (MGR)	[3]	(379)	(379)	(379)	(379)	(379)	(379)	(379)	(379)	(379)	(379)	(379)	(379)	(4,548)
NET RENTAL INCOME		46,239	46,239	46,239	46,239	46,239	46,239	46,239	46,239	46,239	46,239	46,239	46,239	554,866
				,		10,200			10,200	10,200	.0,200	10,200	10,200	001,000
-							· · · ·							
5410-000 NTEREST INCOME-OPERATIONS	[4]	4	4	4	4	4	4	4	4	4	4	4	4	50
5440-000 NTEREST INCOME-R&R	[5]	0	0	0	0	0	0	0	0	0	0	0	0	0
5910-000 LAUNDRY SERVICE	[6]	407	407	407	407	407	407	407	407	407	407	407	407	4,889
5920-000 NSF AND LATE CHARGES	[7]	10	10	10	10	10	10	10	10	10	10	10	10	120
5940-000 FORFEITED TENANT SECURITY DEP.	[8]	0	0	0	0	0	0	0	0	0	0	0	0	0
5990-100 CABLE INCOME	[9]	111	111	111	111	111	111	111	111	111	111	111	111	1,330
5990-300 CREDIT REPORT INCOME	[10]	24	24	24	24	24	24	24	24	24	24	24	24	283
5990-500 PORTFOLIO FEES		0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL OTHER INCOME		556	556	556	556	556	556	556	556	556	556	556	556	6,672
NET INCOME		46,795	46,795	46,795	46,795	46,795	46,795	46,795	46,795	46,795	46,795	46,795	46,795	561,538

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Eastern Gardens		January	1, 2014	through	Decemb	oer 31, 20 [.]	14							
												Schedule Date		8/22/13 11:56 AM
Budget Schedule Z		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Totals
PAYROLL & BENEFITS														
6330-000 MANAGEMENT SALARIES	[11]	2,860	1,907	1,907	1,907	1,907	1,907	2,860	1,907	1,907	1,907	1,907	2,860	25,740
6335-000 BONUS SALARIES	[12]	0	0	0	0	0	0	0	0	0	0	0	300	300
6711-000 PAYROLL TAXES	[13]	413	276	276	276	146	146	219	146	146	146	146	262	2,596
6380-000 PAYROLL ADMIN	[14]	30	20	20	20	20	20	30	20	20	20	20	30	269
6722-000 WORKMAN'S COMPENSATION	[15]	485	342	342	342	342	342	485	342	342	342	342	530	4,582
6723-000 HEALTH INS. & EMPL. BENEFITS	[16]	510	510	510	510	510	510	765	255	510	510	510	510	6,122
TOTAL PAYROLL	-	4,298	3,055	3,055	3,055	2,925	2,925	4,359	2,670	2,925	2,925	2,925	4,492	39,609
LEASING AND MARKETING														
6210-000 ADVERTISING	[17]	250	250	250	250	250	250	250	250	250	250	250	250	3,000
6250-000 OTHER RENTING EXPENSE	[18]	83	83	83	83	83	83	83	83	83	83	83	83	1,000
6250-020 MARKETING EXPENSE	[19]	0	0	0	0	0	0	0	0	0	0	0	0	0
6311-100 3ROCHURES		0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL LEASING AND MARKETING	-	333	333	333	333	333	333	333	333	333	333	333	333	4,000
ADMIN. EXPENSES														
6250-100 CREDIT REPORTS	[20]	29	29	29	29	29	29	29	29	29	29	29	29	350
6250-700 DUES\SUBSCRIPTIONS	[21]	51	51	51	51	51	51	51	51	51	51	51	51	616
6310-600 DFFICE EQUIPMENT SERVICING	[22]	42	42	42	42	42	42	42	42	42	42	42	42	500
6311-000 DFFICE SUPPLIES	[23]	268	268	268	268	268	268	268	268	268	268	268	268	3,210
6320-000 MGMT. FEES (\$25.00)	[24]	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	33,600
6340-000 LEGAL EXPENSES (PROJECT)	[25]	167	167	167	167	167	167	167	167	167	167	167	167	2,000
6350-000 AUDITING EXPENSES (PROJECT)	[26]	621	621	621	621	621	621	621	621	621	621	621	621	7,450

