

Memo

To: Janice Hoberg – President/Director
Jerry Ontiveros – Vice President/Director
Alana Chekrijeva – Vice President
Alize Grant – Secretary/Director
Ed Healy – Director
Shirley Brown – Director
Lynette Haley – Alternate Director
Theresa Williams – Community Director

From: Gary Haugstad

Date: 2/14/2014

Re: Eastern Gardens – Financial Statement

Enclosed please find a copy of the following January 2014 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 2014 - January 2014

Books=Accrual

Account Description	Jan-'14	Feb-'14	Mar-'14	Apr-'14	May-'14	Jun-'14	Jul-'14	Aug-'14	Sep-'14	Oct-'14	Nov-'14	Dec-'14
ASSETS												
CURRENT ASSETS												
PETTY CASH	400	0	0	0	0	0	0	0	0	0	0	0
CASH IN BANK - OPERATING	58,507	0	0	0	0	0	0	0	0	0	0	0
SUBSIDY RECEIVABLE	187	0	0	0	0	0	0	0	0	0	0	0
TOTAL CURRENT ASSETS	59,094	0	0	0	0	0	0	0	0	0	0	0
PREPAID EXPENSES												
PREPAID PROPERTY & LIAB. INS.	2,834	0	0	0	0	0	0	0	0	0	0	0
PREPAID MORTGAGE INSURANCE	3,854	0	0	0	0	0	0	0	0	0	0	0
TOTAL PREPAID EXPENSES	6,688	0	0	0	0	0	0	0	0	0	0	0
RESTRICTED FUNDS												
MORTGAGE ESCROW DEPOSITS	23,976	0	0	0	0	0	0	0	0	0	0	0
RESERVE FOR REPLACEMENTS	243,608	0	0	0	0	0	0	0	0	0	0	0
CASH-GENERAL RESERVE	129,241	0	0	0	0	0	0	0	0	0	0	0
SPECIAL EQUITY ACCOUNT-COOP	25,986	0	0	0	0	0	0	0	0	0	0	0
TOTAL RESTRICTED FUNDS	422,811	0	0	0	0	0	0	0	0	0	0	0
FIXED ASSETS												
LAND	156,092	0	0	0	0	0	0	0	0	0	0	0
BUILDINGS	1,853,098	0	0	0	0	0	0	0	0	0	0	0
- DEPR. - BUILDINGS	-1,721,604	0	0	0	0	0	0	0	0	0	0	0
TOTAL FIXED ASSETS	287,586	0	0	0	0	0	0	0	0	0	0	0
OTHER ASSETS												
LOAN FEES	25,972	0	0	0	0	0	0	0	0	0	0	0
ACCUMULATED AMORTIZATION	-11,817	0	0	0	0	0	0	0	0	0	0	0
DEFERRED INCOME TAXES	22,235	0	0	0	0	0	0	0	0	0	0	0

FPI 12 MONTH BALANCE SHEET
EASTERN GARDENS
From January 2014 - January 2014

Books=Accrual

Account Description	Jan-'14	Feb-'14	Mar-'14	Apr-'14	May-'14	Jun-'14	Jul-'14	Aug-'14	Sep-'14	Oct-'14	Nov-'14	Dec-'14
TOTAL OTHER ASSETS	36,390	0	0	0	0	0	0	0	0	0	0	0
TOTAL ASSETS	812,569	0	0	0	0	0	0	0	0	0	0	0
LIABILITIES												
CURRENT LIABILITIES												
ACCRUED INTEREST PAYABLE	4,514	0	0	0	0	0	0	0	0	0	0	0
ACCRUED PROPERTY TAXES	1,827	0	0	0	0	0	0	0	0	0	0	0
OTHER CURRENT LIABILITIES	4,162	0	0	0	0	0	0	0	0	0	0	0
INCOME TAX PAYABLE	100	0	0	0	0	0	0	0	0	0	0	0
TENANT SECURITY DEPOSITS	16,016	0	0	0	0	0	0	0	0	0	0	0
TOTAL CURRENT LIABILITIES	26,619	0	0	0	0	0	0	0	0	0	0	0
PREPAID INCOME												
PREPAID RENTS	5,035	0	0	0	0	0	0	0	0	0	0	0
SUBSIDY PREPAID	22	0	0	0	0	0	0	0	0	0	0	0
TOTAL PREPAID INCOMES	5,057	0	0	0	0	0	0	0	0	0	0	0
LONG TERM LIABILITIES												
MORTGAGE PAYABLE	862,101	0	0	0	0	0	0	0	0	0	0	0
TOTAL LONG TERM LIABILITIES	862,101	0	0	0	0	0	0	0	0	0	0	0
OTHER LIABILITIES												
TOTAL LIABILITIES	893,777	0	0	0	0	0	0	0	0	0	0	0
EQUITY												
NET INCOME (LOSS)	11,495	0	0	0	0	0	0	0	0	0	0	0
PARTNER EQUITY	-151,665	0	0	0	0	0	0	0	0	0	0	0
PAD-IN-SURPLUS (COOPS)	58,962	0	0	0	0	0	0	0	0	0	0	0

FPI 12 MONTH BALANCE SHEET
EASTERN GARDENS
From January 2014 - January 2014

Books=Accrual

Account Description	Jan-'14	Feb-'14	Mar-'14	Apr-'14	May-'14	Jun-'14	Jul-'14	Aug-'14	Sep-'14	Oct-'14	Nov-'14	Dec-'14
TOTAL EQUITY	-81,209	0	0	0	0	0	0	0	0	0	0	0
TOTAL LIABILITIES & EQUITY	812,569	0	0	0	0	0	0	0	0	0	0	0

EASTERN GARDENS (47)
FPI 12 Month Income Statement W/Budget
For The Period Ending January 2014
Books = Accrual

Account Description	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	YTD Total	YTD Budget
INCOME														
RENTAL INCOME														
APARTMENTS - TENANTS	42,863	0	0	0	0	0	0	0	0	0	0	0	42,863	47,184
TENANT ASSISTANCE PAYMENTS	4,321	0	0	0	0	0	0	0	0	0	0	0	4,321	0
VACANCIES-APARTMENTS	0	0	0	0	0	0	0	0	0	0	0	0	0	-566
RENT FREE UNIT (MGR)	0	0	0	0	0	0	0	0	0	0	0	0	0	-379
NET RENTAL INCOME	47,184	0	0	0	0	0	0	0	0	0	0	0	47,184	46,239
OTHER INCOME														
INTEREST INCOME-OPERATIONS	4	0	0	0	0	0	0	0	0	0	0	0	4	4
LAUNDRY SERVICE	460	0	0	0	0	0	0	0	0	0	0	0	460	407
NSF AND LATE CHARGES	0	0	0	0	0	0	0	0	0	0	0	0	0	10
CABLE INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	111
CREDIT REPORT INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	24
TOTAL OTHER INCOME	464	0	0	0	0	0	0	0	0	0	0	0	464	556
TOTAL INCOME	47,648	0	0	0	0	0	0	0	0	0	0	0	47,648	46,795
OPERATING EXPENSE														
PAYROLL														
MANAGEMENT SALARIES	2,662	0	0	0	0	0	0	0	0	0	0	0	2,662	2,860
PAYROLL ADMIN	19	0	0	0	0	0	0	0	0	0	0	0	19	30
PAYROLL TAXES	459	0	0	0	0	0	0	0	0	0	0	0	459	413
WORKMAN'S COMPENSATION	410	0	0	0	0	0	0	0	0	0	0	0	410	485
HEALTH INS. & EMPL. BENEFITS	510	0	0	0	0	0	0	0	0	0	0	0	510	510
TOTAL PAYROLL	4,060	0	0	0	0	0	0	0	0	0	0	0	4,060	4,298
MARKETING														
ADVERTISING	0	0	0	0	0	0	0	0	0	0	0	0	0	250
OTHER RENTING EXPENSE	21	0	0	0	0	0	0	0	0	0	0	0	21	83
TOTAL MARKETING	21	0	0	0	0	0	0	0	0	0	0	0	21	333
ADMINISTRATIVE EXPENSES														
CREDIT REPORTS	34	0	0	0	0	0	0	0	0	0	0	0	34	29
DUES/SUBSCRIPTIONS	0	0	0	0	0	0	0	0	0	0	0	0	0	51
OFFICE EQUIPMENT SERVICING	0	0	0	0	0	0	0	0	0	0	0	0	0	42
OFFICE SUPPLIES	202	0	0	0	0	0	0	0	0	0	0	0	202	268
MANAGEMENT FEE	2,800	0	0	0	0	0	0	0	0	0	0	0	2,800	2,800
LEGAL EXPENSES (PROJECT)	0	0	0	0	0	0	0	0	0	0	0	0	0	167
AUDITING EXPENSES (PROJECT)	0	0	0	0	0	0	0	0	0	0	0	0	0	621
TELEPHONE & ANSWERING SERVICE	287	0	0	0	0	0	0	0	0	0	0	0	287	324
INTERNET ACCESS	65	0	0	0	0	0	0	0	0	0	0	0	65	65
POSTAGE	32	0	0	0	0	0	0	0	0	0	0	0	32	42
TRAVEL/MILEAGE	0	0	0	0	0	0	0	0	0	0	0	0	0	15
COMPUTER SOFTWARE EXPENSE	0	0	0	0	0	0	0	0	0	0	0	0	0	120
TRAINING	32	0	0	0	0	0	0	0	0	0	0	0	32	77
TOTAL ADMINISTRATIVE EXPENSES	3,453	0	0	0	0	0	0	0	0	0	0	0	3,453	4,619
UTILITIES EXPENSE														
ELECTRICITY	1,449	0	0	0	0	0	0	0	0	0	0	0	1,449	1,218

