EASTERN GARDENS COOPERATIVE INC.

FINANCIAL STATEMENTS

For the Period Ending

August 31, 2017

Prepared By

ARROWHEAD HOUSING, INC.
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Balance Sheet

EASTERN GARDENS COOPERATIVE
3045 EASTERN AVENUE
SACRAMENTO, CA 95821

Report Date : 08/31/2017
(Current vs Prior Month)

09/27/2017
10:25 am

COA No.	COA Description	Prior July 2017	Current August 2017	$ Difference	% Difference
ASSETS					
1110	PETTY CASH	125.00	125.00	0.00	0.00 %
1120	CASH IN BANK - GENERAL	54,482.63	68,674.35	14,191.72	20.67 %
1122	CASH IN BANK - SAVINGS	0.00	0.00	0.00	0.00 %
1130	A/R - TENANTS	1,003.40	931.64	-71.76	-7.70 %
1135	A/R - HUD	0.00	0.00	0.00	0.00 %
1145	A/R - OTHER	0.00	0.00	0.00	0.00 %
	TOTAL CURRENT ASSETS	55,611.03	69,730.99	14,119.96	20.25 %
1240	PREPAID INSURANCE	25,440.60	36,678.32	11,237.72	30.64 %
1260	PREPAID MIP	995.18	669.36	-325.82	-48.68 %
1270	PREPAID TAXES	8,000.00	8,000.00	0.00	0.00 %
1290	PREPAID OTHER	0.00	0.00	0.00	0.00 %
	TOTAL PREPAID EXPENSES	34,435.78	45,347.68	10,911.90	24.06 %
1310	MORTGAGE IMPOUNDS	29,985.23	22,843.67	-7,141.56	-31.26 %
1320	REPLACEMENT RESERVE	203,089.32	204,078.90	989.58	0.48 %
1365	GENERAL OPERATING RESERVE	179,841.33	180,853.61	1,012.28	0.56 %
1370	EQUITY COOP FUND	0.00	0.00	0.00	0.00 %
	TOTAL FUNDED RESERVES	412,915.88	407,776.18	-5,139.70	-1.26 %
1410	LAND	156,091.52	156,091.52	0.00	0.00 %
1420	BUILDINGS	1,841,362.41	1,841,362.41	0.00	0.00 %
1470	EQUIPMENT	0.00	28,280.00	28,280.00	100.00 %
1500	ACCUMULATED DEPRECIATION	-1,820,688.52	-1,823,688.52	-3,000.00	0.16 %
	TOTAL FIXED ASSETS	176,765.41	202,045.41	25,280.00	12.51 %
1850	LOAN FEES	25,971.82	25,971.82	0.00	0.00 %
1890	ACCUMULATED AMORITIZATION	-16,245.25	-16,353.25	-108.00	0.66 %
1895	DEFERRED INCOME TAXES	16,449.80	16,449.80	0.00	0.00 %
	TOTAL OTHER ASSETS	26,176.37	26,068.37	-108.00	-0.41 %
	TOTAL ASSETS	$ 705,904.47	$ 750,968.63	$ 45,064.16	6.00 %

Balance Sheet

EASTERN GARDENS COOPERATIVE
3045 EASTERN AVENUE
SACRAMENTO, CA 95821

Report Date : 08/31/2017
(Current vs Prior Month)

09/27/2017
10:25 am

COA No.	COA Description	Prior July 2017	Current August 2017	$ Difference	% Difference
LIABILITIES & EQUITY					
2110	ACCOUNTS PAYABLE	2,800.00	2,800.00	0.00	0.00 %
2119	ACCRUED WAGES	0.00	0.00	0.00	0.00 %
2130	ACCRUED INTEREST	4,953.13	4,953.13	0.00	0.00 %
2150	ACCRUED R.E. TAXES	10,097.38	11,873.25	1,775.87	14.96 %
2191	TENANT SECURITY DEPOSITS	15,730.00	16,159.00	429.00	2.65 %
	TOTAL CURRENT LIABILITIES	41,105.51	43,310.38	2,204.87	5.09 %
2199	OTHER LIABILITIES	7,490.00	7,490.00	0.00	0.00 %
2210	PREPAID RENTS	7,921.00	6,188.00	-1,733.00	-28.01 %
	TOTAL OTHER LIABILITIES	15,411.00	13,678.00	-1,733.00	-12.67 %
2320	MORTGAGE PAYABLE	644,212.08	638,422.71	-5,789.37	-0.91 %
	TOTAL LONG-TERM LIABILITIES	644,212.08	638,422.71	-5,789.37	-0.91 %
3210	NET INCOME (LOSS)	-34,490.82	-5,365.76	29,125.06	-542.79 %
3211	PARTNER EQUITY	-9,646.30	11,610.30	21,256.60	183.08 %
3241	PAID-IN-SURPLUS	56,803.00	56,803.00	0.00	0.00 %
	TOTAL EQUITY	12,665.88	63,047.54	50,381.66	79.91 %
	TOTAL LIABILITIES & EQUITY	$ 705,904.47	$ 750,968.63	$ 45,064.16	6.00 %