Eastern G	ardens
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January 1, 2014 through December 31, 2014

												Schedule Date	9:	8/22/13 11:56 AM
Budget Schedule Z														Annual
0		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
6360-000 TELEPHONE & ANSWERING SERVICE	E [27]	324	324	324	324	324	324	324	324	324	324	324	324	3,892
6360-100 INTERNET ACCESS	[28]	65	65	65	65	65	65	65	65	65	65	65	65	780
6370-100 POSTAGE	[29]	42	42	42	42	42	42	42	42	42	42	42	42	500
6370-300 TRAVEL/MILEAGE	[30]	15	15	15	15	15	15	15	15	15	15	15	15	180
6390-065 COMPUTER SOFTWARE EXPENSE	[31]	120	120	120	120	120	120	120	120	120	120	120	120	1,435
6390-150 TRAINING	[32]	77	77	77	77	77	77	77	77	77	77	77	77	920
TOTAL & ADMIN. EXPENSES	-	4,619	4,619	4,619	4,619	4,619	4,619	4,619	4,619	4,619	4,619	4,619	4,619	55,433
UTILITIES EXPENSES														
6450-000 ELECTRICITY	[33]	1,218	1,218	1,218	1.218	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,218	14,615
6451-000 WATER	[34]	2.063	2.063	2.063	2.063	2,063	2.063	2,063	2,063	2.063	2.063	2,063	2.063	24,750
6452-000 GAS	[35]	2,391	2,391	2,391	2,391	2,391	2,391	2,391	2,391	2,391	2,391	2,391	2,391	28,694
6453-000 SEWER	[36]	4,190	4,190	4,190	4,190	4,190	4,190	4,190	4,190	4,190	4,190	4,190	4,190	50,274
6454-000 GARBAGE AND TRASH	[37]	1,328	1,328	1,328	1,328	1,328	1,328	1,328	1,328	1,328	1,328	1,328	1,328	15,932
TOTAL UTILITIES EXP.	-	11,189	11,189	11,189	11,189	11,189	11,189	11,189	11,189	11,189	11,189	11,189	11,189	134,265
OPER. & MAINT. EXPENSES														
6515-000 CLEANING SUPPLIES	[38]	53	53	53	53	53	53	53	53	53	53	53	53	634
6517-000 CLEANING CONTRACT (UNITS)	[39]	0	0	0	0	0	0	0	0	0	0	0	0	0
6517-050 CLEANING CONTRACT (COMMON)	[40]	350	350	350	350	350	350	350	350	350	350	350	350	4,200
6517-100 CARPET CLEANING CONTRACT	[41]	21	21	21	21	21	21	21	21	21	21	21	21	250
6519-000 EXTERMINATING CONTRACT	[42]	200	200	200	200	200	200	200	200	200	200	200	200	2,400
6536-000 GROUNDS SUPPLIES	[43]	668	668	668	668	668	668	668	668	668	668	668	668	8,016
6537-000 GROUNDS CONTRACT	[44]	3,117	3,117	3,117	3,117	3,117	3,117	3,117	3,117	3,117	3,117	3,117	3,117	37,400
6541-050 REPAIRS MATERIAL-APPLIANCES	[45]	40	40	40	40	40	40	40	40	40	40	40	40	483
6541-200 REPAIRS MATERIAL-ELECTRICAL	[46]	160	160	160	160	160	160	160	160	160	160	160	160	1,922
6541-300 REPAIRS MATERIAL-PLUMBING	[47]	200	200	200	200	200	200	200	200	200	200	200	200	2,397
6541-900 REPAIRS MATERIAL-MISC.	[48]	80	80	80	80	80	80	80	80	80	80	80	80	955
6541-901 REPAIR MATERIALS-FIRE PROT	[49]	58	58	58	58	58	58	58	58	58	58	58	58	700
6541-905 REPAIR MATERIALS-KEYS/LOCKS	[50]	26	26	26	26	26	26	26	26	26	26	26	26	314