EASTERN GARDENS (47)
FPI 12 Month Income Statement W/Budget
For The Period Ending January 2014
Books = Accrual

Account Description	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	YTD Total	YTD Budget
WATER	1,602	0	0	0	0	0	0	0	0	0	0	0	1,602	2,063
GAS	2,541	0	0	0	0	0	0	0	0	0	0	0	2,541	2,391
SEWER	4,162	0	0	0	0	0	0	0	0	0	0	0	4,162	4,190
GARBAGE AND TRASH	1,376	0	0	0	0	0	0	0	0	0	0	0	1,376	1,328
TOTAL UTILITIES EXPENSE	11,130	0	0	0	0	0	0	0	0	0	0	0	11,130	11,189
OPERATING AND MAINT. EXPENSE														
CLEANING SUPPLIES	0	0	0	0	0	0	0	0	0	0	0	0	0	53
CLEANING CONTRACT (COMMON)	300	0	0	0	0	0	0	0	0	0	0	0	300	350
CARPET CLEANING CONTRACT	0	0	0	0	0	0	0	0	0	0	0	0	0	21
EXTERMINATING CONTRACT	294	0	0	0	0	0	0	0	0	0	0	0	294	200
GROUNDS SUPPLIES	0	0	0	0	0	0	0	0	0	0	0	0	0	668
GROUNDS CONTRACT	2,500	0	0	0	0	0	0	0	0	0	0	0	2,500	3,117
REPAIRS MATERIAL-APPLIANCES	0	0	0	0	0	0	0	0	0	0	0	0	0	40
REPAIRS MATERIAL-ELECTRICAL	76	0	0	0	0	0	0	0	0	0	0	0	76	160
REPAIRS MATERIAL-PLUMBING	0	0	0	0	0	0	0	0	0	0	0	0	0	200
REPAIRS MATERIAL-MISC.	0	0	0	0	0	0	0	0	0	0	0	0	0	80
REPAIR MATERIALS-FIRE PROT	0	0	0	0	0	0	0	0	0	0	0	0	0	58
REPAIR MATERIALS-KEYS/LOCKS	0	0	0	0	0	0	0	0	0	0	0	0	0	26
REPAIRS CONTACT-APPLIANCES	0	0	0	0	0	0	0	0	0	0	0	0	0	147
REPAIRS CONTACT-ELECTRICAL	0	0	0	0	0	0	0	0	0	0	0	0	0	438
REPAIRS CONTACT-PLUMBING	250	0	0	0	0	0	0	0	0	0	0	0	250	1,046
REPAIRS CONTACT-CARPET/FLOOR	0	0	0	0	0	0	0	0	0	0	0	0	0	16
REPAIRS CONTACT-MISC.	1,681	0	0	0	0	0	0	0	0	0	0	0	1,681	1,243
HEATING & A/C REPAIRS & MAINT.	242	0	0	0	0	0	0	0	0	0	0	0	242	696
SWIMMING POOL CONTRACT	455	0	0	0	0	0	0	0	0	0	0	0	455	497
POOL MAINTENANCE & REPAIRS	0	0	0	0	0	0	0	0	0	0	0	0	0	42
INTERIOR PAINTING CONTRACT	0	0	0	0	0	0	0	0	0	0	0	0	0	17
PAINTING SUPPLIES	0	0	0	0	0	0	0	0	0	0	0	0	0	20
WINDOW COVERINGS	0	0	0	0	0	0	0	0	0	0	0	0	0	55
SECURITY GATI SERVICING/MAINT.	0	0	0	0	0	0	0	0	0	0	0	0	0	183
MISC. OPER. & MAINT. REPAIRS	0	0	0	0	0	0	0	0	0	0	0	0	0	25
TOTAL OPERATING AND MAINT. EXPENSE	5,797	0	0	0	0	0	0	0	0	0	0	0	5,797	9,397
TAXES AND INSURANCE														
PROPERTY TAXES - REAL	1,827	0	0	0	0	0	0	0	0	0	0	0	1,827	1,745
BUSINESS TAX & LICENSE	0	0	0	0	0	0	0	0	0	0	0	0	0	186
PROPERTY & LNB. INS. (HAZARD)	1,395	0	0	0	0	0	0	0	0	0	0	0	1,395	1,465
OTHER INSURANCE	240	0	0	0	0	0	0	0	0	0	0	0	240	247
TOTAL TAXES AND INSURANCE	3,462	0	0	0	0	0	0	0	0	0	0	0	3,462	3,643
TOTAL OPERATING EXPENSE	27,923	0	0	0	0	0	0	0	0	0	0	0	27,923	33,481
NET OPERATING INCOME	19,725	0	0	0	0	0	0	0	0	0	0	0	19,725	13,314
OTHER EXPENSES														
FINANCIAL EXPENSES														
INTEREST - LOAN 1	4,514	0	0	0	0	0	0	0	0	0	0	0	4,514	4,656
MORTGAGE INSURANCE PREMIUM	350	0	0	0	0	0	0	0	0	0	0	0	350	395

EASTERN GARDENS (47)
FPI 12 Month Income Statement W/Budget
For The Period Ending January 2014
Books = Accrual

Account Description	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	YTD Total	YTD Budget
TOTAL FINANCIAL EXPENSES	4,865	0	0	0	0	0	0	0	0	0	0	0	4,865	5,051
DEPRECIATION & AMORT. EXPENSE														
DEPR. - BUILDING	3,258	0	0	0	0	0	0	0	0	0	0	0	3,258	0
AMORTIZATION EXPENSE	108	0	0	0	0	0	0	0	0	0	0	0	108	0
TOTAL DEPRECIATION & AMORT. EXPENSE	3,366	0	0	0	0	0	0	0	0	0	0	0	3,366	0
ENTITY EXPENSE														
OTHER ENTITY EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0	0	67
TOTAL ENTITY EXPENSE	0	0	0	0	0	0	0	0	0	0	0	0	0	67
PRE-OPENING EXPENSES														
CAPITAL EXPENSES														
CARPET & FLOOR REPLACEMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	1,200
HEATING/AIR CONDITIONING REPL.	0	0	0	0	0	0	0	0	0	0	0	0	0	283
APPLIANCE REPLACEMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	250
OTHER CAPITAL EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0	0	500
TOTAL CAPITAL EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0	0	2,233
REHAB EXP: - INTERIOR														
REPLACEMENT EXPENSES														
TOTAL OTHER EXPENSES	8,231	0	0	0	0	0	0	0	0	0	0	0	8,231	7,351
NET INCOME OR LOSS	11,495	0	0	0	0	0	0	0	0	0	0	0	11,495	5,963

EASTERN GARDENS (47)