Operating Statement - Budgeted

EASTERN GARDENS COOPERATIVE
3045 EASTERN AVENUE
SACRAMENTO, CA 95821

Report Date : 08/31/2017

COA No.	Description	MTD Budget	MTD Actuals	YTD Budget	YTD Actuals	Annual BGT
INCOME						
5120	TENANT RENT	47,954.00	42,019.00	383,632.00	343,096.70	583,008.00
5121	HOUSING ASSISTANCE	0.00	5,622.00	0.00	40,239.00	0.00
5220	LESS VACANCIES	-240.00	-396.00	-1,920.00	-4,888.63	-2,880.00
	NET RENTAL INCOME	47,714.00	47,245.00	381,712.00	378,447.07	580,128.00
5410	INTEREST GENERAL	2.00	17.00	16.00	140.55	24.00
5440	INTEREST RESERVES	20.00	0.00	160.00	0.00	240.00
	TOTAL FINANCIAL INCOME	22.00	17.00	176.00	140.55	264.00
5800	CLUBHOUSE RENTAL	25.00	0.00	200.00	100.00	300.00
5810	CABLE INCOME	124.00	0.00	992.00	0.00	1,488.00
5820	CREDIT REPORT INCOME	10.00	70.00	80.00	315.00	120.00
5910	LAUNDRY SERVICE	535.00	203.43	4,280.00	1,877.30	6,420.00
5920	NSF AND LATE FEES	20.00	23.96	160.00	193.96	240.00
5930	DAMAGE RECOVERY	275.00	1,245.48	2,200.00	2,261.49	3,300.00
5950	LESS BAD DEBT	0.00	0.00	0.00	0.00	0.00
5990	OTHER INCOME	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER INCOME	989.00	1,542.87	7,912.00	4,747.75	11,868.00
	TOTAL INCOME	48,725.00	48,804.87	389,800.00	383,335.37	592,260.00
EXPENSES						
6210	ADVERTISING	50.00	0.00	400.00	143.84	600.00
6250	CREDIT CHECKS	30.00	70.00	240.00	245.00	360.00
6306	INTERNET ACCESS	72.00	50.00	576.00	479.97	864.00
6307	TRAVEL/MILEAGE	20.00	0.00	160.00	0.00	240.00
6308	TRAINING EXPENSES	50.00	0.00	645.00	0.00	845.00
6309	POSTAGE	25.00	0.00	200.00	250.30	300.00
6311	OFFICE SUPPLIES	250.00	135.34	2,000.00	2,946.05	3,000.00
6313	COPY SUPPLIES	15.00	0.00	120.00	0.00	180.00
6318	COMPUTER MAINT & SUPPLY	100.00	0.00	800.00	0.00	1,200.00
6320	MANAGEMENT FEE	2,800.00	2,800.00	22,400.00	22,400.00	33,600.00
6330	COMMUNITY DIRECTOR SALARY	2,175.00	2,290.00	17,400.00	16,770.00	26,100.00
6331	COMMUNITY DIRECTOR UNIT	478.00	0.00	956.00	0.00	2,868.00
6340	LEGAL EXPENSE	250.00	500.00	2,000.00	7,840.00	3,000.00
6350	AUDIT EXPENSE	675.00	0.00	5,400.00	7,450.00	8,100.00
6360	TELEPHONE EXPENSE	252.00	236.37	2,016.00	2,015.50	3,024.00
6390	OTHER ADMINISTRATIVE	125.00	265.58	1,000.00	265.58	1,500.00
	TOTAL ADMINISTRATIVE	7,367.00	6,347.29	56,313.00	60,806.24	85,781.00

Operating Statement - Budgeted

EASTERN GARDENS COOPERATIVE
3045 EASTERN AVENUE
SACRAMENTO, CA 95821

Report Date : 08/31/2017

COA No.	Description	MTD Budget	MTD Actuals	YTD Budget	YTD Actuals	Annual BGT
6450	ELECTRICITY	1,235.00	1,010.59	9,880.00	8,830.84	14,820.00
6451	WATER	2,030.00	2,308.76	16,240.00	14,232.69	24,360.00
6452	GAS	2,060.00	2,059.59	19,980.00	27,037.75	28,220.00
6453	SEWER	4,285.00	0.00	34,280.00	41,233.60	51,420.00
	TOTAL UTILITY EXPENSE	9,610.00	5,378.94	80,380.00	91,334.88	118,820.00
6515	CLEANING SUPPLIES	25.00	331.63	200.00	331.63	300.00
6517	CLEANING CONTRACT (UNITS)	50.00	0.00	400.00	395.00	600.00
6518	CLEANING CONTRACT (COMMON)	400.00	350.00	3,200.00	2,800.00	4,800.00
6519	PEST CONTROL	220.00	250.00	1,760.00	1,345.00	2,640.00
6525	TRASH REMOVAL	1,590.00	1,692.51	12,720.00	13,553.01	19,080.00
6536	GROUNDS SUPPLIES	300.00	97.13	2,400.00	1,456.39	3,600.00
6537	GROUNDS CONTRACT	2,750.00	7,955.00	22,000.00	23,230.00	33,000.00
6540	REPAIRS-PAYROLL	2,925.00	2,750.00	23,400.00	22,400.00	35,100.00
6541	REPAIRS-APPLIANCES	150.00	467.24	1,200.00	636.55	1,800.00
6542	REPAIRS-ELECTRICAL	300.00	369.73	2,400.00	2,186.81	3,600.00
6543	REPAIRS-PLUMBING	750.00	151.20	6,000.00	5,687.42	9,000.00
6544	REPAIRS-FIRE & SAFETY	110.00	526.00	880.00	526.00	1,320.00
6545	REPAIRS-DOORS/WINDOWS	75.00	356.15	600.00	1,028.73	900.00
6546	REPAIRS-HEATING & A/C	750.00	2,044.00	6,000.00	17,095.72	9,000.00
6547	REPAIRS-KEYS/LOCKS	20.00	0.00	160.00	727.23	240.00
6548	REPAIRS-CARPET/FLOORS	200.00	365.32	1,600.00	2,376.65	2,400.00
6549	REPAIRS-MICS	625.00	4,346.49	5,000.00	8,141.95	7,500.00
6550	SWIMMING POOL CONTRACT	395.00	240.00	3,160.00	3,005.00	4,740.00
6551	POOL MAINT & REPAIRS	50.00	1,142.95	400.00	6,293.87	600.00
6560	INTERIOR PAINT CONTRACT	150.00	830.00	1,200.00	4,395.00	1,800.00
6561	PAINTING SUPPLIES	100.00	14.74	800.00	878.97	1,200.00
6565	SECURITY GATE MAINT	125.00	402.91	1,000.00	880.86	1,500.00
6570	VEHICLE & EQUIP MAINT	0.00	0.00	0.00	0.00	0.00
	TOTAL REPAIRS & MAINTENANCE	12,060.00	24,683.00	96,480.00	119,371.79	144,720.00
6710	REAL ESTATE TAXES	1,811.00	1,775.87	14,488.00	11,073.94	21,732.00
6711	PAYROLL TAXES	592.00	505.93	4,736.00	5,401.07	7,104.00
6719	MISC TAX & LICENSE	125.00	0.00	1,000.00	0.00	1,500.00
6720	PROPERTY INSURANCE	1,376.00	-11,232.58	11,008.00	10,865.26	16,512.00
6722	WORKERS COMPENSATION	624.00	429.40	4,342.00	3,322.64	6,838.00
6723	HEALTH INSURANCE	726.00	781.03	5,808.00	7,092.09	8,712.00
6729	OTHER INSURANCE	180.00	0.00	1,440.00	626.82	2,160.00
	TOTAL TAX & INSURANCE	5,434.00	-7,740.35	42,822.00	38,381.82	64,558.00
6820	INTEREST EXPENSE	3,412.00	3,355.27	27,296.00	27,673.44	40,944.00
6850	MORTGAGE INSURANCE	300.00	325.82	2,400.00	2,606.56	3,600.00
	TOTAL FINANCIAL EXPENSE	3,712.00	3,681.09	29,696.00	30,280.00	44,544.00

