Budget Schedule Z  RENTAL INCOME		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual 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 VACANCIES (1.0%)	[2]	(472)	(472)	(472)	(472)	(472)	(472)	(472)	(472)	(472)	(472)	(472)	(472)	(5,662)
5630-000 TENANT RENT CONCESSIONS	. ,	o	0	0	0	0	0	0	0	0	0	0	0	0
5731-000 RENT FREE UNIT (MGR)	[3]	(379)	(379)	(379)	(379)	(379)	(379)	(379)	(379)	(379)	(379)	(379)	(379)	(4,548)
5940-005 BAD DEBT		0	0	0	0	0	0	0	0	0	0	0	0	0
5940-010 BAD DEBT RECOVERY	_	0	0	0	0	0	0	0	0	0	0	0	0	0
NET RENTAL INCOME		46,333	46,333	46,333	46,333	46,333	46,333	46,333	46,333	46,333	46,333	46,333	46,333	555,998
OTHER INCOME														
5410-000 INTEREST INCOME-OPERATIONS	[4]	4	4	4	4	4	4	4	4	4	4	4	4	47
5910-000 LAUNDRY SERVICE	[5]	517	517	517	517	517	517	517	517	517	517	517	517	6,204
5920-000 NSF AND LATE CHARGES	[6]	0	0	0	0	0	0	0	0	0	0	0	0	0
5940-000 FORFEITED TENANT SECURITY DEP.	[7]	0	0	0	0	0	0	0	0	0	0	0	0	0
5990-100 CABLE INCOME	[8]	124	124	124	124	124	124	124	124	124	124	124	124	1,486
5990-300 CREDIT REPORT INCOME	[9]	5	5	5	5	5	5	5	5	5	5	5	5	58
TOTAL OTHER INCOME		650	650	650	650	650	650	650	650	650	650	650	650	7,795
NET INCOME		46,983	46,983	46,983	46,983	46,983	46,983	46,983	46,983	46,983	46,983	46,983	46,983	563,793

Budget Schedule Z		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Totals
			. 00	mai	, .p.	may	oun	oui	riug	ООР	000	1101	Doo	rotato
PAYROLL & BENEFITS														
6330-000 MANAGEMENT SALARIES	[10]	1,920	1,920	1,920	1,920	1,920	1,920	2,880	1,920	1,920	1,920	1,920	2,880	24,960
6335-000 BONUS SALARIES	[11]	0	0	0	0	0	0	0	0	0	0	0	300	300
6500-100 MAINT. SUPERVISOR - SALARY		0	0	0	0	0	0	0	0	0	0	0	0	0
6711-000 PAYROLL TAXES	[ 12 ]	277	277	277	277	147	147	220	147	147	147	147	264	2,475
6380-000 PAYROLL ADMIN	[ 13 ]	22	22	22	22	22	22	33	22	22	22	22	33	285
6722-000 WORKMAN'S COMPENSATION	[ 14 ]	355	355	355	355	355	355	503	355	355	355	355	550	4,602
6723-000 HEALTH INS. & EMPL. BENEFITS	[15]_	510	510	510	510	510	510	510	510	510	510	510	510	6,122
TOTAL PAYROLL		3,084	3,084	3,084	3,084	2,954	2,954	4,147	2,954	2,954	2,954	2,954	4,536	38,744
LEASING AND MARKETING														
6210-000 ADVERTISING	[16]	250	250	250	250	250	250	250	250	250	250	250	250	3,000
6250-000 OTHER RENTING EXPENSE	[ 17 ]	63	63	63	63	63	63	63	63	63	63	63	63	750
TOTAL LEASING AND MARKETING		313	313	313	313	313	313	313	313	313	313	313	313	3,750
ADMIN. EXPENSES														
6200-550 EMPLOYEE ADS	[ 18 ]	0	. 0	0	0	0	0	0	0	0	0	0	0	0
6250-100 CREDIT REPORTS	[19]	28	28	28	28	28	28	28	28	28	28	28	28	335
6250-700 DUES\SUBSCRIPTIONS	[20]	51	51	51	51	51	51	51	51	51	51	51	51	616
6310-500 OFFICE EQUIPMENT		0	0	0	0	0	0	0	0	0	0	0	0	0
6310-600 OFFICE EQUIPMENT SERVICING	[21]	42	42	42	42	42	42	42	42	42	42	42	42	500
6311-000 OFFICE SUPPLIES	[22]	254	254	254	254	254	254	254	254	254	254	254	254	3,048
6320-000 MGMT. FEES (\$25.00)	[23]	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)	[24]	250	250	250	250	250	250	250	250	250	250	250	250	3,000
6350-000 AUDITING EXPENSES (PROJECT)	[25]	638	638	638	638	638	638	638	638	638	638	638	638	7,650