General Ledger

Period = Jan 2014

Book = Accrual

Property	Property Name	Date	Period	Person/Description/Control	Reference	Debit	Credit	Balance	Remarks
1110-000				PETTY CASH				400.00 = Beginning Balance =	
				Net Change=0.00		0	0	400.00 = Ending Balance =	
1120-000				CASH IN BANK - OPERATING				46,979.95 = Beginning Balance =	
47	EASTERN GARDENS 1/14/2014	01/2014		EASTERN GARDENS J-284921	MORT	0.00	13,608.11	33,371.84	REC JANUARY MORTGAGE
47	EASTERN GARDENS 1/31/2014	01/2014		EASTERN GARDENS J-284886	JANICAM	43,618.00	0.00	76,989.84	REC JAN RENT COLLECTED
47	EASTERN GARDENS 1/31/2014	01/2014		EASTERN GARDENS J-284886	JANICAM	4,156.00	0.00	81,145.84	REC JAN SUBSIDY RECEIVED
47	EASTERN GARDENS 1/31/2014	01/2014		EASTERN GARDENS J-284916	JANGEN	460.33	0.00	81,606.17	REC 12/30 WEB LAUNDRY INCOME
47	EASTERN GARDENS 1/3/2014	01/2014		FPI MANAGEMENT I K-760020	21765			1,341.34	80,264.83 PAYROLL 12/15 12/28 - ER BENEFIT
47	EASTERN GARDENS 1/10/2014	01/2014		ALLIED WASTE SER K-764143	21766			1,375.54	78,889.29 1/1-1/31, GARBAGE SVC
47	EASTERN GARDENS 1/10/2014	01/2014		SMUD (smud00) K-764144	21767			1,449.36	77,439.93 11/22-12/24, HSE, ELECT
47	EASTERN GARDENS 1/17/2014	01/2014		AT&T (IL POB 5025 K-768765	21768			77,208.51	12/26-1/25, 916-489-1604, PHN, D
47	EASTERN GARDENS 1/17/2014	01/2014		CHIEF MECHANICAL K-768766	21769			250.00	76,958.51 12/19, CTRLY BOILER INSPCTN
47	EASTERN GARDENS 1/17/2014	01/2014		FPI MANAGEMENT, K-768767	21770			2,800.00	74,158.51 DECEMBER MGMT FEE
47	EASTERN GARDENS 1/17/2014	01/2014		FPI MANAGEMENT I K-768768	21771			1,338.79	72,819.72 PAYROLL 12/29 01/11 - ER BENEFIT
47	EASTERN GARDENS 1/17/2014	01/2014		GRINDCO, INC (grn K-768769	21772			1,681.00	71,138.72 12/20, GRIND 38 LOCATIONS
47	EASTERN GARDENS 1/17/2014	01/2014		MAJESTIC LANDSCF K-768770	21773			455.00	70,683.72 1/1, POOL SVC
47	EASTERN GARDENS 1/17/2014	01/2014		MARK IV SERVICE (K-768771	21774			241.69	70,442.03 103, REPL HEAT CNTRL, REPR POWER
47	EASTERN GARDENS 1/17/2014	01/2014		REALPAGE, INC. (re K-768772	21775			33.90	70,408.13 OCTOBER 2012 CREDIT REPORTS
47	EASTERN GARDENS 1/28/2014	01/2014		THERESA WILLIAMS K-773010	21776			251.92	70,156.21 SUPPLIES, STAMPS, NEWSLETTERS, C
47	EASTERN GARDENS 1/31/2014	01/2014		CLEAN ALL SERVICES K-776103	21777			300.00	69,856.21 12/21, 1/8, CLN LNDRY, CLUBHSE,
47	EASTERN GARDENS 1/31/2014	01/2014		FPI MANAGEMENT, K-776104	21778			3,034.46	66,821.75 JAN 14, MGMT FEE
47	EASTERN GARDENS 1/31/2014	01/2014		FPI MANAGEMENT I K-776105	21779			1,360.89	65,460.86 PAYROLL 01/12 01/25 - W/C LIABILITY
47	EASTERN GARDENS 1/31/2014	01/2014		HD SUPPLY (CORPC K-776106	21780			27.02	65,433.84 2 MUGGER STOPPER
47	EASTERN GARDENS 1/31/2014	01/2014		MAJESTIC LANDSCF K-776107	21781			2,500.00	62,933.84 1/14, LANDSCF SVC
47	EASTERN GARDENS 1/31/2014	01/2014		PACIFIC GAS & ELE K-776108	21782			2,541.00	60,392.76 12/7-1/7, HSE, GAS
47	EASTERN GARDENS 1/31/2014	01/2014		PEST CONTROL CER K-776109	21783			284.00	60,108.76 12/11, PEST CNTRL SVC
47	EASTERN GARDENS 1/31/2014	01/2014		SACRAMENTO SUBL K-776110	21784			1,601.53	58,507.23 1/1-1/31, WATER
				Net Change=11,527.28		48,234.33	36,707.05	58,507.23 = Ending Balance =	
1130-000				TENANT ACCOUNTS RECEIVABLES				0.00 = Beginning Balance =	
47	EASTERN GARDENS 1/31/2014	01/2014		EASTERN GARDENS J-284886	JANICAM	42,863.00	0.00	42,863.00	REC JAN RENT CHARGE
47	EASTERN GARDENS 1/31/2014	01/2014		EASTERN GARDENS J-284886	JANICAM	0.00	43,618.00	-755.00	REC JAN RENT COLLECTED
47	EASTERN GARDENS 1/31/2014	01/2014		EASTERN GARDENS J-284886	JANICAM	0.00	4,280.00	-5,035.00	REC JAN PPD REVERSAL
47	EASTERN GARDENS 1/31/2014	01/2014		EASTERN GARDENS J-284886	JANICAM	5,035.00	0.00	0.00	REC JAN PPD RENT
				Net Change=0.00		47,898.00	47,898.00	0.00 = Ending Balance =	
1130-110				SUBSIDY RECEIVABLE				0.00 = Beginning Balance =	
47	EASTERN GARDENS 1/31/2014	01/2014		EASTERN GARDENS J-284886	JANICAM	4,321.00	0.00	4,321.00	REC JAN SUBSIDY RECEIVABLE
47	EASTERN GARDENS 1/31/2014	01/2014		EASTERN GARDENS J-284886	JANICAM	0.00	4,156.00	165.00	REC JAN SUBSIDY RECEIVED
47	EASTERN GARDENS 1/31/2014	01/2014		EASTERN GARDENS J-284886	JANICAM	22.00	0.00	187.00	REC JAN SUBSIDY PPD
				Net Change=187.00		4,343.00	4,156.00	187.00 = Ending Balance =	
1240-000				PREPAID PROPERTY & LIAB. INS.				4,469.09 = Beginning Balance =	
47	EASTERN GARDENS 1/14/2014	01/2014		EASTERN GARDENS J-284975	RJE	0.00	1,395.42	3,073.67	REC 3/21-3/21/13AINS #16745.
47	EASTERN GARDENS 1/14/2014	01/2014		EASTERN GARDENS J-284975	RJE	0.00	239.75	2,833.92	8/13-8/14 BOARD OF DIRECT # 2877
				Net Change=-1,635.17		0	1,635.17	2,833.92 = Ending Balance =	

EASTERN GARDENS (47)

General Ledger

Period = Jan 2014

Book = Accrual

Property	Property Name	Date	Period	Person/Description/Control	Reference	Debit	Credit	Balance	Remarks
1250-000				PREPAID MORTGAGE INSURANCE				4,204.08 = Beginning Balance =	
47	EASTERN GARDENS 1/14/2014	01/2014		EASTERN GARDENS J-284975	RJE	0.00	350.34	3,853.74 REC 1/1/14-12/31/14 MIP \$4204.08	
				Net Change=-350.34		0	350.34	3,853.74 = Ending Balance =	
1310-000				MORTGAGE ESCROW DEBITS				20,495.37 = Beginning Balance =	
47	EASTERN GARDENS 1/14/2014	01/2014		EASTERN GARDENS J-284921	MORT	1,711.66	0.00	22,207.03 REC JANUARY MORTGAGE	
47	EASTERN GARDENS 1/14/2014	01/2014		EASTERN GARDENS J-284921	MORT	1,395.42	0.00	23,602.45 REC JANUARY MORTGAGE	
47	EASTERN GARDENS 1/14/2014	01/2014		EASTERN GARDENS J-284921	MORT	373.39	0.00	23,975.84 REC JANUARY MORTGAGE	
				Net Change=3,480.47		3,480.47	0	23,975.84 = Ending Balance =	
1320-000				RESERVE FOR REPLACEMENTS				242,625.36 = Beginning Balance =	
47	EASTERN GARDENS 1/14/2014	01/2014		EASTERN GARDENS J-284921	MORT	983.00	0.00	243,608.36 REC JANUARY MORTGAGE	
				Net Change=983.00		983	0	243,608.36 = Ending Balance =	
1350-000				CASH-GENERAL RESERVE				129,237.44 = Beginning Balance =	
47	EASTERN GARDENS 1/28/2014	01/2014		:PostRecurring MOA J-284913	INTEREST	3.29	0.00	129,240.73 REC INTEREST RESERVE	
				Net Change=3.29		3.29	0	129,240.73 = Ending Balance =	
1365-000				SPECIAL EQUITY ACCOUNT-COOP				25,985.07 = Beginning Balance =	
47	EASTERN GARDENS 1/28/2014	01/2014		:PostRecurring MOA J-284913	INTEREST	0.66	0.00	25,985.73 REC INTEREST SPEC EQUITY NOV	
				Net Change=0.66		0.66	0	25,985.73 = Ending Balance =	
1410-000				LAND				156,091.52 = Beginning Balance =	
				Net Change=0.00		0	0	156,091.52 = Ending Balance =	
1420-000				BUILDINGS				1,853,098.41 = Beginning Balance =	
				Net Change=0.00		0	0	1,853,098.41 = Ending Balance =	
1420-005				- DEPR. - BUILDINGS				-1,718,345.52 = Beginning Balance =	
47	EASTERN GARDENS 1/14/2014	01/2014		EASTERN GARDENS J-284975	RJE	0.00	3,258.00	-1,721,603.52 REC MONTHLY DEPRECIATION	
				Net Change=-3,258.00		0	3,258.00	-1,721,603.52 = Ending Balance =	
1800-200				LOAN FEES				25,971.82 = Beginning Balance =	
				Net Change=0.00		0	0	25,971.82 = Ending Balance =	
1800-770				ACCUMULATED AMORTIZATION				-11,709.25 = Beginning Balance =	
47	EASTERN GARDENS 1/14/2014	01/2014		EASTERN GARDENS J-284975	RJE	0.00	108.00	-11,817.25 REC MONTHLY AMORTIZATION	
				Net Change=-108.00		0	108	-11,817.25 = Ending Balance =	
1800-920				DEFERRED INCOME TAXES				22,235.00 = Beginning Balance =	
				Net Change=0.00		0	0	22,235.00 = Ending Balance =	
2110-000				A/P - SUNDRY				-2,800.00 = Beginning Balance =	
47	EASTERN GARDENS 11/3/2012	01/2014		REALPAGE, INC. (re P-1438689	11211002062	0.00	33.90	-2,833.90 OCTOBER 2012 CREDIT REPORTS	
47	EASTERN GARDENS 12/11/2013	01/2014		PEST CONTROL CEP P-1450356	324892	0.00	168.00	-3,001.90 12/11, RODENT BAIT STATIONS	
47	EASTERN GARDENS 12/11/2013	01/2014		PEST CONTROL CEP P-1450360	323773	0.00	116.00	-3,117.90 12/11, PEST CNTRL SVC	
47	EASTERN GARDENS 12/23/2013	01/2014		MARK IV SERVICE (P-1435903	12488	0.00	241.69	-3,359.59 103, REPL HEAT CNTRL, REPR POWER	
47	EASTERN GARDENS 12/25/2013	01/2014		ALLIED WASTE SER P-1428239	0922-002337966	0.00	1,375.54	-4,735.13 1/1-1/31, GARBAGE SVC	