Eastern Gardens		January	1, 2014	through	Decemb	er 31, 201	14							
												Schedule Date	3 :	8/22/13 11:56 AM
Budget Schedule Z														Annual
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
6542-050 REPAIRS CONTRACT-APPLIANCES	[51]	147	147	147	147	147	147	147	147	147	147	147	147	1,767
6542-200 REPAIRS CONTRACT-ELECTRICAL	[52]	438	438	438	438	438	438	438	438	438	438	438	438	5,261
6542-300 REPAIRS CONTRACT-PLUMBING	[53]	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	12,546
6542-400 REPAIRS CONTRACT-CARPET/FLOOR	[54]	16	16	16	16	16	16	16	16	16	16	16	16	197
6542-900 REPAIRS CONTRACT-MISC.	[55]	1,243	1,243	1,243	1,243	1,243	1,243	1,243	1,243	1,243	1,243	1,243	1,243	14,916
6546-000 HEATING & A/C REPAIRS & MAINT.	[56]	696	696	696	696	696	696	696	696	696	696	696	696	8,357
6547-000 SWIMMING POOL CONTRACT	[57]	497	497	497	497	497	497	497	497	497	497	497	497	5,960
6547-050 POOL REPAIRS	[58]	42	42	42	42	42	42	42	42	42	42	42	42	500
6560-100 INTERIOR PAINTING CONTRACT	[59]	17	17	17	17	17	17	17	17	17	17	17	17	200
6560-110 PAINTING SUPPLIES	[60]	20	20	20	20	20	20	20	20	20	20	20	20	240
6561-100 WINDOW COVERINGS	[61]	55	55	55	55	55	55	55	55	55	55	55	55	663
6580-000 SECURITY GATE SERVICING/MAINT.	[62]	183	183	183	183	183	183	183	183	183	183	183	183	2,191
6590-000 MISC. OPER. & MAINT. REPAIRS	[63]	25	25	25	25	25	25	25	25	25	25	25	25	300
TOTAL OPERATING & MAINT. EXPENSE	-	9,397	9,397	9,397	9,397	9,397	9,397	9,397	9,397	9,397	9,397	9,397	9,397	112,769
TAXES AND INSURANCE														
6710-000 PROPERTY TAXES - REAL	[64]	1,745	1,745	1,745	1,745	1,745	1,745	1,745	1,745	1,745	1,745	1,745	1,745	20,939
6719-000 BUSINESS TAX & LICENSE	[65]	186	186	186	186	186	186	186	186	186	186	186	186	2,236
6720-000 PROPERTY & LIAB, INS, (HAZARD)	[66]	1.465	1.465	1.465	1.465	1.465	1.465	1.465	1.465	1.465	1,465	1,465	1,465	17,582
6729-000 OTHER INSURANCE	[67]	247	247	247	247	247	247	247	247	247	247	247	247	2,963
		2												
TOTAL TAXES AND INSURANCE		3,643	3,643	3,643	3,643	3,643	3,643	3,643	3,643	3,643	3,643	3,643	3,643	43,720
TOTAL OPERATING EXPENSES		33,481	32,237	32,237	32,237	32,107	32,107	33,541	31,852	32,107	32,107	32,107	33,675	389,796
NET OPERATING INCOME		13,314	14,558	14,558	14,558	14,688	14,688	13,253	14,943	14,688	14,688	14,688	13,120	171,742