January 1, 2015 through December 31, 2015

Budget Schedule Z			F-1				ć	la d	A	0	0.4	New	Dee	Annual
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
6360-000 TELEPHONE & ANSWERING SERVICE		312	312	312	312	312	312	312	312	312	312	312	312	3,740
6360-100 INTERNET ACCESS	[27]	70	70	70	70	70	70	70	70	70	70	70	70	840
6370-100 POSTAGE	[ 28 ]	47	47	47	47	47	47	47	47	47	47	47	47	565
6370-300 TRAVEL/MILEAGE	[ 29 ]	15	15	15	15	15	15	15	15	15	15	15	15	180
6390-000 MISCELLANEOUS ADMIN. EXPENSES	1	8	8	8	8	8	8	8	8	8	8	8	8	100
6390-065 COMPUTER SOFTWARE EXPENSE	[31]	150	150	150	150	150	150	150	150	150	150	150	150	1,800
6390-150 TRAINING	[32]	82	82	82	82	82	82	82	82	82	82	82	82	984
TOTAL & ADMIN. EXPENSES		4,747	4,747	4,747	4,747	4,747	4,747	4,747	4,747	4,747	4,747	4,747	4,747	56,958
UTILITIES EXPENSES														
6450-000 ELECTRICITY	[ 33 ]	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	15,103
6451-000 WATER	[34]	1,992	1,992	1,992	1,992	1,992	1,992	1,992	1,992	1,992	1,992	1,992	1,992	23,900
6452-000 GAS	[35]	2,576	2,576	2,576	2,576	2,576	2,576	2,576	2,576	2,576	2,576	2,576	2,576	30,916
6453-000 SEWER	[ 36 ]	4,412	4,412	4,412	4,412	4,412	4,412	4,412	4,412	4,412	4,412	4,412	4,412	52,944
6454-000 GARBAGE AND TRASH	[37]	1,427	1,427	1,427	1,427	1,427	1,427	1,427	1,427	1,427	1,427	1,427	1,427	17,119
TOTAL UTILITIES EXP.		11,665	11,665	11,665	11,665	11,665	11,665	11,665	11,665	11,665	11,665	11,665	11,665	139,982
OPER. & MAINT. EXPENSES														
6515-000 CLEANING SUPPLIES	[ 38 ]	29	29	29	29	29	29	29	29	29	29	29	29	352
6517-000 CLEANING CONTRACT (UNITS)	[ 39 ]	17	17	17	17	17	17	17	17	17	17	17	17	200
6517-050 CLEANING CONTRACT (COMMON)	[40]	467	467	467	467	467	467	467	467	467	467	467	467	5,600
6517-100 CARPET CLEANING CONTRACT	[41]	21	21	21	21	21	21	21	21	21	21	21	21	250
6519-000 EXTERMINATING CONTRACT	[42]	213	213	213	213	213	213	213	213	213	213	213	213	2,550
6536-000 GROUNDS SUPPLIES	[43]	500	500	500	500	500	500	500	500	500	500	500	500	6,000
6537-000 GROUNDS CONTRACT	[ 44 ]	3,483	3,483	3,483	3,483	3,483	3,483	3,483	3,483	3,483	3,483	3,483	3,483	41,800
6541-050 REPAIRS MATERIAL-APPLIANCES	[ 45 ]	81	81	81	81	81	81	81	81	81	81	81	81	975
6541-200 REPAIRS MATERIAL-ELECTRICAL	[ 46 ]	147	147	147	147	147	147	147	147	147	147	147	147	1,766
6541-300 REPAIRS MATERIAL-PLUMBING	[47]	165	165	165	165	165	165	165	165	165	165	165	165	1,974
6541-900 REPAIRS MATERIAL-MISC.	[ 48 ]	45	45	45	45	45	45	45	45	45	45	45	45	545
6541-901 REPAIR MATERIALS-FIRE PROT	[49]	49	49	49	49	49	49	49	49	49	49	49	49	588
6541-905 REPAIR MATERIALS-KEYS/LOCKS	[50]	13	13	13	13	13	13	13	13	13	13	13	13	154
6542-050 REPAIRS CONTRACT-APPLIANCES	[51]	115	115	115	115	115	115	115	115	115	115	115	115	1,377