EASTERN GARDENS (47)

General Ledger

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
47	EASTERN GARDENS	12/26/2013	01/2014	AT&T (IL POB 5025 P-1435895		9.16489E+15	0.00	231.42	-4,966.55	12/26-1/25, 916-4891-1604, PHN, D
47	EASTERN GARDENS	12/27/2013	01/2014	GRINDCO, INC (grii P-1435900		2308	0.00	1,681.00	-6,647.55	12/20, GRIND 38 LOCATIONS
47	EASTERN GARDENS	12/28/2013	01/2014	CHIEF MECHANICAL P-1435908		1233233	0.00	250.00	-6,897.55	12/19, QTRLY BOILER INSPCTN
47	EASTERN GARDENS	12/30/2013	01/2014	SMUD (smud00) P-1428242		3.86901E+11	0.00	413.00	-7,310.55	11/22-12/24, UNDRY, ELEC
47	EASTERN GARDENS	12/30/2013	01/2014	SMUD (smud00) P-1428246		3.86902E+11	0.00	165.28	-7,475.83	11/22-12/24, UTIL, ELEC
47	EASTERN GARDENS	12/30/2013	01/2014	SMUD (smud00) P-1428248		3.86903E+11	0.00	223.09	-7,698.92	11/22-12/24, UNDRY, ELEC
47	EASTERN GARDENS	12/30/2013	01/2014	SMUD (smud00) P-1428251		3.86904E+11	0.00	236.11	-7,935.03	11/22-12/24, HSE, ELECT
47	EASTERN GARDENS	12/30/2013	01/2014	SMUD (smud00) P-1428253		3.86905E+11	0.00	55.23	-7,990.26	11/22-12/24, HSE, ELECT
47	EASTERN GARDENS	12/30/2013	01/2014	SMUD (smud00) P-1428254		3.86906E+11	0.00	40.66	-8,030.92	11/22-12/24, HSE, ELECT
47	EASTERN GARDENS	12/30/2013	01/2014	SMUD (smud00) P-1428256		3.86907E+11	0.00	42.47	-8,073.39	11/22-12/24, HSE, ELECT
47	EASTERN GARDENS	12/30/2013	01/2014	SMUD (smud00) P-1428258		3.86908E+11	0.00	56.26	-8,129.65	11/22-12/24, HSE, ELECT
47	EASTERN GARDENS	12/30/2013	01/2014	SMUD (smud00) P-1428261		3.86909E+11	0.00	84.50	-8,214.15	11/22-12/24, HSE, ELECT
47	EASTERN GARDENS	12/30/2013	01/2014	SMUD (smud00) P-1428266		3.8691E+11	0.00	58.45	-8,272.60	11/22-12/24, HSE, ELECT
47	EASTERN GARDENS	12/30/2013	01/2014	SMUD (smud00) P-1428268		3.86911E+11	0.00	74.31	-8,346.91	11/22-12/24, HSE, ELECT
47	EASTERN GARDENS	1/1/2014	01/2014	FPI MANAGEMENT I P-1425111		47-1114	0.00	823.36	-9,170.27	PAYROLL 12/15 12/28 - RESIDENT MANAGER
47	EASTERN GARDENS	1/1/2014	01/2014	FPI MANAGEMENT I P-1425111		47-1114	0.00	128.42	-9,298.69	PAYROLL 12/15 12/28 - TAXES
47	EASTERN GARDENS	1/1/2014	01/2014	FPI MANAGEMENT I P-1425111		47-1114	0.00	133.13	-9,431.82	PAYROLL 12/15 12/28 - W/C LIABILITY
47	EASTERN GARDENS	1/1/2014	01/2014	FPI MANAGEMENT I P-1425111		47-1114	0.00	256.43	-9,688.25	PAYROLL 12/15 12/28 - ER BENEFIT
47	EASTERN GARDENS	1/1/2014	01/2014	MAJESTIC LANDSCPJ P-1435902		11034	0.00	455.00	-10,143.25	1/1, POOL SVC
47	EASTERN GARDENS	1/2/2014	01/2014	THERESA WILLIAMS P-1450368		PCI4010247	0.00	20.98	-10,164.23	BOARD MTG REFRESHMNTS
47	EASTERN GARDENS	1/2/2014	01/2014	THERESA WILLIAMS P-1450368		PCI4010247	0.00	116.26	-10,280.49	SUPPLIES, STAMPS, NEWSLETTERS, C
47	EASTERN GARDENS	1/2/2014	01/2014	THERESA WILLIAMS P-1450368		PCI4010247	0.00	56.00	-10,336.49	CELL PHN
47	EASTERN GARDENS	1/2/2014	01/2014	THERESA WILLIAMS P-1450368		PCI4010247	0.00	9.71	-10,346.20	BIRD REPELLANT
47	EASTERN GARDENS	1/2/2014	01/2014	THERESA WILLIAMS P-1450368		PCI4010247	0.00	48.97	-10,395.17	PKTR, BALLST, BULBS
47	EASTERN GARDENS	1/3/2014	01/2014	FPI MANAGEMENT I K-760020		21765	823.36	0.00	-9,571.81	PAYROLL 12/15 12/28 - RESIDENT MANAGER
47	EASTERN GARDENS	1/3/2014	01/2014	FPI MANAGEMENT I K-760020		21765	128.42	0.00	-9,443.39	PAYROLL 12/15 12/28 - TAXES
47	EASTERN GARDENS	1/3/2014	01/2014	FPI MANAGEMENT I K-760020		21765	133.13	0.00	-9,310.26	PAYROLL 12/15 12/28 - W/C LIABILITY
47	EASTERN GARDENS	1/3/2014	01/2014	FPI MANAGEMENT I K-760020		21765	256.43	0.00	-9,053.83	PAYROLL 12/15 12/28 - ER BENEFIT
47	EASTERN GARDENS	1/8/2014	01/2014	CLEAN ALL SERVICE P-1450333		89091	0.00	300.00	-9,353.83	12/21, 1/8, CLN UNDRY, CLUBHSE,
47	EASTERN GARDENS	1/10/2014	01/2014	ALLIED WASTE SER K-764143		21766	1,375.54	0.00	-7,978.29	1/1-1/31, GARBAGE SVC
47	EASTERN GARDENS	1/10/2014	01/2014	SMUD (smud00) K-764144		21767	413.00	0.00	-7,565.29	11/22-12/24, UNDRY, ELEC
47	EASTERN GARDENS	1/10/2014	01/2014	SMUD (smud00) K-764144		21767	165.28	0.00	-7,400.01	11/22-12/24, UTIL, ELEC
47	EASTERN GARDENS	1/10/2014	01/2014	SMUD (smud00) K-764144		21767	223.09	0.00	-7,176.92	11/22-12/24, UNDRY, ELEC
47	EASTERN GARDENS	1/10/2014	01/2014	SMUD (smud00) K-764144		21767	236.11	0.00	-6,940.81	11/22-12/24, HSE, ELECT
47	EASTERN GARDENS	1/10/2014	01/2014	SMUD (smud00) K-764144		21767	55.23	0.00	-6,885.58	11/22-12/24, HSE, ELECT
47	EASTERN GARDENS	1/10/2014	01/2014	SMUD (smud00) K-764144		21767	40.66	0.00	-6,844.92	11/22-12/24, HSE, ELECT
47	EASTERN GARDENS	1/10/2014	01/2014	SMUD (smud00) K-764144		21767	42.47	0.00	-6,802.45	11/22-12/24, HSE, ELECT
47	EASTERN GARDENS	1/10/2014	01/2014	SMUD (smud00) K-764144		21767	56.26	0.00	-6,746.19	11/22-12/24, HSE, ELECT
47	EASTERN GARDENS	1/10/2014	01/2014	SMUD (smud00) K-764144		21767	84.50	0.00	-6,661.69	11/22-12/24, HSE, ELECT
47	EASTERN GARDENS	1/10/2014	01/2014	SMUD (smud00) K-764144		21767	58.45	0.00	-6,603.24	11/22-12/24, HSE, ELECT
47	EASTERN GARDENS	1/10/2014	01/2014	SMUD (smud00) K-764144		21767	74.31	0.00	-6,528.93	11/22-12/24, HSE, ELECT
47	EASTERN GARDENS	1/10/2014	01/2014	PACIFIC GAS & ELE P-1441962		3.14274E+15	0.00	2,541.08	-9,070.01	12/7-1/7, HSE, GAS
47	EASTERN GARDENS	1/13/2014	01/2014	FPI MANAGEMENT, P-1450335		RP11927	0.00	64.96	-9,134.97	1/13, REAL PAGE CLOUD SVC
47	EASTERN GARDENS	1/13/2014	01/2014	HD SUPPLY (CORPO P-1450344		9127203194	0.00	27.02	-9,161.99	2 MUGGER STOPPER
47	EASTERN GARDENS	1/14/2014	01/2014	MAJESTIC LANDSCPJ P-1450348		11047	0.00	2,500.00	-11,661.99	1/14, LANDSCP SVC
47	EASTERN GARDENS	1/15/2014	01/2014	FPI MANAGEMENT I P-1436701		47-011514	0.00	823.52	-12,485.51	PAYROLL 12/29 01/11 - RESIDENT MANAGER
47	EASTERN GARDENS	1/15/2014	01/2014	FPI MANAGEMENT I P-1436701		47-011514	0.00	128.42	-12,613.92	PAYROLL 12/29 01/11 - TAXES
47	EASTERN GARDENS	1/15/2014	01/2014	FPI MANAGEMENT I P-1436701		47-011514	0.00	133.13	-12,747.05	PAYROLL 12/29 01/11 - W/C LIABILITY

