

**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
ANNUAL BUDGET**

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

APARTMENT UNITS: 75
 SUPERINTENDENT(S) UNITS: 0
 OTHER UNITS: 75

TOTAL 75

| REF | ACCT CODE | CLASSIFICATION | PRIOR YEAR (AS AUDIT) | CURRENT YEAR | | BUDGET YEAR |
|-----|-----------|--------------------------------------|-----------------------|-------------------|-----------------------|-------------|
| | | | | ACTUAL 9 (MONTHS) | ESTIMATED 12 (MONTHS) | |
| 1 | | INCOME: | | | | |
| 2 | | Apartment Rents (SCHEDULE A) | 628,377 | 475,895 | 634,527 | 654,580 |
| 3 | | Other Rents (SCHEDULE A) | - | - | - | - |
| 4 | | Total Rents | 628,377 | 475,895 | 634,527 | 654,580 |
| 5 | | Other Income (SCHEDULE B) | 86,436 | 6,241 | 8,322 | 31,700 |
| 6 | | Total Income | 714,813 | 482,136 | 642,849 | 686,280 |
| 7 | | | | | | |
| 8 | | EXPENSES: | | | | |
| 9 | 5100 | Administrative (SCHEDULE C) | 106,133 | 79,318 | 105,757 | 113,000 |
| 10 | 5200 | Salaries (SCHEDULE D) | - | - | - | - |
| 11 | 5300 | Maintenance and Repairs (SCHEDULE E) | 25,324 | 20,750 | 27,667 | 42,500 |
| 12 | 5400 | Maintenance Contracts (SCHEDULE F) | 164,819 | 157,416 | 209,888 | 179,000 |
| 13 | 5500 | Utilities (SCHEDULE G) | 89,287 | 73,224 | 97,632 | 102,000 |
| 14 | 5600 | Managing Agent's Fee (%) | 48,321 | 41,577 | 47,556 | 48,000 |
| 15 | 5710 | Real Estate Taxes (EXHIBIT 2) | 26,344 | 21,036 | 27,261 | 28,500 |
| 16 | 5712 | Insurance (EXHIBIT 3) | 104,612 | 66,035 | 104,407 | 70,000 |
| 17 | | Total Expenses | 564,840 | 459,356 | 620,168 | 583,000 |
| 18 | | | | | | |
| 19 | | NET INCOME (LOSS) FROM OPERATIONS | 149,973 | 22,780 | 22,681 | 103,280 |
| 20 | | | | | | |
| 21 | | Debt Service and Reserve: | | | | |
| 22 | | Debt service (EXHIBIT 4) | 135,361 | 60,450 | 80,589 | 80,599 |
| 23 | | NJHFA Housing Finance Fund | | | | |
| 24 | | Prov. For Repair and Replacement | 38,129 | 41,800 | 93,900 | 93,900 |
| 25 | | Total Debt Service & Reserve | 173,490 | 102,250 | 174,499 | 174,499 |
| 26 | | | | | | |
| 27 | | NET INCOME (LOSS) | (23,517) | (79,470) | (151,818) | (71,219) |
| 28 | | | | | | |
| 29 | | | | | | |
| 30 | | Deduct: | | | | |
| 31 | | Return On Equity Payments | | | | |
| 32 | | Capital Additions | | | | |
| 33 | | | | | | |
| 34 | | Add: | | | | |
| 35 | | | | | | |
| 36 | | Other Sources of Funds (CDBG) | | | | 30,000 |
| 37 | | Reserve Refunds | | | | |
| 38 | | | | | | |
| 39 | | CASH FLOW (DEFICIT) | (23,517) | (79,470) | (151,818) | (41,219) |

