

ANNUAL OPERATING EXPENSES			
<u>General & Administrative Expenses</u>			
Accounting	\$	7,500	
Advertising	\$	24,000	
Legal fees	\$	1,500	
Leased equipment	\$	3,000	
Postage & office supplies	\$	3,000	
Telephone	\$	3,600	
Other office expenses	\$	1,000	
Supportive service contract fees	\$	2,400	
Compliance fees	\$	9,560	
Security	\$	24,000	
Miscellaneous Describe: _____	\$		
Total General & Administrative Expenses:			\$ 79,560
Management Fees:	Percent of Effective Gross Income:	4.50%	\$ 120,495
<u>Payroll, Payroll Tax & Employee Benefits</u>			
Management	\$	175,000	
Maintenance	\$	133,500	
Other Describe: <u>Employee Benefits and Taxes</u>	\$	46,275	
Total Payroll, Payroll Tax & Employee Benefits:			\$ 354,775
<u>Repairs & Maintenance</u>			
Elevator	\$	50,000	
Exterminating	\$	20,000	
Grounds	\$	36,000	
Make-ready	\$	20,000	
Repairs	\$	20,000	
Pool	\$	15,000	
Miscellaneous Describe: _____	\$		
Other Describe: _____	\$		
Total Repairs & Maintenance:			\$ 161,000
<u>Utilities</u> (Enter project owner expense)			
Electric	\$	65,400	
Natural gas--Pool heater only	\$	8,400	
Garbage/trash	\$	24,500	
Water & sewer	\$	97,500	
Cable TV	\$	6,000	
Other, Describe: <u>Clubhouse Common only</u>	\$		
Total Utilities:			\$ 201,800
Annual Property Insurance:	Rate per net rentable square foot: \$	0.45	\$ 90,234
<u>Property Taxes:</u>			
Assessed Value:	\$	13,680,383	
Tax Rate per \$100 of Assessment:	\$	2.54%	
Annual Property Taxes:	\$	143,500	
Payments in Lieu of Taxes:	\$	-	
Other Taxes: Describe: <u>State Franchise</u>	\$	3,500.00	
Total Property Taxes:			\$ 147,000
Reserve for Replacements:	Reserves per unit per month: \$	20.83	\$ 75,000
Other Expenses: Describe: _____			\$
TOTAL ANNUAL EXPENSES			Expense per unit: \$ 4,100
NET OPERATING INCOME (before debt service)			\$ 1,447,802
ANNUAL DEBT SERVICE *Includes taxable tail	Debt Coverage Ratio:	1.15	\$ 1,258,238
NET CASH FLOW			\$189,564