Budget Schedule Z														Annual
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
6542-200 REPAIRS CONTRACT-ELECTRICAL	[ 52 ]	178	178	178	178	178	178	178	178	178	178	178	178	2,137
6542-300 REPAIRS CONTRACT-PLUMBING	[ 53 ]	429	429	429	429	429	429	429	429	429	429	429	429	5,147
6542-400 REPAIRS CONTRACT-CARPET/FLOOR	[54]	50	50	50	50	50	50	50	50	50	50	50	50	600
6542-900 REPAIRS CONTRACT-MISC.	[ 55 ]	1,592	1,592	1,592	1,592	1,592	1,592	1,592	1,592	1,592	1,592	1,592	1,592	19,099
6542-901 REPAIR CONTRACT-FIRE PROT	[ 56 ]	72	72	72	72	72	72	72	72	72	72	72	72	863
6546-000 HEATING & A/C REPAIRS & MAINT.	[ 57 ]	863	863	863	863	863	863	863	863	863	863	863	863	10,355
6547-000 SWIMMING POOL CONTRACT	[ 58 ]	497	497	497	497	497	497	497	497	497	497	497	497	5,960
6547-050 POOL REPAIRS	[ 59 ]	42	42	42	42	42	42	42	42	42	42	42	42	500
6560-100 INTERIOR PAINTING CONTRACT	[60]	42	42	42	42	42	42	42	42	42	42	42	42	500
6560-110 PAINTING SUPPLIES	[61]	20	20	20	20	20	20	20	20	20	20	20	20	240
6561-100 WINDOW COVERINGS	[62]	49	49	49	49	49	49	49	49	49	49	49	49	591
6580-000 SECURITY GATE SERVICING/MAINT.	[63]	117	117	117	117	117	117	117	117	117	117	117	117	1,400
6590-000 MISC. OPER. & MAINT. REPAIRS		0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL OPERATING & MAINT. EXPENSE		9,294	9,294	9,294	9,294	9,294	9,294	9,294	9,294	9,294	9,294	9,294	9,294	111,523
TAXES AND INSURANCE														
6710-000 PROPERTY TAXES - REAL	[64]	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	23,515
6719-000 BUSINESS TAX & LICENSE	[65]	183	183	183	183	183	183	183	183	183	183	183	183	2,200
6720-000 PROPERTY & LIAB. INS. (HAZARD)	[66]	1,490	1,490	1,490	1,490	1,490	1,490	1,490	1,490	1,490	1,490	1,490	1,490	17,879
6729-000 OTHER INSURANCE	[67]	283	283	283	283	283	283	283	283	283	283	283	283	3,394
TOTAL TAXES AND INSURANCE		3,916	3,916	3,916	3,916	3,916	3,916	3,916	3,916	3,916	3,916	3,916	3,916	46,988
TOTAL OPERATING EXPENSES		33,018	33,018	33,018	33,018	32,887	32,887	34,080	32,887	32,887	32,887	32,887	34,470	397,945
NET OPERATING INCOME		13,965	13,965	13,965	13,965	14,095	14,095	12,903	14,095	14,095	14,095	14,095	12,513	165,848

Budget Schedule Z		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Totals
FINANCIAL EXPENSES 6810-000 INTEREST ON FIRST LOAN 6850-000 MORTGAGE INSURANCE PREMIUM	[68] [69]	4,343 350	52,113 4,204											
TOTAL FINANCIAL EXPENSES		4,693	4,693	4,693	4,693	4,693	4,693	4,693	4,693	4,693	4,693	4,693	4,693	56,317
CORPORATE ENTITY 7190-000 OTHER ENTITY EXPENSES TOTAL CORPORATE ENTITY	[70]	67 67	800 800											
CAPITAL EXPENSES 7310-000 ASPHALT	[71]	0	0	0	0	0	0	0	0	0	0	0	0	0

Budget Schedule Z		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Totals
7350-000 CARPET & FLOOR REPLACEMENT	[72]	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
7355-000 SECURITY GATE REPLACEMENT		0	0	0	0	0	0	0	0	0	0	0	0	0
7370-000 HEATING/AIR CONDITIONING REPL.	[73]	167	167	167	167	167	167	167	167	167	167	167	167	2,000
7380-000 APPLIANCE REPLACEMENT	[74]	305	305	305	305	305	305	305	305	305	305	305	305	3,654
7390-000 OTHER CAPITAL EXPENSES	[75]	500	500	500	500	500	500	500	500	500	500	500	500	6,000
TOTAL CAPITAL EXPENSES		2,171	2,171	2,171	2,171	2,171	2,171	2,171	2,171	2,171	2,171	2,171	2,171	26,054

