NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY ANNUAL BUDGET

		ANNUAL BUDGET				
LIBATE A	#: 213 5	YEAR ENDING: 12/31/2024				
ADDR		405 Woodbury Tumersville Road, Blackwood, Ne	w Jersey 08012			
	SOR/OWNER	Gloucester Senior Housing Campus, LP				
SPUN	SOMOWINER	APARTMENT UNITS:			75	
		SUPERINTENDENT(S) UNITS:				
		OTHER UNITS:				
		OTHER UNITS:	TOTAL		75	
			TOTAL			
				CURR	ENT YEAR	
			PRIOR			
			YEAR (AS	ACTUAL 9	ESTIMATED 12	DUDGET VEAD
	ACCT CODE	<u>CLASSIFICATION</u>	AUDIT)	(MONTHS)	(MONTHS)	BUDGET YEAR
REF			_			
1		INCOME:	000.077	475,895	634,527	654,580
2		Apartment Rents (SCHEDULE A)	628,377	4/0,090	634,321	004,000
3	<u> </u>	Other Rents (SCHEDULE A)	628.377	475,895	634,527	654,580
4		Total Rents			8,322	31,700
5		Other Income (SCHEDULE B)	86,436	6,241 482,136	642.849	686,280
6		Total Income	714,813	482,136	042,049	050,200
_ 7					<u> </u>	
8		EXPENSES:	100 100	70.040	105.757	113,000
9	5100	Administrative (SCHEDULE C)	106,133	79,318	105,757	110,000
10	5200	Salaries (SCHEDULE D)	05.004	20.750	27,667	42,500
11_	5300	Maintenance and Repairs (SCHEDULE E)	25,324	157.416	209.888	179,000
12	5400	Maintenance Contracts (SCHEUDLE F)	164,819		97,632	102,000
13	5500	Utilities SCHEDULE G)	89,287	73,224_ 41,577	47,556	48,000
14_	5600	Managing Agent's Fee (%)	48,321		27,261	28,500
15	5710	Real Estate Taxes (EXHIBIT 2)	26,344	21,036	104,407	70,000
16	5712	Insurance (EXHIBIT 3)	104,612	66,035	620,168	583,000
17		Total Expenses	564,840	459,356	020,100	- 000,000
18		The state of the s	149.973	22,780	22,681	103,280
19		NET INCOME (LOSS) FROM OPERATIONS	149,973		22,00;	103,200
20						
21		Debt Service and Reserve:	135,361	60,450	80.599	80,599
22		Debt service (EXHIBIT 4)	133,301	00,400	00,000	
<u>23</u>		NJHFA Housing Finance Fund	38,129	41,800	93.900	93,900
24		Prov. For Repair and Replacement	173,490	102,250	174,499	174,499
25		Total Debt Service & Reserve	173,730	102,200	.114,750	
26		NET IMPONE (LOSS)	(23,517)	(79,470)	(151,818)	(71,219)
27		NET INCOME (LOSS)	(20,017)	(10,410)	(1,01,010)	(1.1)=1.72
28						
29						
30		Deduct: Return On Equity Payments		-		
31		Capital Additions		-	_	-
32		Capital Additions		-		
33		Adds		-		
34	 	Add:		-		
35		Other Sources of Funds (CDBG)	+			30,000
36_		Reserve Refunds				
37		reserve relands	-	_	-	
38		CASH FLOW (DEFICIT)	(23,517)	(79,470)	(151,818)	(41,219)
39	1	CMONTELOW (DEFION)	(=0,011)	(1.5,110)	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	

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Prepared by	Approved
Signature	Title
Date	Date

HMFA#: 2135 ADDRESS SPONSOR/OWNER YEAR ENDING: 12/31/2024 405 Woodbury Turnersville Road, Blackwood, New Jersey 08012 Gloucester Senior Housiong Campus, LP

ANNUAL BUDGET RENTS AND OTHER INCOME SCHEDULE (A AND B)