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 Housing Campus, LP

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

| REF | ACCT CODE | CLASSIFICATION | PRIOR YEAR (AS AUDIT) | CURRENT YEAR | | BUDGET YEAR |
|-----|-----------|--|-----------------------|------------------|-----------------------|-------------|
| | | | | ACTUAL 9(MONTHS) | ESTIMATED 12 (MONTHS) | |
| 1 | | Rents (SCHEDULE A) | | | | |
| 2 | 4110 | Apartments Rents | 644,063 | 486,951 | 649,268 | 674,580 |
| 3 | 4210 | Vacancy (2%) | (15,686) | (11,058) | (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 | Commercial Vacancy | () | | | |
| | | Net apartment Rents | - | - | - | - |
| 11 | | Total Rental Income | 628,377 | 475,895 | 634,527 | 654,580 |
| 12 | | | | | | |
| 13 | | Other Income (SCHEDULE B) | | | | |
| 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 | | | | 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 Separate 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 | | | | | | |
| 24 | | Totals* | 714,813 | 482,136 | 642,849 | 686,280 |

TOTALS MUST AGREE WITH MONTHLY OPERATING REPORT (PAGE 1)

**ANNUAL BUDGET
 ADMINISTRATIVE EXPENSES
 (SCHEDULE C)**

| REF | ACCT CODE | CLASSIFICATION | PRIOR YEAR (AS AUDIT) | CURRENT YEAR | | BUDGET YEAR |
|-----|-----------|------------------------------|-----------------------|------------------|-----------------------|-------------|
| | | | | ACTUAL 9(MONTHS) | ESTIMATED 12 (MONTHS) | |
| 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 | | | | - |
| 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 | 5157 | Net congregate expenses | | | | - |
| 16 | 5158 | Uniform expenses | | | | - |
| 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 | | | | | | |
| 22 | | | | | | |
| 23 | | | | | | |
| 24 | | | | | | |
| 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 Housing Campus, LP

**ANNUAL BUDGET
 SALARIES AND RELATED CHARGES
 (SCHEDULE D)**

| REF | ACCT CODE | CLASSIFICATION | PRIOR YEAR (AS AUDIT) | CURRENT YEAR | | BUDGET YEAR |
|-----|-----------|--|-----------------------|------------------|-----------------------|-------------|
| | | | | ACTUAL 9(MONTHS) | ESTIMATED 12 (MONTHS) | |
| 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 | | | - | |
| 15 | | Superintendent's apartment | | | - | |
| 24 | | Totals | | | | |

DETAILS OF PAYROLL

| REF | CLASSIFICATION | # OF EMPL | CURRENT YEAR | | # OF EMPL | BUDGET YEAR | |
|-----|----------------------------------|-----------|-----------------------|-------|-----------|------------------------|--------|
| | | | IND. GROSS WKLY WAGES | TOTAL | | IND GROSS WEEKLY WAGES | TOTALS |
| 1 | Superintendent | | | | | | |
| 2 | Administration- | | | | | | |
| 3 | Grounds and Landscaping Salaries | | - | | | | |
| 4 | Security Salaries | | - | | | | |
| 5 | Janitorial | | - | | | | |
| 6 | Administration | | | | | | |
| 7 | Maintenance | | | | 1 | | |
| 8 | Other | | | | | | |

**ANNUAL BUDGET
 MAINTENANCE AND REPAIRS
 (SCHEDULE E)**

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

**ANNUAL BUDGET
 MAINTENANCE CONTRACTS
 (SCHEDULE F)**

| REF | ACCT CODE | CLASSIFICATION | PRIOR YEAR (AS AUDIT) | ACTUAL 9(MONTHS) | ESTIMATED 12 (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 | 38,000 |
| 4 | 5425 | Elevator | 9,288 | 7,132 | 9,509 | 9,000 |
| 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 |
| 9 | 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 | | Totals | 164,819 | 157,416 | 205,859 | 179,000 |

DETAILS OF MAINTENANCE CONTRACTS

| REF | DATE OF CONTRACT | TYPE OF MAINTENANCE CONTRACTS AND NAME OF CONTRACTOR | EXP DATE | CURRENT ANNUAL PYMNT | EST. RENEWAL CONTRACT |
|-----|------------------|--|------------|----------------------|-----------------------|
| 1 | 1/1/2023 | Independent Alarm | 12/31/2023 | 8,628 | 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 |
| | | 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 |
| | | Liberty Handyman | | - | 28,000 |
| 8 | 1/1/2023 | Gallina Contracting-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 |
| | | | | | 127,000 |