Operating Statement - Budgeted

EASTERN GARDENS COOPERATIVE
3045 EASTERN AVENUE
SACRAMENTO, CA 95821

Report Date : 08/31/2017

COA No.	Description	MTD Budget	MTD Actuals	YTD Budget	YTD Actuals	Annual BGT
6860	OTHER ENTITY EXPENSE	67.00	0.00	536.00	0.00	804.00
	TOTAL ENTITY EXPENSE	67.00	0.00	536.00	0.00	804.00
6900	DEPRECIATION EXPENSE	3,000.00	3,000.00	24,000.00	24,000.00	36,000.00
6910	AMORTIZATION EXPENSE	108.00	108.00	864.00	864.00	1,296.00
	TOTAL DEPRE & AMORT	3,108.00	3,108.00	24,864.00	24,864.00	37,296.00
7350	CARPET/FLOOR REPLACEMENT	1,100.00	4,548.00	8,800.00	11,644.00	13,200.00
7370	HEATING/AC REPLACEMENT	300.00	7,400.00	2,400.00	7,400.00	3,600.00
7380	APPLIANCE REPLACEMENT	300.00	553.84	2,400.00	2,026.30	3,600.00
7390	OTHER CAPITAL EXPENSES	500.00	-28,280.00	4,000.00	0.00	6,000.00
	TOTAL CAPITAL EXPENSES	2,200.00	-15,778.16	17,600.00	21,070.30	26,400.00
	TOTAL EXPENSES	43,558.00	19,679.81	348,691.00	386,109.03	522,923.00
	NET INCOME (LOSS)	5,167.00	29,125.06	41,109.00	-2,773.66	69,337.00