				CURR	ENT YEAR	
			PRIOR YEAR (AS	ACTUAL	ESTIMATED 12	
REF	ACCT CODE	CLASSIFICATION	AUDIT)	9(MONTHS)	(MONTHS)	BUDGET YEAR
1	7.00	Rents (SCHEDULE A)				
2	4110	Apartments Rents	644,063	486,951	649,268	674,580
3	4210	Vacancy (2%)	(15,686)	(11,056)	(14,741)	(20,000)
4	4211	Collection losses				
-5		Net apartment Rents	628,377	475,895	634,527	654,580
6		Other Rents				
7	4130	Commercial				
8	4150	Garage and Parking				
9	4220	Garage and Parking Vacancies	(_)		
10	4230	Commerical Vacancy)		
		Net apartment Rents				-
11		Total Rental Income	628,377	475,895	634,527	654,580
12						
13		Other Income (SCHEDULE B)			<u> </u>	
14	4310	Laundry Machines	3,461	3,684	4,912	4,500
15	4320	Air Conditioners				
16	4340	GTHA CDBG Grant	57,606			
	4350	Miscellaneous Service Income			<u> </u>	1,200
17	4410	Income from Investments	451	356	475	500
18	4430	Late Charges	440	318	424	500
19	4450	Interest Income on Security Deposits				
20	4500	Other (Attach Detailed Seperate Sheet)	4,103	1,883	2,511	
21		Sale of SRECs	20,375			25,000
22		Total Other Income	86,436	6,241	8,322	31,700
23					240.040	200 200
24		Totals*	714,813	482,13 <u>6</u>	642,849	686,280

TOTALS MUST AGREE WITH MONTHLY OPERATING REPORT (PAGE 1) ANNUAL BUDGET ADMINISTRATIVE EXPENSES (SCHEDULE C)

				CURR	ENT YEAR	
$ \tau$			PRIOR		i	
			YEAR (AS	ACTUAL	ESTIMATED 12	
REF	ACCT CODE	CLASSIFICATION	AUD <u>IT)</u>	9(MONTHS)	(MONTHS)	BUDGET YEAR
1	5121	Stationery and Supplies	3,967	1,196	1,305	600
2	5122	Telephone	7,728	6,133	8,177	8,200
3	5123	Dues and Subscriptions			-	-
4	5124	Postage		695	927	1,000
5	5125	Other office expenses		667	889	900
6	5126	Other insurance				
7	5127	Inspection and other fees	1,116	3,036	4,048	4,100
8	5128	Other taxes			<u> </u>	
9	5151	Advertising			-	100
10	5152	Other professional fees				
11	5153	Legal services	30,305	20,806	27,741	31,000
12	5154	Credit check fees				600
13	5155	Auditing (Year End)	10,500	11,775	12,000	12,000
14	5156	Resident Services			-	
15	515 <u>7</u>	Net congregate expenses			<u> </u>	
16	5158	Uniform expenses			12.22	40.000
17	5159	Bookkeeping and Accounting	6,513	8,890	10,000	10,000
18	5160	Computer Charges		1,140	1,520	1,500
19	5161	Electronic services- copier		1,973	2,960	3,500
20	5195	Miscellaneous admin expenses	38,875	23,007	30,676	32,000
19	5196	Other-Reporting Fees	7,129			7,500
20						
21				ļ		
22						
23					 	
24						440.000
25		Totals*	106,133	79,318	100,243	113,000

TOTALS MUST AGREE WITH MONTHLY OPERATING REPORT (PAGE 1)

HMFA#: 2135 ADDRESS SPONSOR/OWNER

YEAR ENDING: 12/31/2024 405 Woodbury Turnersville Road, Blackwood, New Jersey 08012 Gloucester Senior Housiong Campus, LP

ANNUAL BUDGET SALARIES AND RELATED CHARGES (SCHEDULE D)