EASTERN GARDENS (47)

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Property	Property Name	Date	Period	Person/Descripti	Control	Reference	Debit	Credit	Balance	Remarks
47	EASTERN GARDENS 1/15/2014	01/2014		FPI MANAGEMENT I P-1436701		47-011514	0.00	253.73	-13,000.78	PAYROLL 12/29 01/11 - ER BENEFIT
47	EASTERN GARDENS 1/15/2014	01/2014		FPI MANAGEMENT, P-1441971		23345	0.00	85.76	-13,086.54	DEC 13 AP BILL, WF BANK CHG
47	EASTERN GARDENS 1/15/2014	01/2014		FPI MANAGEMENT, P-1441971		23345	0.00	21.68	-13,108.22	DEC 13 AP BILL, FEDEX
47	EASTERN GARDENS 1/15/2014	01/2014		FPI MANAGEMENT, P-1441971		23345	0.00	10.58	-13,118.80	DEC 13 AP BILL, POSTAGE
47	EASTERN GARDENS 1/15/2014	01/2014		FPI MANAGEMENT, P-1441971		23345	0.00	19.00	-13,137.80	DEC 13 AP BILL, PR PROCESSING
47	EASTERN GARDENS 1/15/2014	01/2014		FPI MANAGEMENT, P-1441971		23345	0.00	32.48	-13,170.28	DEC 13 AP BILL, TRAINING
47	EASTERN GARDENS 1/17/2014	01/2014		AT&T (IL POB 5025 K-768765)		21768	231.42	0.00	-12,938.86	12/26-1/25, 916-489-1604, PHN, D
47	EASTERN GARDENS 1/17/2014	01/2014		CHIEF MECHANICAL K-768766		21769	205.00	0.00	-12,688.86	12/19, QTRLY BOILER INSPCTN
47	EASTERN GARDENS 1/17/2014	01/2014		FPI MANAGEMENT, K-768767		21770	2,800.00	0.00	-9,888.86	DECEMBER MGMT FEE
47	EASTERN GARDENS 1/17/2014	01/2014		FPI MANAGEMENT I K-768768		21771	823.52	0.00	-9,065.34	PAYROLL 12/29 01/11 - RESIDENT MANAGER
47	EASTERN GARDENS 1/17/2014	01/2014		FPI MANAGEMENT I K-768768		21771	128.41	0.00	-8,936.93	PAYROLL 12/29 01/11 - TAXES
47	EASTERN GARDENS 1/17/2014	01/2014		FPI MANAGEMENT I K-768768		21771	133.13	0.00	-8,803.80	PAYROLL 12/29 01/11 - W/C LIABILITY
47	EASTERN GARDENS 1/17/2014	01/2014		FPI MANAGEMENT I K-768768		21771	253.73	0.00	-8,550.07	PAYROLL 12/29 01/11 - ER BENEFIT
47	EASTERN GARDENS 1/17/2014	01/2014		GRINDCO, INC (grii K-768769)		21772	1,681.00	0.00	-6,869.07	12/20, GRIND 38 LOCATIONS
47	EASTERN GARDENS 1/17/2014	01/2014		MAJESTIC LANDSCP K-768770		21773	455.00	0.00	-6,414.07	1/1, POOL SVC
47	EASTERN GARDENS 1/17/2014	01/2014		MARK IV SERVICE (K-768771)		21774	241.69	0.00	-6,172.38	103, REPL. HENT CNTRL, REPR POWER
47	EASTERN GARDENS 1/17/2014	01/2014		REALPAGE, INC. (re K-768772)		21775	33.90	0.00	-6,138.48	OCTOBER 2012 CREDIT REPORTS
47	EASTERN GARDENS 1/21/2014	01/2014		FPI MANAGEMENT I P-1450340		PR14012147	0.00	63.00	-6,201.48	2013 ADDITIONAL FUTA TAX
47	EASTERN GARDENS 1/22/2014	01/2014		SACRAMENTO SUBL P-1450331		1.4248E+16	0.00	1,601.53	-7,803.01	1/1-1/31, WATER
47	EASTERN GARDENS 1/28/2014	01/2014		THERESA WILLIAMS K-773010		21776	56.00	0.00	-7,747.01	CELL PHN
47	EASTERN GARDENS 1/28/2014	01/2014		THERESA WILLIAMS K-773010		21776	9.71	0.00	-7,737.30	BIRD REPELLANT
47	EASTERN GARDENS 1/28/2014	01/2014		THERESA WILLIAMS K-773010		21776	48.97	0.00	-7,688.33	FTRD, BALLST, BULBS
47	EASTERN GARDENS 1/28/2014	01/2014		THERESA WILLIAMS K-773010		21776	20.98	0.00	-7,667.35	BOARD MTG REFRSHMNTS
47	EASTERN GARDENS 1/28/2014	01/2014		THERESA WILLIAMS K-773010		21776	116.26	0.00	-7,551.09	SUPPLIES, STAMPS, NEWSLETTERS, C
47	EASTERN GARDENS 1/29/2014	01/2014		FPI MANAGEMENT I P-1452525		47-012914	0.00	1,015.36	-6,566.45	PAYROLL 01/12 01/25 - RESIDENT MANAGER
47	EASTERN GARDENS 1/29/2014	01/2014		FPI MANAGEMENT I P-1452525		47-012914	0.00	138.72	-6,705.17	PAYROLL 01/12 01/25 - TAXES
47	EASTERN GARDENS 1/29/2014	01/2014		FPI MANAGEMENT I P-1452525		47-012914	0.00	143.81	-6,849.98	PAYROLL 01/12 01/25 - W/C LIABILITY
47	EASTERN GARDENS 1/31/2014	01/2014		CLEAN ALL SERVICE K-776103		21777	300.00	0.00	-6,548.98	12/21, 1/8, CLN LNDRY, CLUBHSE,
47	EASTERN GARDENS 1/31/2014	01/2014		FPI MANAGEMENT, K-776104		21778	32.48	0.00	-6,516.50	DEC 13 AP BILL, TRAINING
47	EASTERN GARDENS 1/31/2014	01/2014		FPI MANAGEMENT, K-776104		21778	21.68	0.00	-6,494.82	DEC 13 AP BILL, FEDEX
47	EASTERN GARDENS 1/31/2014	01/2014		FPI MANAGEMENT, K-776104		21778	85.76	0.00	-6,409.06	DEC 13 AP BILL, WF BANK CHG
47	EASTERN GARDENS 1/31/2014	01/2014		FPI MANAGEMENT, K-776104		21778	19.00	0.00	-6,390.06	DEC 13 AP BILL, PR PROCESSING
47	EASTERN GARDENS 1/31/2014	01/2014		FPI MANAGEMENT, K-776104		21778	10.58	0.00	-6,379.48	DEC 13 AP BILL, POSTAGE
47	EASTERN GARDENS 1/31/2014	01/2014		FPI MANAGEMENT, K-776104		21778	64.96	0.00	-6,314.52	1/13, REAL PAGE CLOUD SVC
47	EASTERN GARDENS 1/31/2014	01/2014		FPI MANAGEMENT, K-776104		21778	2,800.00	0.00	-5,514.52	JAN 14, MGMT FEE
47	EASTERN GARDENS 1/31/2014	01/2014		FPI MANAGEMENT I K-776105		21779	63.00	0.00	-5,451.52	2013 ADDITIONAL FUTA TAX
47	EASTERN GARDENS 1/31/2014	01/2014		FPI MANAGEMENT I K-776105		21779	1,015.36	0.00	-4,436.16	PAYROLL 01/12 01/25 - RESIDENT MANAGER
47	EASTERN GARDENS 1/31/2014	01/2014		FPI MANAGEMENT I K-776105		21779	138.72	0.00	-4,297.44	PAYROLL 01/12 01/25 - TAXES
47	EASTERN GARDENS 1/31/2014	01/2014		FPI MANAGEMENT I K-776105		21779	143.81	0.00	-4,153.63	PAYROLL 01/12 01/25 - W/C LIABILITY
47	EASTERN GARDENS 1/31/2014	01/2014		HD SUPPLY (CORP K-776106)		21780	27.02	0.00	-4,126.61	2 MUGGER STOPPER
47	EASTERN GARDENS 1/31/2014	01/2014		MAJESTIC LANDSCP K-776107		21781	2,500.00	0.00	-1,626.61	1/14, LANDSCP SVC
47	EASTERN GARDENS 1/31/2014	01/2014		PACIFIC GAS & ELE K-776108		21782	2,541.08	0.00	914.47	12/17-1/7, HSE, GAS
47	EASTERN GARDENS 1/31/2014	01/2014		PEST CONTROL CB K-776109		21783	168.00	0.00	1,082.47	12/11, RODENT BAIT STATIONS
47	EASTERN GARDENS 1/31/2014	01/2014		PEST CONTROL CB K-776109		21783	116.00	0.00	1,198.47	12/11, PEST CNTRL SVC
47	EASTERN GARDENS 1/31/2014	01/2014		SACRAMENTO SUBL K-776110		21784	1,601.53	0.00	2,800.00	1/1-1/31, WATER
47	EASTERN GARDENS 1/31/2014	01/2014		FPI MANAGEMENT, P-1450497		MF14013147	0.00	2,800.00	0.00	JAN 14, MGMT FEE