**ANNUAL BUDGET
 UTILITY EXPENSES
 (ATTACHMENT TO SCHEDULE G)**

| REF | ACCT CODE | CLASSIFICATION | PRIOR YEAR (AS AUDIT) | ACTUAL 9(MONTHS) | ESTIMATED 12 (MONTHS) | BUDGET YEAR |
|-----|-----------|----------------|-----------------------|------------------|-----------------------|-------------|
| 1 | 5521 | Water | 13,718 | 12,355 | 16,473 | 17,000 |
| 2 | 5522 | Sewer Charges | 42,392 | 31,794 | 42,392 | 45,000 |
| 3 | 5523 | Electricity | 28,364 | 25,705 | 34,273 | 35,000 |
| 4 | 5524 | Gas | 4,813 | 3,370 | 4,493 | 5,000 |
| 5 | 5525 | Fuel | | | | |
| 6 | 5432 | Fire Service | | | | |

| HMFA# | 1235 | YEAR ENDING: | 12/31/2024 |
|---------------|---|-----------------------|-------------------------------------|
| ADDRESS | 405 Woodbury Turnersville Road, Blackwood, New Jersey 08012 | | |
| SPONSOR/OWNER | Gloucester Senior Housing Campus, LP | | |
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| | | | |
| | | | |
| ACCT CODE | CLASSIFICATION | PRIOR YEAR (AS AUDIT) | CURRENT YEAR ACTUAL 9(MONTHS) |
| | Rents (SCHEDULE A) | | |
| 4110 | Apartments Rents | 644,063 | 486,951 |
| 4210 | Vacancy (%) | (15,686) | (11,056) |
| 4211 | Collection losses | - | - |
| | Net apartment Rents | 628,377 | 475,895 |
| | Other Rents | | |
| 4130 | Commercial | - | - |
| 4150 | Garage and Parking | - | - |
| 4220 | Garage and Parking Vacancies | () | |
| 4230 | Commerical Vacancy | () | |
| | Net apartment Rents | - | - |
| | Total Rental Income | 628,377 | 475,895 |
| | Other Income (SCHEDULE B) | | |
| 4310 | Laundry Machines | 3,461 | 3,684 |
| 4320 | Air Conditioners | - | - |
| 4340 | Vending Machines and Other Services | | |
| 4350 | Miscellaneous Service Income | | |
| 4410 | Income from Investments | 451 | 356 |
| 4430 | Late Charges | 440 | 318 |
| 4450 | Interest Income on Security Deposits | | |
| 4500 | Other (Attach Detailed Seperate Sheet) | 4,103 | 1,883 |
| | Total Other Income | 8,455 | 6,241 |
| | Totals* | 636,832 | 482,136 |

| HMFA# | 1235 | YEAR ENDING: | 12/31/2024 | | |
|---------------|---|-----------------------|------------|-----------|--|
| ADDRESS | 405 Woodbury Turnersville Road, Blackwood, New Jersey 08012 | | | | |
| SPONSOR/OWNER | Gloucester Senior Houslong Campus, LP | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| ACCT CODE | CLASSIFICATION | PRIOR YEAR (AS AUDIT) | ACTUAL | 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 | - | - | | |
| 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 | YEAR ENDING: | 12/31/2024 | | |
| ADDRESS | 405 Woodbury Turnersville Road, Blackwood, New Jersey 08012 | | | | |
| SPONSOR/OWNER | Gloucester Senior Housing Campus, LP | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| DATE OF CONTRACT | TYPE OF MAINTENANCE CONTRACTS 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 Contracting-Painter | 12/31/2023 | 5,000 | | |
| #REF! | #REF! | #REF! | #REF! | | |
| | NU-Way Cleaning | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| ACCT CODE | CLASSIFICATION | PRIOR YEAR (AS AUDIT) | ACTUAL 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 | | |
| | | | | | |
| 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 Housing Campus, LP