= -				CURR	ENT YEAR	
]	• 00T 00PF	CLASSIFICATION	PRIOR YEAR (AS AUDIT)	ACTUAL 9(MONTHS)	ESTIMATED 12 (MONTHS)	BUDGET YEAR
REF	ACCT CODE		1,00,117	O(MIDITINE)	1	
1	5210	Superintendent's Salaries				
2	5211	Janitorial Salaries		 		
3	5212	Grounds and Landscaping Salaries				
4	5213	Security Salaries				
5	5214	Social Services and Recreation Salaries				
6	5215	Office and Administrative Salaries			-	
7	5216	Maintenance Salaries				
-8	5217	Other Salaries- Secretarial				
9	5218	Bus/Van drivers				
10	5261	Employee Benefits (Pension., Med., etc.)				
11	5262	Employer's Payroll Taxes				
12	5263	Workmen's Compensation				
13	5264	Fidelity Bonds				
14		Administration-other		_		ļ
15		Superintendent's apartment				↓
24		Totals	<u> </u>	<u> </u>	<u> </u>	<u>-</u>

DETAILS OF PAYROLL

			CURRE	NT YEAR	1	BUDGET YEAR	
		# OF EMPL			#OF EMPL	IND GROSS	
1		,, , ,	IND. GROSS			WEEKLY WAGES	
			WKLY				[
REF	CLASSIFICATION		WAGES_	TOTAL			TOTALS
	Superintendent				<u> </u>		!
2	Administration-						! ───
3	Grounds and Landscapi	ng Salaries					
4	Security Salaries						}— —Ⅱ
5	Janitorial						╟───┤
-6	Administration						├
7	Maintenance				 		
_ 8	Other			<u> </u>	<u></u>	<u> </u>	<u> </u>

ANNUAL BUDGET MAINTENANCE AND REPAIRS (SCHEDULE E)

				CURE	ENT YEAR	r
				CORR	ENITEAR	
			PRIOR			
			YEAR (AS	ACTUAL	ESTIMATED 12	
REF	ACCT CODE	CLASSIFICATION	AUDIT)	9(MONTHS)	(MONTHS)	BUDGET YEAR
1	5321	Masonry	-			
2	5322	Carpentry		-		
3	5323	Plumbing			<u>·</u>	
4	5324	Electrical			-	
5	5325	Kitchen Equipment		-		-
6	5327	Elevator		_	<u> </u>	
7	5328	Windows and glasses				
8	5329	Vehicle and Equipment				
9	5330	Snow Removal				15,000
10	5331	Grounds and Landscaping			<u> </u>	2,500
11	5340	Painting and decorating		<u> </u>	<u> </u>	
12	5341	Small Equipment and Tools				
13	5342	Janitorial Supplies			<u> </u>	
14	5344	HVAC Systems				
15	5345	Hardware supplies			<u> </u>	
16	5350	Misc. Supplies	25,324	20,750	22,636	25,000
17	5390	Exterminator				
18		Other				
19						
20						
21						
22						
23						40.500
24		Totals	25,324	20,750	22,636	42,500

HMFA#: 2135 ADDRESS SPONSOR/OWNER

YEAR ENDING: 12/31/2024 405 Woodbury Turnersville Road, Blackwood, New Jersey 08012 Gloucester Senior Housiong Campus, LP

ANNUAL BUDGET MAINTENANCE CONTRACTS (SCHEDULE F)

	·		PRIOR YEAR (AS	ACTUAL	ESTIMATED 12	i
!			,		1 '	
REF	ACCT CODE	CLASSIFICATION	(AUDIT)		(MONTHS)	BUDGET YEAR
1	5413	Monitoring and Protective Service		21,270	28,360	25,000
2	5414	Fire System Monitoring		2,790	3,720	3,800
3	5415	Cleaning	48,618	28,029	37,372	
Ā	5425	Elevator	9,288	7,132	9,509	
5	5426	Painting				5,000
6	5430	Heating & air Cond. Maintenance	30,201	10,154	11,077	12,500
7	5432	Grounds, Parking & Landscaping	1,791	4,702	4,702	
8	5440	Generator				1,000
		Fire Extinguisher				900
g	5460	Copier				-
10	5490	Other Maintenance Contracts -	71,269	80,504	107,339	80,000
	5490	Exterminator	3,652	2,835	3,780	3,800
11	0,430	Totals	164,819	157,416	205,859	179,000