Eastern Gardens	Janu	ary 1, 2015	through	Decemb	er 31, 201	15							
Budget Schedule Z	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Totals
NET INCOME	7,0	34 7,034	7,034	7,034	7,165	7,165	5,972	7,165	7,165	7,165	7,165	5,582	82,677
LESS: R & R DEPOSIT [ PLUS: R & R WITHDRAWALS [	78]		7,034 (4,802) (983) 0 (944)	7,034 (4,802) (983) 0 (944)	7,165 (4,802) (983) 0 (944)	7,165 (4,802) (983) 0 (944)	5,972 (4,802) (983) 0 (944)	7,165 (4,802) (983) 0 (944)	7,165 (4,802) (983) 0 (944)	7,165 (4,802) (983) 0 (944)	7,165 (4,802) (983) 0 (944)	5,582 (4,802) (983) 0 (944)	82,677 (57,623) (11,796) 0 (11,324)
POSITIVE/(NEGATIVE) CASH FLOW	3	05 305	305	305	436	436	(757)	436	436	436	436	(1,146)	1,934

# January 1, 2015 through December 31, 2015

#### [1] Rental Income

Based on current carrying charges with no increase.

		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	1 bdrn		\$379	=	\$18,192
64	2bdrm		\$453	=	\$28,992

Total	112	\$47.184

[1]	Rental Income	<u>\$566,208</u>
[2]	Based on current carrying charges with no increase.  5220-000 VACANCIES (1.0%)  Based on 1% vacancy loss	(\$5,662)
[3]	5731-000 RENT FREE UNIT (MGR) Budgeting a 1 bdrm. Even though none is given now. However, I believe we should still budget as the manager position could change at any time.	(\$4,548)
[4]	5410-000 INTEREST INCOME-OPERATIONS Based on 2014 Seven month figure annualized.	<u>\$47</u>
[5]	<u>5910-000 LAUNDRY SERVICE</u> Based on seven month figures which included eight months of commissions.	\$6,204
[6]	<u>5920-000 NSF AND LATE CHARGES</u> There were no late fees collected in 2014 so none is budgeted for in 2015.	<u>\$0</u>
[7]	5940-000 FORFEITED TENANT SECURITY DEP.  Moneys deducted for repairs if any are taken from the equity.	<u>\$0</u>
[8]	<u>5990-100 CABLE INCOME</u> Annualized the two quartely commission received to-date in 2014	<u>\$1,486</u>
[9]	5990-300 CREDIT REPORT INCOME Based on 2014 seven month figure annualized.	<u>\$58</u>
[ 10 ]	6330-000 MANAGEMENT SALARIES Based on \$16.00 per hour at 30 hours per week.	\$24,960
[ 11 ]	6335-000 BONUS SALARIES Based on prior years bonuses.	\$300
[ 12 ]	6711-000 PAYROLL TAXES Based on current rate of ,1445	<u>\$2,475</u>
[ 13 ]	6380-000 PAYROLL ADMIN Check cutting fees from ADP	<u>\$285</u>

January 1, 2015 through December 31, 2015 [14] 6722-000 WORKMAN'S COMPENSATION Based on current rate of .15440	<u>\$4,602</u>
[15] 6723-000 HEALTH INS. & EMPL. BENEFITS Based on current rate of \$510.16 month for health benefits.	\$6,122
[16] 6210-000 ADVERTISING Allowance for annual advertising per HUD requirements.	<u>\$3,000</u>
[17] 6250-000 OTHER RENTING EXPENSE Includes, pot luck items, misc. signs, gift baskets, and etc. Over the last 3 years we have been average under \$750 annually.	<u>\$750</u>
[18] 6200-550 EMPLOYEE ADS  There could be an expense here if Theresa were to quit.	<u>\$0</u>
[19] 6250-100 CREDIT REPORTS  Budgeted the average of the last three years. Credit Report expense fluctuates with the number of move-outs within a year.	<u>\$335</u>
[ 20 ] 6250-700 DUES\SUBSCRIPTIONS Annual membership in the Rental Housing Association (\$5.50 per unit)	<u>\$616</u>
[21] 6310-600 OFFICE EQUIPMENT SERVICING Allowance for repair or purchase of equipment.	<u>\$500</u>
[22] 6311-000 OFFICE SUPPLIES  Based on the average over the last three years. Includes supplies for office and board related issues such as new binders and printing costs.	\$3,048
[ 23 ] 6320-000 MGMT. FEES (\$25.00) Based \$25 per unit per month.	\$33,600
[ 24 ] 6340-000 LEGAL EXPENSES (PROJECT)  Based on the \$2,805 paid to Adams Kessler regarding co-op issues at the boards direction in the first 7 months of 2014.	\$3,000
[ 25 ] 6350-000 AUDITING EXPENSES (PROJECT)	\$7,650