Net Change=2,800.00 23,098.94 20,298.94 0.00 = Ending Balance =

EASTERN GARDENS (47)

General Ledger

Period = Jan 2014

Book = Accrual

Property	Property Name	Date	Period	Person/Descripti Control	Reference	Debit	Credit	Balance	Remarks
2130-000				ACCRUED INTEREST PAYABLE				-4,514.23 = Beginning Balance =	
				Net Change=0.00		0	0	-4,514.23 = Ending Balance =	
2150-000				ACCRUED PROPERTY TAXES				0.00 = Beginning Balance =	
47	EASTERN GARDENS	1/14/2014	01/2014	EASTERN GARDENS J-284975	RJE	0.00	1,826.82	-1,826.82	PROP TAX 7/13-6/14 \$21,921.92
				Net Change=-1,826.82		0	1,826.82	-1,826.82 = Ending Balance =	
2190-000				OTHER CURRENT LIABILITIES				0.00 = Beginning Balance =	
47	EASTERN GARDENS	1/31/2014	01/2014	EASTERN GARDENS J-285007	:Reversed by 2850C	0.00	4,162.00	-4,162.00	ACCRUE 1/1-1/31 SEWER
				Net Change=-4,162.00		0	4,162.00	-4,162.00 = Ending Balance =	
2190-310				INCOME TAX PAYABLE				-100.00 = Beginning Balance =	
				Net Change=0.00		0	0	-100.00 = Ending Balance =	
2191-000				TENANT SECURITY DEPOSITS				-16,016.00 = Beginning Balance =	
				Net Change=0.00		0	0	-16,016.00 = Ending Balance =	
2210-000				PREPAID RENTS				-4,280.00 = Beginning Balance =	
47	EASTERN GARDENS	1/31/2014	01/2014	EASTERN GARDENS J-284886	JANICAM	4,280.00	0.00	0.00	REC JAN PPD REVERSAL
47	EASTERN GARDENS	1/31/2014	01/2014	EASTERN GARDENS J-284886	JANICAM	0.00	5,035.00	-5,035.00	REC JAN PPD RENT
				Net Change=-755.00		4,280.00	5,035.00	-5,035.00 = Ending Balance =	
2210-020				SUBSIDY PREPAID				0.00 = Beginning Balance =	
47	EASTERN GARDENS	1/31/2014	01/2014	EASTERN GARDENS J-284886	JANICAM	0.00	22.00	-22.00	REC JAN SUBSIDY PPD
				Net Change=-22.00		0	22	-22.00 = Ending Balance =	
2320-000				MORTGAGE PAYABLE				-866,731.51 = Beginning Balance =	
47	EASTERN GARDENS	1/14/2014	01/2014	EASTERN GARDENS J-284921	MORT	4,630.41	0.00	-862,101.10	REC JANUARY MORTGAGE
				Net Change=4,630.41		4,630.41	0	-862,101.10 = Ending Balance =	
3210-000				NET INCOME (LOSS)				0.00 = Beginning Balance =	
				Net Change=0.00		0	0	0.00 = Ending Balance =	
3211-000				PARTNER EQUITY				151,665.01 = Beginning Balance =	
				Net Change=0.00		0	0	151,665.01 = Ending Balance =	
3241-000				PAID-IN-SURPLUS (COOPS)				-58,961.61 = Beginning Balance =	
				Net Change=0.00		0	0	-58,961.61 = Ending Balance =	
5120-000				APARTMENTS - TENANTS				0.00 = Beginning Balance =	
47	EASTERN GARDENS	1/31/2014	01/2014	EASTERN GARDENS J-284886	JANICAM	0.00	42,863.00	-42,863.00	REC JAN RENT CHARGE
				Net Change=-42,863.00		0	42,863.00	-42,863.00 = Ending Balance =	
5121-000				TENANT ASSISTANCE PAYMENTS				0.00 = Beginning Balance =	
47	EASTERN GARDENS	1/31/2014	01/2014	EASTERN GARDENS J-284886	JANICAM	0.00	4,321.00	-4,321.00	REC JAN SUBSIDY RECEIVABLE
				Net Change=-4,321.00		0	4,321.00	-4,321.00 = Ending Balance =	
5410-000				INTEREST INCOME-OPERATIONS				0.00 = Beginning Balance =	

EASTERN GARDENS (47)

General Ledger

Period = Jan 2014

Book = Accrual

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
47	EASTERN GARDENS	1/28/2014	01/2014	:PostRecurring	MOJ J-284913	INTEREST	0.00	0.66	-0.66	REC INTEREST SPEC EQUITY NOV
47	EASTERN GARDENS	1/28/2014	01/2014	:PostRecurring	MOJ J-284913	INTEREST	0.00	3.29	-3.95	REC INTEREST RESERVE
				Net Change=-3.95			0	3.95	-3.95	= Ending Balance =
5110-000				LAUNDRY SERVICE					0.00	= Beginning Balance =
47	EASTERN GARDENS	1/31/2014	01/2014	EASTERN GARDENS J-284916		JANGEN	0.00	460.33	-460.33	REC 12/30 WEB LAUNDRY INCOME
				Net Change=-460.33			0	460.33	-460.33	= Ending Balance =
6150-000				OTHER RENTING EXPENSE					0.00	= Beginning Balance =
47	EASTERN GARDENS	1/2/2014	01/2014	THERESA WILLIAMS P-1450368		PC14010247	20.98	0.00	20.98	BOARD MTG REFRSHMNTS
				Net Change=20.98			20.98	0	20.98	= Ending Balance =
6150-100				CREDIT REPORTS					0.00	= Beginning Balance =
47	EASTERN GARDENS	11/3/2012	01/2014	REALPAGE, INC. (re P-1438689		I1211002062	33.90	0.00	33.90	OCTOBER 2012 CREDIT REPORTS
				Net Change=33.90			33.9	0	33.90	= Ending Balance =
6111-000				OFFICE SUPPLIES					0.00	= Beginning Balance =
47	EASTERN GARDENS	1/2/2014	01/2014	THERESA WILLIAMS P-1450368		PC14010247	116.26	0.00	116.26	SUPPLIES, STAMPS, NEWSLETTERS, C
47	EASTERN GARDENS	1/15/2014	01/2014	FPI MANAGEMENT, P-1441971		23345	85.76	0.00	202.02	DEC 13 AP BILL, WF BANK CHG
				Net Change=202.02			202.02	0	202.02	= Ending Balance =
6120-000				MANAGEMENT FEE					0.00	= Beginning Balance =
47	EASTERN GARDENS	1/31/2014	01/2014	FPI MANAGEMENT, P-1450497		MF14013147	2,800.00	0.00	2,800.00	JAN 14, MGMT FEE
				Net Change=2,800.00			2,800.00	0	2,800.00	= Ending Balance =
6130-000				MANAGEMENT SALARIES					0.00	= Beginning Balance =
47	EASTERN GARDENS	1/1/2014	01/2014	FPI MANAGEMENT I P-1425111		47-1114	823.36	0.00	823.36	PAYROLL 12/15 12/28 - RESIDENT MANAGER
47	EASTERN GARDENS	1/15/2014	01/2014	FPI MANAGEMENT I P-1436701		47-011514	823.52	0.00	1,646.88	PAYROLL 12/29 01/11 - RESIDENT MANAGER
47	EASTERN GARDENS	1/29/2014	01/2014	FPI MANAGEMENT I P-1452525		47-012914	1,015.36	0.00	2,662.24	PAYROLL 01/12 01/25 - RESIDENT MANAGER
				Net Change=2,662.24			2,662.24	0	2,662.24	= Ending Balance =
6160-000				TELEPHONE & ANSWERING SERVICE					0.00	= Beginning Balance =
47	EASTERN GARDENS	12/26/2013	01/2014	AT&T (IL PCB 5025 P-1435895		9-16489E+15	231.42	0.00	231.42	12/26-1/25, 916-489-1604, PHN, D
47	EASTERN GARDENS	1/2/2014	01/2014	THERESA WILLIAMS P-1450368		PC14010247	56.00	0.00	287.42	CELL PHN
				Net Change=287.42			287.42	0	287.42	= Ending Balance =
6160-100				INTERNET ACCESS					0.00	= Beginning Balance =
47	EASTERN GARDENS	1/13/2014	01/2014	FPI MANAGEMENT, P-1450335		RP1927	64.96	0.00	64.96	1/13, REAL PAGE CLOUD SVC
				Net Change=64.96			64.96	0	64.96	= Ending Balance =
6170-100				POSTAGE					0.00	= Beginning Balance =
47	EASTERN GARDENS	1/15/2014	01/2014	FPI MANAGEMENT, P-1441971		23345	21.68	0.00	21.68	DEC 13 AP BILL, FEDEX
47	EASTERN GARDENS	1/15/2014	01/2014	FPI MANAGEMENT, P-1441971		23345	10.58	0.00	32.26	DEC 13 AP BILL, POSTAGE
				Net Change=32.26			32.26	0	32.26	= Ending Balance =
6180-000				PAYROLL ADMIN					0.00	= Beginning Balance =
47	EASTERN GARDENS	1/15/2014	01/2014	FPI MANAGEMENT, P-1441971		23345	19.00	0.00	19.00	DEC 13 AP BILL, PR PROCESSING
				Net Change=19.00			19	0	19.00	= Ending Balance =