DETAILS OF MAINTENANCE CONTRACTS

		TYPE OF MAINTENANCE CONTRACTS AND		CURRENT	EST. RENEWAL
ļ		NAME OF CONTRACTOR		ANNUAL	CONTRACT
REF	DATE OF CONTRACT		EXP DATE	PYMNT	
1	1/1/2023	Independent Alarm	12/31/2023		25,000
2	1/1/2023	Fire Systems-Sprinklers	12/31/2023	1,275	3,800
4	1/1/2023	Otis Elevator	12/31/2023	8,371	9,000
5	1/1/2023	OES-HVAC	12/31/2023	25,500	12,500
F		Geron-Fire Extinguisher			900
6	1/1/2023	Industrial Valley -Generator	12/31/2023	2,550	1,000
7	1/1/2023	Hitman Exterminating	12/31/2023	3,856	3,800
 -	11 11 22 2	Liberty Handyman			28,000
8	1/1/2023	Gallina Contacting-Painter	12/31/2023	10,200	5,000
17	1/1/2023	DLL Services	12/31/2023	2,399	
18	1/1/2023	NU-Way Cleaning	12/31/2023	28,560	38,000
10	17 17 20 20				127 000

ANNUAL BUDGET UTILITY EXPENSES (ATTACHMENT TO SCHEDULE G)

			PRIOR			
			YEAR (AS	ACTUAL	ESTIMATED 12	
REF	ACCT CODE	CLASSIFICATION	AUDIT)	9(MONTHS)	(MONTHS)	BUDGET YEAR
1	5521	Water	13,718	12,355	16,473	
-	5522	Sewer Charges	42,392	31,794	42,392	
3	5523	Electricity	28,364	25,705	34,273	
4 -	5524	Gas	4,813	3,370	4,493	5,000
5	5525	Fuel				
-	5/32	Fire Service				1

<u> </u>	4000	IVEAD ENDING:	12/31/2024		
HMFA#	405 Woodbury Turnersville Road, Blackwood Gloucester Senior Housiong Campus, LP	New Joseph 00040	12/3/1/2024		
ADDRESS	405 Woodbury Turnersville Road, Blackwood	i, ivew Jersey 08012			
SPONSOR/OWNER	Gloucester Senior Housiong Campus, LP				
· · · · · · · · · · · · · · · · · · ·					
	ANNUAL BUDGET				
	SALARIES AND RELATED CHARGE	S			
	(ATTACHMENT TO SCHEDULE D)				
	(A) TACHMENT TO SCHEDOLE D)				
		CURRENT	DATE OF		
		CORREINI			
EMPLOYEE NAME	POSITION	ANNUAL SALARY	HIRE		
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HMFA#	123	35 YEAR ENDING:	12/31/2024		
ADDRESS	405 Woodbury Turnersville Road, Blackwood	od, New Jersey 08012			
SPONSOR/OWNER	Gloucester Senior Housiong Campus, LP				
SPONSOR/OWNER	Cicassotta Cornet Haranay	1			
				<u> </u>	
			URRENT YEAR		
		PRIOR YEAR (AS	ACTUAL.		
	CLASSIFICATION	AUDIT)	9(MONTHS)		
ACCT_CODE	Rents (SCHEDULE A)	7.05177			
	Rents (SCHEDULE A)	644,063	486,951		
4110	Apartments Rents	(15,686)	(11,056)		
4210	Vacancy (%)	(10,000)	(11,000)		
4211	Collection losses Net apartment Rents	628,377	475,895		
		020,011	170,000		
	Other Rents				
4130	Commercial				
4150	Garage and Parking				
4220	Garage and Parking Vacancies		<u> </u>		+ -
4230	Commerical Vacancy	_ (
	Net apartment Rents		475,895		
	Total Rental Income	628,377	475,685		
	Other Income (SCHEDULE B)		3,684		
4310	Laundry Machines	3,461	3,004		
4320	Air Conditioners	-			
4340	Vending Machines and Other Services				
4350	Miscellaneous Service Income	454	356		
4410	Income from Investments	451			
4430	Late Charges	440	318		
4450	Interest Income on Security Deposits		4.000		
4500	Other (Attach Detailed Seperate Sheet)	4,103	1,883		
					