Eastern Gardens		January	1, 2014 (hrough	Decemb	er 31, 20 [.]	14							
Budget Schedule Z		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Schedule Date	Dec	Annual Totals
FINANCIAL EXPENSES														
6810-000 INTEREST ON FIRST LOAN 6850-000 MORTGAGE INSURANCE PREMIUM	[68] [69]	4,656 395	4,656 395	4,656 395	4,656 395	4,656 395	4,656 395	4,656 395	4,656 395	4,656 395	4,656 395	4,656 395	4,656 395	55,876 4,740
TOTAL FINANCIAL EXPENSES	-	5,051	5,051	5,051	5,051	5,051	5,051	5,051	5,051	5,051	5,051	5,051	5,051	60,616
CORPORATE ENTITY 7190-000 DTHER ENTITY EXPENSES	[70]	67	67	67	67	67	67	67	67	67	67	67	67	800
CAPITAL EXPENSES														
7350-000 CARPET & FLOOR REPLACEMENT	[71]	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	14,400
7370-000 HEATING/AIR CONDITIONING REPL.	[72]	283	283	283	283	283	283	283	283	283	283	283	283	3,400
7380-000 APPLIANCE REPLACEMENT	[73]	250	250	250	250	250	250	250	250	250	250	250	250	3,000
7390-000 DTHER CAPITAL EXPENSES	[74]	500	500	500	500	500	500	500	500	500	500	500	500	6,000
TOTAL CAPITAL EXPENSES		2,233	2,233	2,233	2,233	2,233	2,233	2,233	2,233	2,233	2,233	2,233	2,233	26,800

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Eastern Gardens	January	1, 2014 t	hrough	Decemb	er 31, 201	4							
Budget Schedule Z	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Schedule Date	Dec	Annual Totals
NET INCOME	5,963	7,207	7,207	7,207	7,336	7,336	5,902	7,591	7,336	7,336	7,336	5,769	83,525

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Eastern Gardens		January	1, 2014 t	hrough	Decemb	er 31, 201	4							
Rudget Cebedule 7									8/22/13 11:56 AM					
Budget Schedule Z		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
CASH FLOW/(LOSS)														
NET INCOME (As Per Above)		5,963	7,207	7,207	7,207	7,336	7,336	5,902	7,591	7,336	7,336	7,336	5,769	83,525
LESS: PRINCIPAL ON 1ST LOAN	[75]	(4,488)	(4,488)	(4,488)	(4,488)	(4,488)	(4,488)	(4,488)	(4,488)	(4,488)	(4,488)	(4,488)	(4,488)	(53,860)
LESS: R & R DEPOSIT	[76]	(983)	(983)	(983)	(983)	(983)	(983)	(983)	(983)	(983)	(983)	(983)	(983)	(11,796)
PLUS: R & R WITHDRAWALS		0	0	0	0	0	0	0	0	0	0	0	0	0
LESS: OTHER RESERVES DEPOSIT	[77]	(944)	(944)	(944)	(944)	(944)	(944)	(944)	(944)	(944)	(944)	(944)	(944)	(11,324)
PLUS: OTHER RESERVE WITHDRAWAL	_	0	0	0	0	0	0	0	0	0	0	0	0	0
POSITIVE/(NEGATIVE) CASH FLOW		(452)	792	792	792	921	921	(513)	1,176	921	921	921	(646)	6,545

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January 1, 2014 through December 31, 2014

[1] Rental Income

Allowing for a carrying charge increase based on OCAF of \$7 for the ones and \$8 for the twos.

		Gross Potential			Market Rent
January		\$47,184			\$47,184
February		\$47,184			\$47,184
March		\$47,184			\$47,184
April		\$47,184			\$47,184
May		\$47,184			\$47,184
June		\$47,184			\$47,184
July		\$47,184			\$47,184
August		\$47,184			\$47,184
September		\$47,184			\$47,184
October		\$47,184			\$47,184
November		\$47,184			\$47,184
December		\$47,184			\$47,184
		\$566,208			\$566,208
No. of Apt's					
48	One		\$379	=	\$18,192
64	Two		\$453	=	\$28,992