Operating Statement - 12 Month Actuals

EASTERN GARDENS COOPERATIVE
3045 EASTERN AVENUE
SACRAMENTO, CA 95821

Calendar Year : 2017

COA No.	Description	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME														
5120	TENANT RENT	43,231.00	43,995.00	41,517.00	44,191.00	43,632.00	42,834.70	41,677.00	42,019.00	0.00	0.00	0.00	0.00	343,096.70
5121	HUD SECTION "8"	4,820.00	5,189.00	4,565.00	5,087.00	4,826.00	4,826.00	5,304.00	5,622.00	0.00	0.00	0.00	0.00	40,239.00
5220	LESS VACANCIES	570.41	-3,527.81	1,230.00	-832.00	-379.00	-727.00	-827.23	-396.00	0.00	0.00	0.00	0.00	-4,888.63
5410	INTEREST GENERAL	19.00	17.47	17.31	11.61	23.10	17.30	17.76	17.00	0.00	0.00	0.00	0.00	140.55
5440	INTEREST RESERVES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5800	CLUBHOUSE RENTAL	0.00	25.00	25.00	0.00	25.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	100.00
5810	CABLE INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5820	CREDIT REPORT INCOME	105.00	0.00	0.00	70.00	0.00	0.00	70.00	70.00	0.00	0.00	0.00	0.00	315.00
5910	LAUNDRY SERVICE	343.30	240.38	0.00	413.15	76.61	294.15	306.28	203.43	0.00	0.00	0.00	0.00	1,877.30
5920	NSF AND LATE FEES	20.00	150.00	0.00	0.00	0.00	0.00	0.00	23.96	0.00	0.00	0.00	0.00	193.96
5930	DAMAGE RECOVERY	0.00	0.00	0.00	0.00	1,016.01	0.00	0.00	1,245.48	0.00	0.00	0.00	0.00	2,261.49
5950	BAD DEBT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5990	OTHER INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL INCOME	**49,108.71**	**46,089.04**	**47,354.31**	**48,940.76**	**49,219.72**	**47,245.15**	**46,572.81**	**48,804.87**	**0.00**	**0.00**	**0.00**	**0.00**	**383,335.37**
EXPENSE														
6210	ADVERTISING	0.00	0.00	143.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	143.84
6250	CREDIT CHECKS	35.00	70.00	0.00	70.00	0.00	0.00	0.00	70.00	0.00	0.00	0.00	0.00	245.00
6306	INTERNET ACCESS	216.40	0.00	13.57	50.00	50.00	50.00	50.00	50.00	0.00	0.00	0.00	0.00	479.97
6307	TRAVEL/MILEAGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6308	TRAINING EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6309	POSTAGE	201.30	49.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.30
6311	OFFICE SUPPLIES	399.83	393.44	0.00	867.84	187.99	741.41	220.20	135.34	0.00	0.00	0.00	0.00	2,946.05
6313	COPY SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6318	COMPUTER MAINT & SUPP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6320	MANAGEMENT FEE	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	0.00	0.00	0.00	0.00	22,400.00
6330	RENTAL MANAGER SALARY	2,160.00	1,710.00	1,860.00	2,020.00	2,265.00	2,255.00	2,210.00	2,290.00	0.00	0.00	0.00	0.00	16,770.00
6331	MANAGER UNIT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6340	LEGAL EXPENSE	6,260.00	90.00	0.00	990.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	7,840.00
6350	AUDIT EXPENSE	3,725.00	0.00	0.00	0.00	0.00	3,725.00	0.00	0.00	0.00	0.00	0.00	0.00	7,450.00
6360	TELEPHONE EXPENSE	418.49	235.38	217.91	226.54	227.05	226.84	226.92	236.37	0.00	0.00	0.00	0.00	2,015.50
6390	OTHER ADMINISTRATIVE	0.00	-3.30	0.00	0.00	3.30	0.00	0.00	265.58	0.00	0.00	0.00	0.00	265.58
6450	ELECTRICITY	1,272.94	1,413.74	1,202.31	1,037.39	975.50	967.88	950.49	1,010.59	0.00	0.00	0.00	0.00	8,830.84
6451	WATER	1,536.82	1,574.27	1,633.42	1,644.34	1,626.14	1,772.52	2,136.42	2,308.76	0.00	0.00	0.00	0.00	14,232.69
6452	GAS	3,899.64	4,394.93	4,165.53	2,945.47	3,627.56	3,433.23	2,511.80	2,059.59	0.00	0.00	0.00	0.00	27,037.75
6453	SEWER	9,874.40	11,610.40	0.00	0.00	9,874.40	0.00	9,874.40	0.00	0.00	0.00	0.00	0.00	41,233.60
6515	CLEANING SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	331.63	0.00	0.00	0.00	0.00	331.63
6517	CLEANING CONTRACT(UNITS)	0.00	0.00	0.00	130.00	130.00	0.00	135.00	0.00	0.00	0.00	0.00	0.00	395.00
6518	CLEANING CONTRACT(COMMON)	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	0.00	0.00	0.00	0.00	2,800.00
6519	PEST CONTROL	250.00	0.00	115.00	250.00	115.00	250.00	115.00	250.00	0.00	0.00	0.00	0.00	1,345.00
6525	TRASH REMOVAL	1,582.21	1,592.69	1,702.65	1,757.83	1,821.72	1,702.74	1,700.66	1,692.51	0.00	0.00	0.00	0.00	13,553.01
6536	GROUNDS SUPPLIES	0.00	0.00	102.97	288.01	559.79	109.82	298.67	97.13	0.00	0.00	0.00	0.00	1,456.39