	Total Other Income	8,455	6,241		
			400 400		
	Totals*	636,832	482,136		

-tMFA#		1235 YEAR ENDING:	12/31/2024	
DDRESS	405 Woodbury Turnersville Road, Blacky	vood, New Jersey 08012		
PONSOR/OWNER	Gloucester Senior Housiong Campus, LF			
			URRENT YEAR	
		PRIOR YEAR (AS	ACTUAL	
ACCT CODE	CLASSIFICATION	AUDIT)	9(MONTHS)	
5121	Stationery and Supplies	3,967	1,196	
5122	Telephone	7,728	6,133	
5123	Dues and Subscriptions	-		
5124	Postage	-	695	
5125	Other office expenses	-	667	
5126	Other insurance	-	-	
5127	Inspection and other fees	1,116	3,036	
5128	Other taxes	-	-	
5151	Advertising			
5152	Other professional fees	-	-	
5153	Legal services	30,305	20,806	
5154	Credit check fees		-	
5155	Auditing (Year End)	10,500	11,775	
5156	Social Services Supplies			
5157	Net congregate expenses		-	
5158	Uniform expenses			
5159	Bookkeeping and Accounting	6,513	8,890	
5160	Computer Charges		1,140	
5161	Electronic serbices	-	1,973	
5195	Miscellaneous admin expenses	38,875	23,007	
5196	Other	7,129	-	
0100	[0410]			
			_	
	Totals*	106,133	79,318	
	1.0.00			
			ì	

HMFA#	1235	YEAR ENDING:	12/31/2024		
ADDRESS	405 Woodbury Tumersville Road, Blackwood	New Jersey 08012			
SPONSOR/OWNER	Gloucester Senior Housing Campus, LP	<u> </u>			
SPUNSUR/UVINER	Gloddester Gerilo Fredericing Germpacy E.				
			<u> </u>		
				-	
			CURRENT YEAR	<u> </u>	-
		PRIOR YEAR (AS	ACTUAL	<u> </u>	
	OL A COLETO A TION	AUDIT)	9(MONTHS)		
ACCT CODE	CLASSIFICATION	AUDIT)	3(1410141110)		
5210	Superintendent's Salaries	<u> </u>			
5211	Janitorial Salaries				
5212	Grounds and Landscaping Salaries				
5213	Security Salaries				<u> </u>
5214	Social Services and Recreation Salaries	<u> </u>			
5215	Office and Administrative Salaries	-			
5216	Maintenance Salaries				
5217	Other Salaries	<u>-</u>	-		
5218	Bus/Van drivers	<u> </u>			
5261	Employee Benefits (pens., Med., etc.)	<u> </u>			
5262	Employer's Payroll Taxes				
5263	Workmen's Compensation				
5264	Fidelity Bonds				
					<u></u>
					<u> </u>
	Totals	-	-		
	Totals				
		· 			
		CURRENT	YEAR		
	# OF EMPL	IND. GROSS	1		
CLASSIFICATION	# OF EIVIPL	WKLY WAGES	TOTAL	TOTALS	
	1		-	,	
Superintendent		· · · · · · · · · · · · · · · · · · ·	_		
Janitorial Salaries		 			-
Grounds and Landscaping	Salaries		 		_
Security Salaries					
Social Services					
Administration	1				
Maintenance		-	 		
Other		<u> </u>			
				<u> </u>	