Total 112

\$47,184

	January 1, 2014 through December 31, 2014	
[1]	<u>Rental Income</u> Allowing for a carrying charge increase based on OCAF of \$7 for the ones and \$8 for the twos.	<u>\$566,208</u>
[2]	5220-000 VACANCIES (1.2%) 1.2% based on 2013 figures.	<u>(\$6,794)</u>
[3]	5731-000 RENT FREE UNIT (MGR) For budget purposes showing a 1 bdrm. given as part of compensation	<u>(\$4,548)</u>
[4]	5410-000 INTEREST INCOME-OPERATIONS Based on 2013 seven month figure annualized.	<u>\$50</u>
[5]	5440-000 INTEREST INCOME-R&R Any interest earned is retained in the R&R account and not available for normal operations.	<u>\$0</u>
[6]	5910-000 LAUNDRY SERVICE Based on 2013 seven month figure annualized.	<u>\$4,889</u>
[7]	5920-000 NSF AND LATE CHARGES Based on 2013 figures of an average of \$10 per month.	<u>\$120</u>
[8]	5940-000 FORFEITED TENANT SECURITY DEP. moneys deducted for repairs if any are taken from equity.	<u>\$0</u>
[9]	5990-100 CABLE INCOME Based on 2013 seven month figure annualized.	<u>\$1,330</u>
[10]	5990-300 CREDIT REPORT INCOME Based on 2013 seven month figure annualized.	<u>\$283</u>
[11]	6330-000 MANAGEMENT SALARIES Based on \$16.50/hr at 30 hours/wk. This includes a \$0.50/hr increase that the employee doesn't want, however; leaving it in to cover extra hours that might be needed.	<u>\$25,740</u>
[12]	6335-000 BONUS SALARIES Based on prior years bonus.	<u>\$300</u>
[13]	6711-000 PAYROLL TAXES	<u>\$2,596</u>

January 1, 2014 through December 31, 2014

Based on 14.45% of payroll

[14] <u>6380-000 PAYROLL ADMIN</u> Check cutting fees from ADP	<u>\$269</u>
[15] <u>6722-000 WORKMAN'S COMPENSATION</u> Based on 14.98% of payroll	<u>\$4,582</u>
[16] <u>6723-000 HEALTH INS. & EMPL. BENEFITS</u> Based on \$510.16 per month for Health benefits.	<u>\$6,122</u>
[17] <u>6210-000 ADVERTISING</u> Allowance for annual advertising per HUD requirements.	<u>\$3,000</u>
[18] <u>6250-000 OTHER RENTING EXPENSE</u> Includes, pot luck items, misc. signs, gift baskets, etc. Based on 7 month figure, annualized.	<u>\$1,000</u>
[19] <u>6250-020 MARKETING EXPENSE</u> Last year this line item was for the Rent Comparability Study. Don't need to do for another five years.	<u>\$0</u>
[20] <u>6250-100 CREDIT REPORTS</u> Based on 2013 7 month figure annuaolized. Cannot charge credit fees for Sec. 8 applicants.	<u>\$350</u>
[21] <u>6250-700 DUES\SUBSCRIPTIONS</u> Annual membership in the Rental Housing Association (\$5.50 per unit)	<u>\$616</u>
[22] <u>6310-600 OFFICE EQUIPMENT SERVICING</u> Allowing for servicing of copier/etc. no expense to date in 2013.	<u>\$500</u>
[23] <u>6311-000 OFFICE SUPPLIES</u> Based on 2013 7 month figures annualized. Includes supplies for office and board related issues such as new binders and printing costs.	<u>\$3,210</u>
[24] <u>6320-000 MGMT. FEES (\$25.00)</u> Based on \$25 per unit per month.	<u>\$33,600</u>