ANNUAL BUDGET
 DETAILS OF RENT
 (ATTACHMENT TO EXHIBIT 1)

| DESCRIPTION OF UNITS | NO. OF UNITS | MONTHLY CHARGE PER UNIT | | | | | | ANNUAL TOTALS | | |
|----------------------|--------------|-------------------------|--------|---------------|--------|---------------|--------|---------------|---------------|-------------|
| | | PRIOR YEAR | | CURRENT YEAR | | PROPOSED | | PRIOR YEARS | CURRENT YEARS | BUDGET YEAR |
| | | MOS IN EFFECT | AMOUNT | MOS IN EFFECT | AMOUNT | MOS IN EFFECT | AMOUNT | | | |
| EFFICIENCY | | | | | | | | | | |
| 1 BEDROOM | 34 | 12 | | 12 | 711 | 12 | 725 | 290,088 | | 295,800 |
| | | 12 | | 12 | | 12 | | - | | - |
| | 31 | 12 | | 12 | 729 | 12 | 744 | 271,188 | | 276,768 |
| | | 12 | | 12 | | 12 | | - | | - |
| | SUBSIDY | 12 | | 12 | 661 | 12 | 674 | 7,932 | | 8,088 |
| | | 12 | | 12 | 152 | 12 | 155 | 1,824 | | 1,860 |
| | SUBSIDY | 12 | | 12 | 680 | 12 | 694 | 8,160 | | 8,328 |
| | | 12 | | 12 | 150 | 12 | 153 | 1,800 | | 1,836 |
| | SUBSIDY | 12 | | 12 | 466 | 12 | 475 | 5,592 | | 5,700 |
| | | 12 | | 12 | 314 | 12 | 320 | 3,768 | | 3,840 |
| | SUBSIDY | 12 | | 12 | 456 | 12 | 465 | 5,472 | | 5,580 |
| | | 12 | | 12 | 369 | 12 | 376 | 4,428 | | 4,512 |
| | SUBSIDY | 12 | | 12 | | 12 | - | - | | - |
| | | | | 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 |
| | | 12 | | 12 | 167 | 12 | 170 | 2,004 | | 2,040 |
| | SUBSIDY | 12 | | 12 | 560 | 12 | 571 | 6,720 | | 6,852 |
| | | 12 | | 12 | 340 | 12 | 347 | 4,080 | | 4,164 |
| | | | | | | | | - | | - |
| SUPER | | | | | - | | - | | | - |
| 3 BEDROOM | | | | | | | | | | |
| 4 BEDROOM | | | | | | | | | | |
| 5 BEDROOM | | | | | | | | | | |
| TOTALS | 75 | | | | | | | - | 661,296 | 674,580 |

CODE OF TENANT SERVICES INCLUDED IN RENT (CIRCLE APPLICABLE ITEMS)

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

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

| CLASSIFICATION | PRIOR YEAR (AS AUDITED) | CURRENT YEAR | | BUDGET YEAR |
|---|-------------------------|-------------------|-----------------------|-------------|
| | | ACTUAL 9 (MONTHS) | ESTIMATED 12 (MONTHS) | |
| 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 | EXPIRATION DATE | AMOUNT OF COVERAGE | CURRENT ANNUAL PREMIUM | ESTIM RENEWAL ANNUAL PREM |
|----------------|--|-----------------|--------------------|------------------------|---------------------------|
| 1/1/2022 | All lines | 12/31/2022 | | 65,096 | 70,000 |
| | | - | - | | |
| | | - | - | | |
| | | - | - | | |

DETAILS OF DEBT SERVICE (EXHIBIT 4)

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

**ANNUAL BUDGET
DETAILS OF CAPITAL EXPEDITURES**

| | PRIOR YEAR (AS AUDITED) | CURRENT YEAR | | BUDGET YEAR |
|--|-------------------------|-------------------|----------------------|-------------|
| | | ACTUAL 11(MONTHS) | ESTIMATED 12(MONTHS) | |
| | - | - | - | - |
| | | | | |
| | | | | - |