HMFA#		1235 YEAR ENDING:	12/31/2024	
ADDRESS	405 Woodbury Turnersville Road, Black	wood, New Jersey 08012		
SPONSOR/OWNER	Gloucester Senior Housiong Campus, I	_P		
		C	URRENT YEAR	
		PRIOR YEAR (AS	ACTUAL	
ACCT CODE	CLASSIFICATION	AUDIT)	9(MONTHS)	
5321	Masonry	-	-	
5322	Carpentry		-	
5323	Plumbing	-		
5324	Electrical	_	-	
5325	Kitchen Equipment	-		
5327	Elevator	-	-	
5328	Windows and glasses	-	-	
5329	Vehicle and Equipment	-	-	
5330	Snow Removal	-		
5331	Grounds and Landscaping	-		
5340	Painting and decorating		-	
5341	Small Equipment and Tools	-		
5342	Janitorial Supplies	-		
5344	HVAC Systems	-	-	
5345	Hardware supplies	-		
5350	Misc. Supplies	25,324	20,750	
5390	Other			
-				
	Totals	25,324	20,750	
				

HMFA#		1235 YEAR ENDING:	12/31/2024	
DDRESS	405 Woodbury Turnersville Road, Black	wood, New Jersey 08012		
PONSOR/OWNER	Gloucester Senior Housiong Campus, L	P		
		PRIOR YEAR (AS	ACTUAL	
ACCT CODE	CLASSIFICATION	AUDIT)	9(MONTHS)	
5413	Monitoring and Protective Service	-	21,270	
5414	Fire System Monitoring		2,790	
5415	Cleaning	48,618	28,029	
5425	Elevator	9,288	7,132	
5426	Rubbish Removal	- <u>-</u> _	-	
5430	Heating & air Cond. Maintenance	30,201	10,154	
5432	Grounds, Parking & Landscaping	1,791	4,702	
5440	Painting and Decorating		-	
5460	Exterminating	3,652	2,835	
5490	Other Maintenance Contracts	71,269	80,504	
	Exterminating			
	Electrical			
	General			
	Totals	164,819	157,416	

HMFA#	1235	12/31/2024			
ADDRESS	405 Woodbury Turnersville Road, Blackwood	, New Jersey 08012			
SPONSOR/OWNER	Gloucester Senior Housiong Campus, LP				
-					
	TYPE OF MAINTENANCE CONTRACTS	i	_		
DATE OF CONTRACT	AND NAME OF CONTRACTOR	EXP DATE			
1/1/2023	Independent Alarm	12/31/2023	25,000		
1/1/2023	Fire Systems-Sprinklers	12/31/2023	3,800		
1/1/2023	Otis Elevator	12/31/2023	9,000		
1/1/2023	OES-HVAC	12/31/2023	12,500		
1/1/2023	Industrial Valley -Generator	12/31/2023	1,000		
1/1/2023	Hitman Exterminating	12/31/2023	3,800		
1/1/2023	Gallina Contacting-Painter	12/31/2023	5,000		
#REF!	#REF!	#REF!	#REF!		
	NU-Way Cleaning				
		·		·	
					
		PRIOR YEAR (AS	ACTUAL	_	
ACCT CODE	CLASSIFICATION	AUDIT)	9(MONTHS)		
5521	Water	13,718	12,355		
5522	Sewer Charges	42,392	31,794		
5523	Electricity	28,364	25,705		
5524	Gas	4,813	3,370		
5525	Fuel	- [-		
5432	Fire Service	-	"		
	Totals	89,287	73,224		
		i			
Totals	0	385,563	330,708		

HMFA# ADDRESS SPONSOR/OWNER

2135 YEAR ENDING: 12/31/2024
405 Woodbury Turnersville Road, Blackwood, New Jersey 08012
Gloucester Senior Housiong Campus, LP

ANNUAL BUDGET DETAILS OF RENT (ATTACHMENT TO EXHIBIT 1)

	1	1	MOI	NTHLY CHARGE	DERJINIT			1		••••
		PRIOR Y		CURREN		PROP	OSED		ANNŲAL TOTAI	S
		TRIOR		MOS IN	T LEAK	MOS IN	0040	PRIOR	CURRENT	BUDGET
DESCRIPTION OF UNITS	NO. OF UNITS	MOS IN EFFECT	AMOUNT	EFFECT	AMOUNT	EFFECT	AMOUNT	YEARS	YEARS	YEAR
DESCRIPTION OF UNITS	NO. OF UNITS	WICO IN LITEOT	AWOUNT	ILITEO!	AWOON	LI 1 LO1	AMOUNT	TEARS	ILANO	ITEAN
CECIOIEVO)/										
EFFICIENCY				ļ						
										•
										