Operating Statement - 12 Month Actuals

EASTERN GARDENS COOPERATIVE
3045 EASTERN AVENUE
SACRAMENTO, CA 95821

Calendar Year : 2017

COA No.	Description	January	February	March	April	May	June	July	August	September	October	November	December	Total
6537	GROUNDS CONTRACT	2,775.00	0.00	2,500.00	5,000.00	2,500.00	0.00	2,500.00	7,955.00	0.00	0.00	0.00	0.00	23,230.00
6540	REPAIRS-PAYROLL	2,940.00	2,580.00	2,510.00	2,920.00	2,700.00	3,050.00	2,950.00	2,750.00	0.00	0.00	0.00	0.00	22,400.00
6541	REPAIRS-APPLIANCES	0.00	0.00	0.00	60.98	0.00	108.33	0.00	467.24	0.00	0.00	0.00	0.00	636.55
6542	REPAIRS-ELECTRICAL	329.46	12.68	133.49	76.62	584.69	300.46	379.68	369.73	0.00	0.00	0.00	0.00	2,186.81
6543	REPAIRS-PLUMBING	608.95	648.80	677.74	226.60	151.20	852.65	2,370.28	151.20	0.00	0.00	0.00	0.00	5,687.42
6544	REPAIRS-FIRE & SAFETY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	526.00	0.00	0.00	0.00	0.00	526.00
6545	REPAIRS-DOORS/WINDOWS	0.00	0.00	0.00	0.00	58.52	462.56	151.50	356.15	0.00	0.00	0.00	0.00	1,028.73
6546	REPAIRS-HEATING A/C	484.63	0.00	439.00	269.00	3,835.09	9,237.00	787.00	2,044.00	0.00	0.00	0.00	0.00	17,095.72
6547	REPAIRS-KEYS/LOCKS	285.53	22.78	223.59	123.91	0.00	71.42	0.00	0.00	0.00	0.00	0.00	0.00	727.23
6548	REPAIRS-CARPET/FLOORS	1,505.00	0.00	0.00	55.00	0.00	306.33	145.00	365.32	0.00	0.00	0.00	0.00	2,376.65
6549	REPAIRS-MISC.	0.00	577.96	-245.65	2,193.23	1,040.00	175.44	54.48	4,346.49	0.00	0.00	0.00	0.00	8,141.95
6550	SWIMMING POOL CONTRACT	395.00	0.00	395.00	395.00	395.00	395.00	790.00	240.00	0.00	0.00	0.00	0.00	3,005.00
6551	POOL MAINT & REPAIRS	0.00	0.00	490.00	2,964.00	1,300.00	56.61	340.31	1,142.95	0.00	0.00	0.00	0.00	6,293.87
6560	INTERIOR PAINT CONTRACT	0.00	0.00	675.00	210.00	925.00	0.00	1,755.00	830.00	0.00	0.00	0.00	0.00	4,395.00
6561	PAINTING SUPPLIES	413.12	278.55	54.75	55.19	26.75	35.87	0.00	14.74	0.00	0.00	0.00	0.00	878.97
6565	SECURITY GATE MAINT	325.00	0.00	0.00	0.00	152.95	0.00	0.00	402.91	0.00	0.00	0.00	0.00	880.86
6570	VEHICLE & EQUIP MAINT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6710	REAL ESTATE TAXES	1,775.87	1,775.87	-254.13	672.85	1,775.87	1,775.87	1,775.87	1,775.87	0.00	0.00	0.00	0.00	11,073.94
6711	PAYROLL TAXES	1,027.72	1,556.52	536.29	422.37	454.51	456.55	441.18	505.93	0.00	0.00	0.00	0.00	5,401.07
6719	MISC TAX & LICENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6720	PROPERTY INSURANCE	1,419.08	1,419.08	19,632.01	1,658.59	-18,244.41	14,554.90	1,658.59	-11,232.58	0.00	0.00	0.00	0.00	10,865.26
6722	WORKERS COMPENSATION	433.78	365.51	372.32	420.88	423.02	438.10	439.63	429.40	0.00	0.00	0.00	0.00	3,322.64
6723	HEALTH INSURANCE	901.58	901.58	901.58	901.58	901.58	901.58	901.58	781.03	0.00	0.00	0.00	0.00	7,092.09
6729	OTHER INSURANCE	313.41	313.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	626.82
6820	INTEREST ON MORTGAGE	3,562.01	3,532.94	3,503.71	3,474.33	3,444.80	3,415.11	3,385.27	3,355.27	0.00	0.00	0.00	0.00	27,673.44
6850	MORTGAGE INSURANCE	325.82	325.82	325.82	325.82	325.82	325.82	325.82	325.82	0.00	0.00	0.00	0.00	2,606.56
6860	OTHER ENTITY EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6900	DEPRECIATION EXPENSE	-3,000.00	-3,000.00	15,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	0.00	0.00	0.00	0.00	24,000.00
6910	AMORTIZATION EXPENSE	-108.00	-108.00	540.00	108.00	108.00	108.00	108.00	108.00	0.00	0.00	0.00	0.00	864.00
7350	CARPET/FLOOR REPLACEMENT	0.00	0.00	0.00	0.00	1,002.00	1,702.00	4,392.00	4,548.00	0.00	0.00	0.00	0.00	11,644.00
7370	HEATING/AC REPLACEMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,400.00	0.00	0.00	0.00	0.00	7,400.00
7380	APPLIANCE REPLACEMENT	0.00	0.00	590.38	882.08	0.00	0.00	0.00	553.84	0.00	0.00	0.00	0.00	2,026.30
7390	OTHER CAPITAL EXPENSES	0.00	0.00	28,280.00	0.00	0.00	0.00	0.00	-28,280.00	0.00	0.00	0.00	0.00	0.00
	TOTAL EXPENSES	**51,694.99**	**37,484.05**	**91,588.10**	**41,843.45**	**31,473.84**	**60,114.04**	**52,230.75**	**19,679.81**	**0.00**	**0.00**	**0.00**	**0.00**	**386,109.03**
	NET INCOME YTD	**-2,586.28**	**8,604.99**	**-44,233.79**	**7,097.31**	**17,745.88**	**-12,868.89**	**-5,657.94**	**29,125.06**	**0.00**	**0.00**	**0.00**	**0.00**	**-2,773.66**