EASTERN GARDENS (47)

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Property	Property Name	Date	Period	Person/Description	Reference	Debit	Credit	Balance	Remarks
				TRAINING				0.00 = Beginning Balance =	
6190-150				FPI MANAGEMENT, P-1441971	23345	32.48	0.00	32.48	DEC 13 AP BILL, TRAINING
47	EASTERN GARDENS 1/15/2014	01/2014		Net Change=32.48		32.48	0	32.48 = Ending Balance =	
				ELECTRICITY				0.00 = Beginning Balance =	
6450-000				SMUD (smud00) P-1428242	3.86901E+11	413.00	0.00	413.00	11/22-12/24, LNDRY, ELEC
47	EASTERN GARDENS 12/30/2013	01/2014		SMUD (smud00) P-1428246	3.86902E+11	165.28	0.00	578.28	11/22-12/24, UTIL, ELECT
47	EASTERN GARDENS 12/30/2013	01/2014		SMUD (smud00) P-1428248	3.86903E+11	223.09	0.00	801.37	11/22-12/24, LNDRY, ELECT
47	EASTERN GARDENS 12/30/2013	01/2014		SMUD (smud00) P-1428251	3.86904E+11	236.11	0.00	1,037.48	11/22-12/24, HSE, ELECT
47	EASTERN GARDENS 12/30/2013	01/2014		SMUD (smud00) P-1428253	3.86905E+11	55.23	0.00	1,092.71	11/22-12/24, HSE, ELECT
47	EASTERN GARDENS 12/30/2013	01/2014		SMUD (smud00) P-1428254	3.86906E+11	40.66	0.00	1,133.37	11/22-12/24, HSE, ELECT
47	EASTERN GARDENS 12/30/2013	01/2014		SMUD (smud00) P-1428256	3.86907E+11	42.47	0.00	1,175.84	11/22-12/24, HSE, ELECT
47	EASTERN GARDENS 12/30/2013	01/2014		SMUD (smud00) P-1428258	3.86908E+11	56.26	0.00	1,232.10	11/22-12/24, HSE, ELECT
47	EASTERN GARDENS 12/30/2013	01/2014		SMUD (smud00) P-1428261	3.86909E+11	84.50	0.00	1,316.60	11/22-12/24, HSE, ELECT
47	EASTERN GARDENS 12/30/2013	01/2014		SMUD (smud00) P-1428266	3.8691E+11	58.45	0.00	1,375.05	11/22-12/24, HSE, ELECT
47	EASTERN GARDENS 12/30/2013	01/2014		SMUD (smud00) P-1428268	3.86911E+11	74.31	0.00	1,449.36	11/22-12/24, HSE, ELECT
				Net Change=1,449.36		1,449.36	0	1,449.36 = Ending Balance =	
				WATER				0.00 = Beginning Balance =	
6451-000				SACRAMENTO SUBL P-1450331	1.4248E+16	1,601.53	0.00	1,601.53	1/1-1/31, WATER
47	EASTERN GARDENS 1/22/2014	01/2014		Net Change=1,601.53		1,601.53	0	1,601.53 = Ending Balance =	
				GAS				0.00 = Beginning Balance =	
6452-000				PACIFIC GAS & ELE P-1441962	3.14274E+15	2,541.08	0.00	2,541.08	12/7-1/7, HSE, GAS
47	EASTERN GARDENS 1/10/2014	01/2014		Net Change=2,541.08		2,541.08	0	2,541.08 = Ending Balance =	
				SEWER				0.00 = Beginning Balance =	
6453-000				EASTERN GARDENS J-265007	:Reversed by 2850K	4,162.00	0.00	4,162.00	ACCRUE 1/1-1/31 SEWER
47	EASTERN GARDENS 1/31/2014	01/2014		Net Change=4,162.00		4,162.00	0	4,162.00 = Ending Balance =	
				GARBAGE AND TRASH				0.00 = Beginning Balance =	
6454-000				ALLIED WASTE SER P-1428239	0922-002337966	1,375.54	0.00	1,375.54	1/1-1/31, GARBAGE SVC
47	EASTERN GARDENS 12/25/2013	01/2014		Net Change=1,375.54		1,375.54	0	1,375.54 = Ending Balance =	
				CLEANING CONTRACT (COMMON)				0.00 = Beginning Balance =	
6517-050				CLEAN ALL SERVICE P-1450333	89091	300.00	0.00	300.00	12/21, 1/8, CLN LNDRY, CLUBHSE,
47	EASTERN GARDENS 1/8/2014	01/2014		Net Change=300.00		300	0	300.00 = Ending Balance =	
				EXTERMINATING CONTRACT				0.00 = Beginning Balance =	
6519-000				PEST CONTROL CEP P-1450356	324692	168.00	0.00	168.00	12/11, RODENT BAIT STATIONS
47	EASTERN GARDENS 12/11/2013	01/2014		PEST CONTROL CEP P-1450360	323773	116.00	0.00	284.00	12/11, PEST CNTRL SVC
47	EASTERN GARDENS 1/2/2014	01/2014		THERESA WILLIAMS P-1450368	PC14010247	9.71	0.00	293.71	BIRD REPELLANT
				Net Change=293.71		293.71	0	293.71 = Ending Balance =	
				GROUNDS CONTRACT				0.00 = Beginning Balance =	
6537-000				MAJESTIC LANDSCP P-1450348	11047	2,500.00	0.00	2,500.00	1/14, LANDSCP SVC
47	EASTERN GARDENS 1/14/2014	01/2014		Net Change=2,500.00		2,500.00	0	2,500.00 = Ending Balance =	

EASTERN GARDENS (47)