#### January 1, 2015 through December 31, 2015

Based on 2013 audit fee of \$7,450 paid to Pregent and Company. Then allowed for a possible \$200 increase due to additional HUD reporting requirements.

[ 26 ] 6360-000 TELEPHONE & ANSWERING SERVICE  Based on 2014, \$270/mo. For phone service, emergency cell phone, and \$500 annual fee of the On Call Now service.	<u>\$3,740</u>
[ 27 ] 6360-100 INTERNET ACCESS  Cloud service and google email service for the site.	<u>\$840</u>
[ 28 ] 6370-100 POSTAGE  Based on 2014 seven month annualized figures.	<u>\$565</u>
[ 29 ] 6370-300 TRAVEL/MILEAGE Mileage allowance for manager using personal car for property	<u>\$180</u>
[ 30 ] 6390-000 MISCELLANEOUS ADMIN. EXPENSES Allowance for misc. items. In 2014 it was for a state ucc continuation filing fee	<u>\$100</u>
[31] 6390-065 COMPUTER SOFTWARE EXPENSE Annual licensing fee for Yardi Voyager software.	<u>\$1,800</u>
[ 32 ] 6390-150 TRAINING  Monthly Grace Hill training and HUD 3 day training seminar.	<u>\$984</u>
[ 33 ] 6450-000 ELECTRICITY  Based on 2014 seven month annualized figure and increased 2.5% per SMUD	<u>\$15,103</u>
[ 34 ] 6451-000 WATER Based on 12 month figures ending 7-31-14 and increasing 4%.	\$23,900
[35] 6452-000 GAS  Based on 12 month figures ending 7-31-14 and increasing 5%. PG&E is going for a 5% rate increase in 2015.	<u>\$30,916</u>
[36] 6453-000 SEWER	<u>\$52,944</u>

Current rate is \$8,324,52/2mo., allowing for a possible 6% increase to \$8,824/2 mo.

January 1, 2015 through December 31, 2015 [37] 6454-000 GARBAGE AND TRASH Increased current amount of \$1,385 and allowing for a 3% increase.	<u>\$17,119</u>
[ 38 ] 6515-000 CLEANING SUPPLIES  Based on an average over the last three years.	<u>\$352</u>
[ 39 ] 6517-000 CLEANING CONTRACT (UNITS)	<u>\$200</u>
Allowing for the cleaning of a unit by a contractor for work not caused by the resident.  [ 40 ] 6517-050 CLEANING CONTRACT (COMMON)  \$300/mo laundry cleaning, \$500 extra for rec. bldg. and barbecue area.	<u>\$5,600</u>
\$1500 for parking lot.  [41] 6517-100 CARPET CLEANING CONTRACT allowance for rec. bldg. carpet cleaning	<u>\$250</u>
[ 42 ] 6519-000 EXTERMINATING CONTRACT	<u>\$2,550</u>
\$116/mo. Service, \$168/2 mo. For rodent traps service. \$150 allowance for an extra service if needed.  [43] 6536-000 GROUNDS SUPPLIES  Based on 2014 experience allowing \$500/mo. For irrigation repairs,	<u>\$6,000</u>
shrub replacements and etc. [ 44 ] 6537-000 GROUNDS CONTRACT	\$41,800
Allowing for a possible increase of \$150/mo. To \$2,650, plus \$10,000 for extras to include tree trimming.  [ 45 ] 6541-050 REPAIRS MATERIAL-APPLIANCES  Based on 2014 seven month annualized figures.	<u>\$975</u>
[ 46 ] 6541-200 REPAIRS MATERIAL-ELECTRICAL Based on 2014 seven month annualized figures.	<u>\$1,766</u>
[47] 6541-300 REPAIRS MATERIAL-PLUMBING Based on 2014 seven month annualized figures.	<u>\$1,974</u>
[ 48 ] 6541-900 REPAIRS MATERIAL-MISC.  Based on 2014 seven month annualized figures.	<u>\$545</u>