1 BEDROOM	34	12		12	711	12	725		290,088	295,800
T BEBROOM	1	12		12		12	120		-	
	31			12	729	12	744		271,188	276,768
		12		12		12			-	-
	SUBSIDY	12		12	661	12	674		7,932	8,088
	1			12	152	12	155		1,824	1,860
	SUBSIDY	12		12	680	12	694		8,160	8,328
	1			12	150	12	153	ļ	1,800	1,836
	SUBSIDY	12		12	466	12	475		5,592	5,700
	1	12 12		12 12	314 456	12 12	320 465	<u> </u>	3,768 5,472	3,840
	SUBSIDY 1	12		12	369	12	376		4,428	5,580 4,512
	SUBSIDY	12		12	303	12	376		4,420	4,512
	130D3ID1	, , ,		12		12			_	_
	†			 		· · · · · · · · · · · · · · · · · · ·				
2 BEDROOM	4	12		12	844	12	861		40,512	41,328
		12		12		12	-	·		-
	SUBSIDY	12		12	644	12	657		7,728	7,884
	1	12		12	167	12	170		2,004	2,040
	SUBSIDY	12		12	560	12	571		6,720	6,852
	1	12		12	340	12	347		4,080	4,164
	<u> </u>								-	
SUPER	T				_					
3 BEDROOM	 				- -					_
00101100111	- 								-	
-										
-				i						
4 BEDROOM										
	<u> </u>									
				ļ						
									+	
5 BEDROOM									+	
3 BEDROOM				 					+	
	 			 		1			-	
- m	1	1								
				1						
TOTALS	75								- 661,296	674,580

CODE OF TENANT SERVICES INCLUDED IN RENT (CIRCLE APPLICABLE ITEMS

A APARTMENT ELECTRICITY	E SECURITY
B HEAT (GAS, OIL, ELECTRIC)	F RECREATIONAL FACILITIES
C AIR CONDITIONING	G OTHER
D COOKING GAS	

ANNUAL BUDGET DETAILS OF REAL ESTATE TAX COMPUTATION (EXHIBIT 2)

	CURRENT YEAR			
CLASSIFICATION	PRIOR YEAR (AS AUDITED)		ESTIMATED 12 (MONTHS)	BUDGET YEAR
GROSS RENTS (LESS VACANCY)	587,793	475,895	634,527	674,580
OTHER PROJECT INCOME	28,380	6,241	8,321	31,700
LESS: UTILITY ALLOWANCE (SCHEDULE D)	89,287	73,224	97,631	102,000
NET GROSS SHELTERED RENTS	526,886	555,360	545,217	604,280
TAX 5% (AS PER TAX ABATEMENT AGREEMENT)	26,344	27,768	27,261	30,214

DETAILS OF INSURANCE (EXHIBIT 3)

DATE OF POLICY	TYPE OF INSURANCE, NAME OF CARRIER AND POLICY NUMBER			CURRENT ANNUAL PREMIUM	ESTIM RENEWAL ANNUAL PREM
1/1/2022	All lines	12/31/2022		65,096	70,000
		-	-		
-		-	_	<u> </u>	
		-	-		

DETAILS OF DEBT SERVICE (EXHIBIT 4)

						TOTAL
	CLASSIFICATION	INTEREST		PRINCIPAL	FEE CHARES	
1ST MTGE			32,696	44,480	3,423	80,599
				-	-	
				-	-	
				-	-	

ANNUAL BUDGET DETAILS OF CAPITAL EXPEDITURES

	CURRE	VT YEAR	-
PRIOR YEAR (AS AUDITED)	11(MONTH	ESTIMATED 12 (MONTHS)	BUDGET YEAR
-	-	-	