sea 1 \$25 per unit per mont

January 1, 2014 through December 31, 2014 [25] <u>6340-000 LEGAL EXPENSES (PROJECT)</u> Allowance for possible legal fees to review bylaws, occupancy agreements, and other legal action.	<u>\$2,000</u>
[26] <u>6350-000 AUDITING EXPENSES (PROJECT)</u> Increased 2013 expense by \$150 for possible increase. Includes annual audit and tax prep.	<u>\$7,450</u>
[27] <u>6360-000 TELEPHONE & ANSWERING SERVICE</u> Based on 2013 annualized 7 month figures and allowed for a possible 5% increase.	<u>\$3,892</u>
[28] <u>6360-100 INTERNET ACCESS</u> Monthly fee of about \$65/mo. For the cloud.	<u>\$780</u>
[29] <u>6370-100 POSTAGE</u> Based on an average of 2012 and 2013 experience.	<u>\$500</u>
[30] <u>6370-300 TRAVEL/MILEAGE</u> Mileage allowance for manager using personal car for property	<u>\$180</u>
[31] <u>6390-065 COMPUTER SOFTWARE EXPENSE</u> Annual licensing for voyager and email archive fee.	<u>\$1,435</u>
[32] <u>6390-150 TRAINING</u> Monthly Grace Hill training and one HUD 3 day certification seminar.	<u>\$920</u>
[33] <u>6450-000 ELECTRICITY</u> Based on 7 month annualized figure and increased 3% per pending SMUD increase.	<u>\$14,615</u>
[34] <u>6451-000 WATER</u> Used last 12 month of figures ending 7-31-13 and increased 5%.	<u>\$24,750</u>
[35] <u>6452-000_GAS</u> Used last 12 month of figures ending 7-31-13 and increased 5%.	<u>\$28,694</u>
[36] <u>6453-000_SEWER</u> Based on current fee of \$3,990/mo and allowing for a 5% fee increase.	<u>\$50,274</u>

January 1, 2014 through December 31, 2014

[37] <u>6454-000 GARBAGE AND TRASH</u> Based on current monthly ave. of \$1,264.42/mo. And increasing 5%.	<u>\$15,932</u>
[38] <u>6515-000 CLEANING SUPPLIES</u> Based on 7 month 2013 annualized figure.	<u>\$634</u>
[39] <u>6517-000 CLEANING CONTRACT (UNITS)</u> No expenses for this category as cleaning costs come out of equity.	<u>\$0</u>
[40] <u>6517-050 CLEANING CONTRACT (COMMON)</u> \$150 every two weeks for laundry room cleaning and allowing an	<u>\$4,200</u>
[41] <u>6517-100 CARPET CLEANING CONTRACT</u> allowance for rec. bldg. and office carpet cleanings.	<u>\$250</u>
[42] 6519-000 EXTERMINATING CONTRACT	<u>\$2,400</u>
Based on current pest control of \$116 per month and \$168 every two months of rodent trap bait. [43] <u>6536-000 GROUNDS SUPPLIES</u>	<u>\$8,016</u>
Annualized 7 month 2013 figure which include some irrigation repairs, picnic area renovation, new shrubs in front of Rec. Bldg. and etc.	
[44] 6537-000 GROUNDS CONTRACT	<u>\$37,400</u>
Monthly service provided by Majestic. Allowed for a \$100/mo. Increase. Also, allowing \$6,200 for tree trimming. [45] 6541-050 REPAIRS MATERIAL-APPLIANCES Based on 2013 7 month figures annualized.	<u>\$483</u>
[46] 6541-200 REPAIRS MATERIAL-ELECTRICAL Based on 2013 7 month figures annualized.	<u>\$1,922</u>
[47] <u>6541-300 REPAIRS MATERIAL-PLUMBING</u> Based on 2013 7 month figures annualized.	<u>\$2,397</u>
[48] 6541-900 REPAIRS MATERIAL-MISC.	<u>\$955</u>

January 1, 2014 through December 31, 2014 Based on 2013 7 month figures annualized.