General Ledger Summary

EASTERN GARDENS COOPERATIVE
3045 EASTERN AVENUE
SACRAMENTO, CA 95821

Beginning Date : 08/01/2017
Ending Date : 08/31/2017

COA No.	Description	COA Type	Opening Balance	Total Debits	Total Credits	Closing Balance
1110	PETTY CASH	Debit	125.00	0.00	0.00	125.00
1120	CASH IN BANK - GENERAL	Debit	54,482.63	79,842.40	65,650.68	68,674.35
1130	A/R - TENANTS	Debit	1,003.40	42,550.41	42,622.17	931.64
1191	TENANT SECURITY DEPOSITS	Debit	0.00	286.00	286.00	0.00
1240	PREPAID INSURANCE	Debit	25,440.60	12,896.31	1,658.59	36,678.32
1260	PREPAID MIP	Debit	995.18	0.00	325.82	669.36
1270	PREPAID TAXES	Debit	8,000.00	0.00	0.00	8,000.00
1310	MORTGAGE IMPOUNDS	Debit	29,985.23	3,888.61	11,030.17	22,843.67
1320	REPLACEMENT RESERVE	Debit	203,089.32	994.72	5.14	204,078.90
1365	GENERAL OPERATING RESERVE	Debit	179,841.33	1,012.28	0.00	180,853.61
1410	LAND	Debit	156,091.52	0.00	0.00	156,091.52
1420	BUILDINGS	Debit	1,841,362.41	0.00	0.00	1,841,362.41
1470	EQUIPMENT	Debit	0.00	56,560.00	28,280.00	28,280.00
1500	ACCUMULATED DEPRECIATION	Debit	-1,820,688.52	0.00	3,000.00	-1,823,688.52
1850	LOAN FEES	Debit	25,971.82	0.00	0.00	25,971.82
1890	ACCUMULATED AMORTIZATION	Debit	-16,245.25	0.00	108.00	-16,353.25
1895	DEFERRED INCOME TAXES	Debit	16,449.80	0.00	0.00	16,449.80
2110	ACCOUNTS PAYABLE	Credit	2,800.00	60,850.68	60,850.68	2,800.00
2130	ACCRUED INTEREST	Credit	4,953.13	0.00	0.00	4,953.13
2150	ACCRUED R.E. TAXES	Credit	10,097.38	0.00	1,775.87	11,873.25
2191	TENANT SECURITY DEPOSITS	Credit	15,730.00	0.00	429.00	16,159.00
2193	SECURITY GATE REMOTE	Credit	35.00	132.91	132.91	35.00
2199	OTHER LIABILITIES	Credit	7,490.00	0.00	0.00	7,490.00
2210	PREPAID RENTS	Credit	7,921.00	1,733.00	0.00	6,188.00
2320	MORTGAGE PAYABLE	Credit	644,212.08	5,789.37	0.00	638,422.71
3211	PARTNER EQUITY	Credit	-9,646.30	0.00	21,256.60	11,610.30
3241	PAID-IN-SURPLUS	Credit	56,803.00	0.00	0.00	56,803.00
5120	TENANT RENT	Credit	301,077.70	429.00	42,448.00	343,096.70
5121	HUD SECTION "8"	Credit	34,617.00	0.00	5,622.00	40,239.00
5220	LESS VACANCIES	Credit	-4,492.63	396.00	0.00	-4,888.63
5410	INTEREST GENERAL	Credit	123.55	0.00	17.00	140.55
5800	CLUBHOUSE RENTAL	Credit	100.00	0.00	0.00	100.00
5820	CREDIT REPORT INCOME	Credit	245.00	0.00	70.00	315.00
5910	LAUNDRY SERVICE	Credit	1,673.87	0.00	203.43	1,877.30
5920	NSF AND LATE FEES	Credit	170.00	0.00	23.96	193.96
5930	DAMAGE RECOVERY	Credit	1,016.01	0.00	1,245.48	2,261.49
6210	ADVERTISING	Debit	143.84	0.00	0.00	143.84
6250	CREDIT CHECKS	Debit	175.00	70.00	0.00	245.00
6306	INTERNET ACCESS	Debit	429.97	50.00	0.00	479.97
6309	POSTAGE	Debit	250.30	0.00	0.00	250.30
6311	OFFICE SUPPLIES	Debit	2,810.71	135.34	0.00	2,946.05
6320	MANAGEMENT FEE	Debit	19,600.00	2,800.00	0.00	22,400.00
6330	RENTAL MANAGER SALARY	Debit	14,480.00	2,290.00	0.00	16,770.00
6340	LEGAL EXPENSE	Debit	7,340.00	500.00	0.00	7,840.00
6350	AUDIT EXPENSE	Debit	7,450.00	0.00	0.00	7,450.00
6360	TELEPHONE EXPENSE	Debit	1,779.13	236.37	0.00	2,015.50
6390	OTHER ADMINISTRATIVE	Debit	0.00	265.58	0.00	265.58
6450	ELECTRICITY	Debit	7,820.25	1,010.59	0.00	8,830.84
6451	WATER	Debit	11,923.93	2,308.76	0.00	14,232.69
6452	GAS	Debit	24,978.16	2,059.59	0.00	27,037.75
6453	SEWER	Debit	41,233.60	0.00	0.00	41,233.60
6515	CLEANING SUPPLIES	Debit	0.00	331.63	0.00	331.63
6517	CLEANING CONTRACT(UNITS)	Debit	395.00	0.00	0.00	395.00
6518	CLEANING CONTRACT(COMMON)	Debit	2,450.00	350.00	0.00	2,800.00
6519	PEST CONTROL	Debit	1,095.00	250.00	0.00	1,345.00
6525	TRASH REMOVAL	Debit	11,860.50	1,692.51	0.00	13,553.01
6536	GROUNDS SUPPLIES	Debit	1,359.26	97.13	0.00	1,456.39
6537	GROUNDS CONTRACT	Debit	15,275.00	7,955.00	0.00	23,230.00