[ 49 ] 6541-901 REPAIR MATERIALS-FIRE PROT Based on 2014 seven month annualized figures.	<u>\$588</u>
[ 50 ] 6541-905 REPAIR MATERIALS-KEYS/LOCKS Based on 2014 seven month annualized figures.	<u>\$154</u>
[51] 6542-050 REPAIRS CONTRACT-APPLIANCES Based on 2014 seven month annualized figures.	<u>\$1,377</u>
[52] 6542-200 REPAIRS CONTRACT-ELECTRICAL Based on 2014 seven month annualized figures.	<u>\$2,137</u>
[ 53 ] 6542-300 REPAIRS CONTRACT-PLUMBING Based on 2014 seven month annualized figures.	<u>\$5,147</u>
[ 54 ] 6542-400 REPAIRS CONTRACT-CARPET/FLOOR	<u>\$600</u>
Based on 2014 allowance for water extraction or repairs to carpet due to no fault of the resident.  [55] 6542-900 REPAIRS CONTRACT-MISC.  Based on 7 month figures annualized (added in \$1,624 to the seven month figure due to being incorrectly applied to Fire Protection	<u>\$19,099</u>
[ 56 ] 6542-901 REPAIR CONTRACT-FIRE PROT	<u>\$863</u>
Annual servicing of fire extinguishers. Reduced by \$1,624 that went to repairs contract misc.  [ 57 ] 6546-000 HEATING & A/C REPAIRS & MAINT. based on 2014 seven month figures annualized.	<u>\$10,355</u>
[ 58 ] 6547-000 SWIMMING POOL CONTRACT	\$5,960
Based on current contract of \$455/mo. And allowing for \$500 in extra work if needed.  [ 59 ] 6547-050 POOL REPAIRS  Allowance for pool filter cartridge replacement.	\$500
[ 60 ] 6560-100 INTERIOR PAINTING CONTRACT Allowance for painting due to no fault of the resident.	<u>\$500</u>

[61] 6560-110 PAINTING SUPPLIES Based on a 3 year average.	<u>\$240</u>
[62] 6561-100 WINDOW COVERINGS  Based on 2014 seven month annualized figures.	<u>\$591</u>
[ 63 ] 6580-000 SECURITY GATE SERVICING/MAINT. Based on a 3 year average.	\$1,400
[ 64 ] 6710-000 PROPERTY TAXES - REAL	<u>\$23,515</u>
2014/2015 tax bill not out yet. Used previous property tax bill and increased \$1,593 to match increase the previous year.  [ 65 ] 6719-000 BUSINESS TAX & LICENSE	\$2,200
Annual Sac. County code enforement fee of \$15.50 per unit. Plus the annual pool permit fee.  [ 66 ] 6720-000 PROPERTY & LIAB. INS. (HAZARD)  Based on current impounds of \$1,419/mo. And increasing 5%	<u>\$17,879</u>
[67] 6729-000 OTHER INSURANCE Officers and Director coverage. 2014 premium plus 3%	<u>\$3,394</u>
[ 68 ] 6810-000 INTEREST ON FIRST LOAN Based on July statement of \$4,342.75/mo	<u>\$52,113</u>
[ 69 ] 6850-000 MORTGAGE INSURANCE PREMIUM Based on July statement of \$350.35/mo	\$4,204
[ 70 ] 7190-000 OTHER ENTITY EXPENSES Annual state corporation tax.	\$800
[71] 7310-000 ASPHALT no work anticipated	<u>\$0</u>
[72] 7350-000 CARPET & FLOOR REPLACEMENT Allowing for an average of \$1,200/mo.	<u>\$14,400</u>
[73] 7370-000 HEATING/AIR CONDITIONING REPL.	\$2,000

January 1, 2015 through December 31, 2015 based on 2013 experience as no repalcements have taken place in 2014.	
[74] 7380-000 APPLIANCE REPLACEMENT Bsed on 2014 7 month annualized figures.	<u>\$3,654</u>
[75] 7390-000 OTHER CAPITAL EXPENSES Allowance for another garbage enclosure rebuild.	\$6,000
[76] PRINCIPAL ON 1ST LOAN Based on July statement of \$4,801.89/mo.	\$57,623
[77] R & R DEPOSIT  Based on current payments of \$983 per month.	\$11,796
[ 78 ] R & R WITHDRAWALS  Not anticipaiting using reserves in 2015.	<u>\$0</u>
[ 79 ] OTHER RESERVES DEPOSIT Based on 2% of the rent potential	\$11,324