[49] <u>6541-901 REPAIR MATERIALS-FIRE PROT</u> Annual servicing of fire extinguishers.	<u>\$700</u>
[50] <u>6541-905 REPAIR MATERIALS-KEYS/LOCKS</u> Based on 2013 7 month figure annualized.	<u>\$314</u>
[51] <u>6542-050 REPAIRS CONTRACT-APPLIANCES</u> Based on 2013 7 month figure annualized.	<u>\$1,767</u>
[52] <u>6542-200 REPAIRS CONTRACT-ELECTRICAL</u> Based on 2013 7 month figure annualized.	<u>\$5,261</u>
[53] 6542-300 REPAIRS CONTRACT-PLUMBING	<u>\$12,546</u>
 Based on 2013 7 month figure, less \$4,800 boiler work, then annualized. [54] 6542-400 REPAIRS CONTRACT-CARPET/FLOOR Based on 2013 7 month figure annualized. 	<u>\$197</u>
[55] <u>6542-900 REPAIRS CONTRACT-MISC.</u> Based on 2013 7 month figure annualized.	<u>\$14,916</u>
[56] <u>6546-000 HEATING & A/C REPAIRS & MAINT.</u> Based on 2013 7 month figure annualized.	<u>\$8,357</u>
57] 6547-000 SWIMMING POOL CONTRACT	<u>\$5,960</u>
Based on current contract of \$455/mo. And allowing for \$500 in extra work if needed. [58] <u>6547-050 POOL REPAIRS</u> Allowing for pool filter cartridge replacements.	<u>\$500</u>
[59] <u>6560-100 INTERIOR PAINTING CONTRACT</u> Allowance for work not covered by equity money. le; plumbing leak	<u>\$200</u>
[60] <u>6560-110 PAINTING SUPPLIES</u> Allowing \$20 per month in painting supplies.	<u>\$240</u>

January 1, 2014 through December 31, 2014

[61] <u>6561-100 WINDOW COVERINGS</u> Based on 2013 7 month annualized figure.	<u>\$663</u>
[62] <u>6580-000 SECURITY GATE SERVICING/MAINT.</u> Based on 2013 7 month annualized figure.	<u>\$2,191</u>
[63] <u>6590-000 MISC. OPER. & MAINT. REPAIRS</u> Allowance for anything not covered previously.	<u>\$300</u>
[64] <u>6710-000 PROPERTY TAXES - REAL</u>	<u>\$20,939</u>
Based on 2012/2013 tax bill and increased 3%. Parcel No. 269-0040- 056-000. Sac. County 874-6622 or www.eproptax.saccounty.net.	
[65] <u>6719-000 BUSINESS TAX & LICENSE</u>	<u>\$2,236</u>
Annual Sac. County code enforcement fee of \$15.50 per unit. Balance is for annual pool permit fee. [66] <u>6720-000 PROPERTY & LIAB. INS. (HAZARD)</u>	<u>\$17,582</u>
Based on current impond of \$1,465.20 per month.	
[67] <u>6729-000 OTHER INSURANCE</u> Officers and Director coverage. This actual 2013 premium plus 3%.	<u>\$2,963</u>
[68] <u>6810-000 INTEREST ON FIRST LOAN</u> Based on July statement on \$4,656.33 per month.	<u>\$55,876</u>
[69] <u>6850-000 MORTGAGE INSURANCE PREMIUM</u> Based on July statement of \$395.04 per month.	<u>\$4,740</u>
[70] <u>7190-000 OTHER ENTITY EXPENSES</u> Annual state corporation tax.	<u>\$800</u>
[71] <u>7350-000 CARPET & FLOOR REPLACEMENT</u> Allowing for an average of \$1,200 per month.	<u>\$14,400</u>
[72] 7370-000 HEATING/AIR CONDITIONING REPL. Replacement componets based on 2013 experience.	<u>\$3,400</u>

	January 1, 2014 through December 31, 20 000 APPLIANCE REPLACEMENT)14 <u>\$3,000</u>
	nce for appliance replacements.	<u>\$6,000</u>
	nce for additional concrete work (patio area)	\$53,860
	on July's mortgage statement.	\$11.796
Based	on current payments of \$983 per month.	
	n 2% of the new rent potential	<u>\$11,324</u>