General Ledger Summary

EASTERN GARDENS COOPERATIVE
3045 EASTERN AVENUE
SACRAMENTO, CA 95821

Beginning Date : 08/01/2017
Ending Date : 08/31/2017

COA No.	Description	COA Type	Opening Balance	Total Debits	Total Credits	Closing Balance
6540	REPAIRS-PAYROLL	Debit	19,650.00	2,750.00	0.00	22,400.00
6541	REPAIRS-APPLIANCES	Debit	169.31	467.24	0.00	636.55
6542	REPAIRS-ELECTRICAL	Debit	1,817.08	369.73	0.00	2,186.81
6543	REPAIRS-PLUMBING	Debit	5,536.22	151.20	0.00	5,687.42
6544	REPAIRS-FIRE & SAFETY	Debit	0.00	526.00	0.00	526.00
6545	REPAIRS-DOORS/WINDOWS	Debit	672.58	356.15	0.00	1,028.73
6546	REPAIRS-HEATING A/C	Debit	15,051.72	2,044.00	0.00	17,095.72
6547	REPAIRS-KEYS/LOCKS	Debit	727.23	0.00	0.00	727.23
6548	REPAIRS-CARPET/FLOORS	Debit	2,011.33	365.32	0.00	2,376.65
6549	REPAIRS-MISC.	Debit	3,795.46	4,346.49	0.00	8,141.95
6550	SWIMMING POOL CONTRACT	Debit	2,765.00	240.00	0.00	3,005.00
6551	POOL MAINT & REPAIRS	Debit	5,150.92	1,142.95	0.00	6,293.87
6560	INTERIOR PAINT CONTRACT	Debit	3,565.00	830.00	0.00	4,395.00
6561	PAINTING SUPPLIES	Debit	864.23	14.74	0.00	878.97
6565	SECURITY GATE MAINT	Debit	477.95	402.91	0.00	880.86
6710	REAL ESTATE TAXES	Debit	9,298.07	1,775.87	0.00	11,073.94
6711	PAYROLL TAXES	Debit	4,895.14	505.93	0.00	5,401.07
6720	PROPERTY INSURANCE	Debit	22,097.84	1,663.73	12,896.31	10,865.26
6722	WORKERS COMPENSATION	Debit	2,893.24	429.40	0.00	3,322.64
6723	HEALTH INSURANCE	Debit	6,311.06	781.03	0.00	7,092.09
6729	OTHER INSURANCE	Debit	626.82	0.00	0.00	626.82
6820	INTEREST ON MORTGAGE	Debit	24,318.17	3,355.27	0.00	27,673.44
6850	MORTGAGE INSURANCE	Debit	2,280.74	325.82	0.00	2,606.56
6900	DEPRECIATION EXPENSE	Debit	21,000.00	3,000.00	0.00	24,000.00
6910	AMORTIZATION EXPENSE	Debit	756.00	108.00	0.00	864.00
7350	CARPET/FLOOR REPLACEMENT	Debit	7,096.00	4,548.00	0.00	11,644.00
7370	HEATING/AC REPLACEMENT	Debit	0.00	7,400.00	0.00	7,400.00
7380	APPLIANCE REPLACEMENT	Debit	1,472.46	553.84	0.00	2,026.30
7390	OTHER CAPITAL EXPENSES	Debit	28,280.00	28,280.00	56,560.00	0.00
				356,497.81	356,497.81	

Check Listing - Detail

EASTERN GARDENS COOPERATIVE
3045 EASTERN AVENUE
SACRAMENTO, CA 95821

Beginning Date : 08/01/2017
Ending Date : 08/31/2017
Bank Account : OPERATING CASH

09/13/2017
3:34 pm

Check #	Date	Vendor ID	Vendor Name	Description	Acct. No.	Amount	
2476	08/01/2017	MAJ1	Majestic Landscape Services	LANDSCAPING	6537	2,500.00	
						2,500.00	TTL
2477	08/01/2017	NEW1	NEW VISION POOL & SPA	DRAIN POOL & SUC COVERS	6551	1,130.00	
						1,130.00	TTL
2478	08/01/2017	OFF1	Office Depot	OFFICE SUPPLIES	6311	82.51	
						82.51	TTL
2479	08/01/2017	BER1	Berkadia Commercial Mortgage	PRINCIPAL	2320	5,789.37	
2479	08/01/2017	BER1	Berkadia Commercial Mortgage	INTEREST	6820	3,355.27	
2479	08/01/2017	BER1	Berkadia Commercial Mortgage	RESERVES	1320	990.00	
2479	08/01/2017	BER1	Berkadia Commercial Mortgage	IMPOUNDS	1310	3,888.61	
						14,023.25	TTL
2480	08/01/2017		EASTERN GARDENS RESERVE	MONTHLY DEPOSIT	1365	1,000.00	
						1,000.00	TTL
2481	08/01/2017	ARR1	Arrowhead Housing, Inc.	MGMT FEE	6320	2,800.00	
2481	08/01/2017	ARR1	Arrowhead Housing, Inc.	HEALTH INSURANCE	6723	781.03	
						3,581.03	TTL
2482	08/01/2017	ECO1	EcoTech Pest Management, Inc.	PEST CONTROL	6519	250.00	
						250.00	TTL
2483	08/01/2017	MAR1	Marcone Appliance	#1 GASKETS	6541	77.95	
						77.95	TTL
2485	08/01/2017	SAC9	Sacramento Metro Fire District	ANNUAL INSPECTION	6544	526.00	
						526.00	TTL
2486	08/01/2017	MAR1	Marcone Appliance	GASKETS #1	6541	77.95	
						77.95	TTL
2487	08/01/2017	MOH2	Deborah Mohamed	LIFE ROPE FOR POOL	6551	12.95	
						12.95	TTL
2489	08/01/2017	MAJ1	Majestic Landscape Services	LANDSCAPING	6537	855.00	
						855.00	TTL
2491	08/01/2017	SMU1	SMUD	ELECTRICITY #6 VACANT	6450	42.02	
						42.02	TTL
2492	08/01/2017	SAC1	Sacramento Suburban Water Dist	WATER	6451	2,308.76	
						2,308.76	TTL
2493	08/01/2017	STS1	Santiago Tree Service	REMOVE DEAD TREES	6537	4,600.00	
						4,600.00	TTL
2494	08/01/2017	ADAM1	Adam Labs	ASBESTOS CERTIFICATE	6549	300.00	
						300.00	TTL
2495	08/01/2017	DRG1	Dick's Rancho Glass	WINDOW REPAIR 41, 80	6545	356.15	
						356.15	TTL
2496	08/01/2017	TID00051	ROFF, VERA	HOTEL REIMBURSE	6390	265.58	
						265.58	TTL
2497	08/01/2017	GRI1	Griffin Electric, Inc.	REPAIRS #45	6542	232.50	

Check Listing - Detail

EASTERN GARDENS COOPERATIVE
3045 EASTERN AVENUE
SACRAMENTO, CA 95821

Beginning Date : 08/01/2017
Ending Date : 08/31/2017
Bank Account : OPERATING CASH