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6541-200				REPAIRS MATERIAL-ELECTRICAL					0.00 = Beginning Balance =	
47	EASTERN GARDENS	1/2/2014	01/2014	THERESA WILLIAMS P-1450368		PC14010247	48.97	0.00		48.97 FXTX, BALLST, BULBS
47	EASTERN GARDENS	1/13/2014	01/2014	HD SUPPLY (CORPC P-1450344		9127203194	27.02	0.00		75.99 = MUGGER STOPPER
				Net Change=75.99			75.99	0		75.99 = Ending Balance =
6542-300				REPAIRS CONTRACT-PLUMBING					0.00 = Beginning Balance =	
47	EASTERN GARDENS	12/28/2013	01/2014	CHIEF MECHANICAL P-1435898		1233233	250.00	0.00		250.00 12/19, QTRLY BOILER INSPCTN
				Net Change=250.00			250	0		250.00 = Ending Balance =
6542-900				REPAIRS CONTRACT-MISC.					0.00 = Beginning Balance =	
47	EASTERN GARDENS	12/27/2013	01/2014	GRINDCO, INC (grin P-1435900		2308	1,681.00	0.00		1,681.00 12/20, GRIND 38 LOCATIONS
				Net Change=1,681.00			1,681.00	0		1,681.00 = Ending Balance =
6546-000				HEATING & A/C REPAIRS & MAINT.					0.00 = Beginning Balance =	
47	EASTERN GARDENS	12/23/2013	01/2014	MARK IV SERVICE (P-1435903		12488	241.69	0.00		241.69 103, REPL HEAT CNTRL, REPR POWER
				Net Change=241.69			241.69	0		241.69 = Ending Balance =
6547-000				POOL CONTRACT					0.00 = Beginning Balance =	
47	EASTERN GARDENS	1/1/2014	01/2014	MAJESTIC LANDSCP P-1435902		11034	455.00	0.00		455.00 1/1, POOL SVC
				Net Change=455.00			455	0		455.00 = Ending Balance =
6710-000				PROPERTY TAXES - REAL					0.00 = Beginning Balance =	
47	EASTERN GARDENS	1/14/2014	01/2014	EASTERN GARDENS J-284975		RJE	1,826.82	0.00		1,826.82 PROP TAX 7/13-6/14 \$21,921.92
				Net Change=1,826.82			1,826.82	0		1,826.82 = Ending Balance =
6711-000				PAYROLL TAXES					0.00 = Beginning Balance =	
47	EASTERN GARDENS	1/1/2014	01/2014	FPI MANAGEMENT I P-1425111		47-1114	128.42	0.00		128.42 PAYROLL 12/15 12/28 - TAXES
47	EASTERN GARDENS	1/15/2014	01/2014	FPI MANAGEMENT I P-1436701		47-011514	128.41	0.00		256.83 PAYROLL 12/29 01/11 - TAXES
47	EASTERN GARDENS	1/21/2014	01/2014	FPI MANAGEMENT I P-1450340		PR14012147	63.00	0.00		319.83 2013 ADDITIONAL FUTA TAX
47	EASTERN GARDENS	1/29/2014	01/2014	FPI MANAGEMENT I P-1452525		47-012914	138.72	0.00		458.55 PAYROLL 01/12 01/25 - TAXES
				Net Change=458.55			458.55	0		458.55 = Ending Balance =
6720-000				PROPERTY & LIAB. INS. (HAZARD)					0.00 = Beginning Balance =	
47	EASTERN GARDENS	1/14/2014	01/2014	EASTERN GARDENS J-284975		RJE	1,395.42	0.00		1,395.42 REC 3/21-3/21/134INS \$16745.
				Net Change=1,395.42			1,395.42	0		1,395.42 = Ending Balance =
6722-000				WORKMAN'S COMPENSATION					0.00 = Beginning Balance =	
47	EASTERN GARDENS	1/1/2014	01/2014	FPI MANAGEMENT I P-1425111		47-1114	133.13	0.00		133.13 PAYROLL 12/15 12/28 - W/C LIABILITY
47	EASTERN GARDENS	1/15/2014	01/2014	FPI MANAGEMENT I P-1436701		47-011514	133.13	0.00		266.26 PAYROLL 12/29 01/11 - W/C LIABILITY
47	EASTERN GARDENS	1/29/2014	01/2014	FPI MANAGEMENT I P-1452525		47-012914	143.81	0.00		410.07 PAYROLL 01/12 01/25 - W/C LIABILITY
				Net Change=410.07			410.07	0		410.07 = Ending Balance =
6723-000				HEALTH INS. & EMPL. BENEFITS					0.00 = Beginning Balance =	
47	EASTERN GARDENS	1/1/2014	01/2014	FPI MANAGEMENT I P-1425111		47-1114	256.43	0.00		256.43 PAYROLL 12/15 12/28 - ER BENEFIT
47	EASTERN GARDENS	1/15/2014	01/2014	FPI MANAGEMENT I P-1436701		47-011514	253.73	0.00		510.16 PAYROLL 12/29 01/11 - ER BENEFIT
				Net Change=510.16			510.16	0		510.16 = Ending Balance =

EASTERN GARDENS (47)

General Ledger

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6729-000				OTHER INSURANCE					0.00 = Beginning Balance =	
47	EASTERN GARDENS	1/14/2014	01/2014	EASTERN GARDENS J-284975		RJE	239.75	0.00	239.75	8/13-8/14 BOARD OF DIRECT \$ 2877
				Net Change=239.75			239.75	0	239.75 = Ending Balance =	
6810-000				INTEREST - LOAN 1					0.00 = Beginning Balance =	
47	EASTERN GARDENS	1/14/2014	01/2014	EASTERN GARDENS J-284921		MORT	4,514.23	0.00	4,514.23	REC JANUARY MORTGAGE
				Net Change=4,514.23			4,514.23	0	4,514.23 = Ending Balance =	
6850-000				MORTGAGE INSURANCE PREMIUM					0.00 = Beginning Balance =	
47	EASTERN GARDENS	1/14/2014	01/2014	EASTERN GARDENS J-284975		RJE	350.34	0.00	350.34	REC 1/11/14-12/31/14 MIP \$4204.08
				Net Change=350.34			350.34	0	350.34 = Ending Balance =	
7020-000				DEPR. - BUILDING					0.00 = Beginning Balance =	
47	EASTERN GARDENS	1/14/2014	01/2014	EASTERN GARDENS J-284975		RJE	3,258.00	0.00	3,258.00	REC MONTHLY DEPRECIATION
				Net Change=3,258.00			3,258.00	0	3,258.00 = Ending Balance =	
7090-100				AMORTIZATION EXPENSE					0.00 = Beginning Balance =	
47	EASTERN GARDENS	1/14/2014	01/2014	EASTERN GARDENS J-284975		RJE	108.00	0.00	108.00	REC MONTHLY AMORTIZATION
				Net Change=108.00			108	0	108.00 = Ending Balance =	
							173,105.60	173,105.60		

Check Register

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Period: From 01/2014 to 01/2014

Check #	Check Control	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payable Control#	Property	Amount	Unit #	REHAB	Notes
21765	K-760020	b47opr	fpipa00	FPI MANAGEMENT INC. PAYROLL	1/3/2014	01/2014	P-1425111	47	1,341.34			
21766	K-764143	b47opr	allie10	ALLIED WASTE SERVICES #922 SACR	1/10/2014	01/2014	P-1428239	47	1,375.54			
21767	K-764144	b47opr	smud00	SMUD	1/10/2014	01/2014	*	47	1,449.36			
21768	K-768765	b47opr	att08	AT&T (IL POB 5025)	1/17/2014	01/2014	P-1435895	47	231.42			
21769	K-768766	b47opr	chief002	CHIEF MECHANICAL, INC	1/17/2014	01/2014	P-1435898	47	250.00			
21770	K-768767	b47opr	fpima00	FPI MANAGEMENT, INC.	1/17/2014	01/2014	P-1436231	47	2,600.00			
21771	K-768768	b47opr	fpipa00	FPI MANAGEMENT INC. PAYROLL	1/17/2014	01/2014	P-1436701	47	1,338.79			
21772	K-768769	b47opr	grind01	GRINDCO, INC	1/17/2014	01/2014	P-1435900	47	1,681.00			
21773	K-768770	b47opr	majes00	MAJESTIC LANDSCAPE MAINTENANCE	1/17/2014	01/2014	P-1435902	47	455.00			
21774	K-768771	b47opr	marki00	MARK IV SERVICE	1/17/2014	01/2014	P-1435903	47	241.69			
21775	K-768772	b47opr	realp00	REALPAGE, INC.	1/17/2014	01/2014	P-1438689	47	33.90			
21776	K-773010	b47opr	v0102071	THERESA WILLIAMS	1/28/2014	01/2014	P-1450368	47	251.92			
21777	K-776103	b47opr	clean19	CLEAN ALL SERVICES	1/31/2014	01/2014	P-1450333	47	300.00			
21778	K-776104	b47opr	fpima00	FPI MANAGEMENT, INC.	1/31/2014	01/2014	*	47	3,034.46			
21779	K-776105	b47opr	fpipa00	FPI MANAGEMENT INC. PAYROLL	1/31/2014	01/2014	*	47	1,360.89			
21780	K-776106	b47opr	hdsup00	HD SUPPLY (CORPORATE OFFICE)	1/31/2014	01/2014	P-1450344	47	27.02			
21781	K-776107	b47opr	majes00	MAJESTIC LANDSCAPE MAINTENANCE	1/31/2014	01/2014	P-1450348	47	2,500.00			
21782	K-776108	b47opr	pacif01	PACIFIC GAS & ELECTRIC	1/31/2014	01/2014	P-1441962	47	2,541.08			
21783	K-776109	b47opr	pestc00	PEST CONTROL CENTER, INC-SACRAM	1/31/2014	01/2014	*	47	284.00			
21784	K-776110	b47opr	sacra07	SACRAMENTO SUBURBAN WATER DIST	1/31/2014	01/2014	P-1450331	47	1,601.53			

Grand Total

23,098.94

Payables Aging Report

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Period: 01/2014
As of: 01/31/2014

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