Check #	Date	Vendor ID	Vendor Name	Description	Acct. No.	Amount
						232.50 TTL
2498	08/01/2017	AIR1	Air Force One HVAC, Inc.	HVAC REPAIRS 42, 108	6546	588.00
						588.00 TTL
2499	08/07/2017		THOMAS & ASSOCIATES	LEGAL FOR BYLAWS	6340	500.00
						500.00 TTL
2500	08/07/2017	AIR1	Air Force One HVAC, Inc.	HVAC REPAIR 27, 85	6546	634.00
2500	08/07/2017	AIR1	Air Force One HVAC, Inc.	HVAC REPLACE #7	7370	4,800.00
						5,434.00 TTL
2501	08/07/2017	NEW1	NEW VISION POOL & SPA	POOL CONTRACT	6550	240.00
						240.00 TTL
2502	08/07/2017	JAN1	Jan-Pro Cleaning Systems	CLEANING CONTRACT	6518	350.00
						350.00 TTL
2504	08/07/2017	EDC1	EDC Technologies, Inc.	BOILER MONITORING	6543	151.20
						151.20 TTL
2505	08/07/2017	EDW2	Edwards Painting & Decorating	PAINTING #98	6560	830.00
						830.00 TTL
2506	08/07/2017	REP1	Republic Services	TRASH REMOVAL	6525	1,692.51
						1,692.51 TTL
2507	08/07/2017	ATT1	AT&T	PHONES	6360	236.37
						236.37 TTL
2508	08/07/2017	SMU1	SMUD	ELECTRICITY	6450	202.58
						202.58 TTL
2509	08/10/2017	MOH2	Deborah Mohamed	GATE REMOTES	2193	132.91
						132.91 TTL
2510	08/10/2017	ARR2	Arrowhead Housing Payroll	08052017PR	6330	1,270.00
2510	08/10/2017	ARR2	Arrowhead Housing Payroll	08052017PR	6540	1,400.00
2510	08/10/2017	ARR2	Arrowhead Housing Payroll	08052017PR	6711	303.29
2510	08/10/2017	ARR2	Arrowhead Housing Payroll	08052017PR	6722	227.48
						3,200.77 TTL
2511	08/10/2017	MAN1	Manual Joseph Appliance	DISHWASHER #48	6541	311.34
						311.34 TTL
2512	08/10/2017	HDS1	Home Depot Supply	CLEANING SUPPLIES	6515	331.63
						331.63 TTL
2513	08/10/2017	A1REM	A-1 Remediation	#27 REPAIRS	6549	3,621.08
						3,621.08 TTL
2514	08/23/2017	EMP1	Empire Today	CARPET #37	7350	1,643.00
						1,643.00 TTL
2515	08/23/2017	EMP1	Empire Today	CARPET/VINYL #55	7350	2,905.00
						2,905.00 TTL
2516	08/11/2017	MOH2	Deborah Mohamed	PAINT SAMPLES FOR LR	6561	14.74

Check Listing - Detail

EASTERN GARDENS COOPERATIVE
3045 EASTERN AVENUE
SACRAMENTO, CA 95821

Beginning Date : 08/01/2017
Ending Date : 08/31/2017
Bank Account : OPERATING CASH

Check #	Date	Vendor ID	Vendor Name	Description	Acct. No.	Amount	
						14.74	TTL
2517	08/15/2017	HOM1	Home Depot Credit Services	BASEBOARDS	6548	200.32	
2517	08/15/2017	HOM1	Home Depot Credit Services	GROUNDS	6536	97.13	
2517	08/15/2017	HOM1	Home Depot Credit Services	HANDICAP RAMP	6549	96.62	
2517	08/15/2017	HOM1	Home Depot Credit Services	ELECTRICAL	6542	137.23	
						531.30	TTL
2518	08/15/2017	SMU1	SMUD	ELECTRICITY	6450	765.99	
						765.99	TTL
2519	08/15/2017	ALL1	Alltech Gates & Entry, Inc.	GATE REPAIR	6565	270.00	
						270.00	TTL
2520	08/15/2017	MAN1	Manual Joseph Appliance	FRIDGE #1	7380	553.84	
						553.84	TTL
2521	08/15/2017	CHE1	CheckPoint	APP FEES	6250	70.00	
						70.00	TTL
2522	08/16/2017	ATT8	AT&T U-VERSE	INTERNET	6306	50.00	
						50.00	TTL
2523	08/16/2017	PRO1	The Professionals	CARPET CLEAN 98, CL HO	6548	165.00	
						165.00	TTL
2524	08/21/2017	PGE1	PG&E	GAS	6452	2,059.59	
						2,059.59	TTL
2525	08/23/2017	ARR2	Arrowhead Housing Payroll	08202017PR	6330	1,020.00	
2525	08/23/2017	ARR2	Arrowhead Housing Payroll	08202017PR	6540	1,350.00	
2525	08/23/2017	ARR2	Arrowhead Housing Payroll	08202017PR	6711	202.64	
2525	08/23/2017	ARR2	Arrowhead Housing Payroll	08202017PR	6722	201.92	
						2,774.56	TTL
2526	08/25/2017	ADAM1	Adam Labs	ASBESTOS TEST #55	6549	20.00	
						20.00	TTL
2527	08/28/2017	AIR1	Air Force One HVAC, Inc.	FIX HVAC #70	6546	444.00	
2527	08/28/2017	AIR1	Air Force One HVAC, Inc.	REPLACE HVAC #69	7370	2,600.00	
						3,044.00	TTL
2528	08/28/2017	OFF1	Office Depot	OFFICE SUPPLIES	6311	52.83	
						52.83	TTL
2529	08/28/2017	SSR1	Sure Shot Refinishing	#98 KITCHEN COUNTERS	6549	220.00	
						220.00	TTL
2530	08/28/2017	AIR1	Air Force One HVAC, Inc.	HVAC REPAIRS 1, 53	6546	378.00	
						378.00	TTL
2531	08/28/2017	ARR1	Arrowhead Housing, Inc.	THRESHHOLD RAMP #31	6549	88.79	
						88.79	TTL
					Total	65,650.68	