

Form Name: 5900 S. Pleasant Valley RFQ
Submission Time: April 25, 2023 6:14 pm
Browser: Chrome 112.0.0.0 / Windows
IP Address: 12.90.50.2
Unique ID: 1094969815
Location: 41.4722, -81.745

Description Area

5900 S. Pleasant Valley Road ;Request For Qualifications ;5900 South ;Pleasant Valley ;Road ;Affordable ;Rental Housing ;Development ;Opportunity ;Submissions Due: April 26, 2023 ;by 11:59 p.m. CSTPlease fill out this form to submit a response to the RFQ for 5900 S. Pleasant Valley Road.You can find the RFQ here.Note: This application has a "save and resume later" option that saves all information you have entered until you are ready to submit a completed form. Be sure to click the "Save and Resume Later" button at the bottom to use this feature. ;If you have any questions about this application, please contact Alan Fish, Sarah Ramos or Courtney Banker.

Exhibit A: RFQ Response Form, Affidavits, and Certifications

Description Area

1. Please provide the company name, point of contact name, and point of contact email for each of the following members of your proposed development team for this development: ;Unscored ;

Developer Name

Ellen Moskalik

Developer Company

Cesar Chavez Foundation

Developer Email

emoskalik@chavezfoundation.org

Co-Developer Name (if applicable)

NA NA

Co-Developer Company (if applicable)

NA

Architect Name

Jason Osborne

Architect Company

Rosemann and Associates

Architect Email

josborne@rosemann.com

Engineer Name

Tabatha Podrazik

Engineer Company

IMEG

Engineer Email

Tabatha.L.Podrazik@imegcorp.com

Property Manager Name

Emily Hidalgo

Property Manager Company

Cesar Chavez Foundation

Property Manager Email

ehidalgo@chavezfoundation.org

2. Please describe why your development team is best suited to develop and operate the proposed development.

The Cesar Chavez Foundation (CCF) inspires and transforms communities by providing high-quality housing and critical social services that address the needs of working families. CCF's Housing and Economic Development (HED) Fund builds, owns and operates high-quality, service-enriched affordable housing for working families, seniors, and those with special needs. CCF is uniquely positioned as a nonprofit developer because we also have strong financials and are fully bonded for \$150 million.

CCF is a vertically integrated company with well-established program divisions and experienced leadership in development, construction, property management, asset management, and compliance. CCF's subsidiary, Greenfield Construction, LLC, is a licensed general contractor responsible for planning, coordinating and managing the construction of CCF's projects from inception to completion. CCF property management maintains communities with extensive amenities including playgrounds, swimming pools, community rooms with learning centers and computer labs. The communities we develop are safe, clean, and aesthetically pleasing. CCF manages and operates over 46 of its own properties which house over 10,000 residents, and several are part of mixed-use communities that also include commercial/retail space and office buildings.

CCF creates and implements long-term strategic plans for each of its properties and applies those to the day-to-day operations of the portfolio. Asset Management identifies and shares best management practices throughout the portfolio and also identifies problems early to ensure that those issues are corrected. It pursues refinancing opportunities and takes on special projects that benefit the long-term operation of the properties.

Not merely focused on developing housing, HED manages the quality of care that goes into each location because it is important to us to offer affordable properties that also make great homes. We are not looking to simply build communities; we are looking to transform them-and that starts with comfortable, aesthetically appealing homes with high-quality amenities and a wide range of activities and services, including CCF's Si Se Puede Learning Centers and Si Se Puede Senior Centers. The Foundation actively seeks to develop projects in historically low-income communities throughout the Southwest.

CCF properties are named for civil rights activists and those who made a significant impact on or contribution to human rights.

3. How many tax credits developments has the developer or co-developer who will act as guarantor for this development placed in service in Texas within the last five years?

1

4. How many Austin Housing Finance Corporation development solicitations have you as developer or co-developer been awarded?

1

5. Please describe your development team's construction management practices that will be used as part of this development to act as a good neighbor to the adjacent property owners.

Greenfield Construction, LLC was founded and licensed in 2012 and its staff has over 30 years of experience in the construction industry. Greenfield's goal is to make every construction project a success by operating under the following principles: honesty and fairness with all subcontractors and clients, quality in production, timeliness, and professionalism.

Over the years, Greenfield has grown in its appreciation of the value of being a good neighbor. This means planning and outreach to explain the construction timeline to those who will be impacted and continuously communicating with stakeholders throughout the process. Essential elements of all of their construction projects are dust mitigation, noise control, proper fencing, vigilance with regard to construction hours, and construction traffic management.

6. Please describe your proposed property management company for this development and why they are best suited to operate and maintain the property.

CCF's Property Management Division operates throughout the Southwest and manages a portfolio of multifamily and senior apartment communities, as well as 48,000 square feet of commercial space and 45,000 square feet of historically designated sites totaling more than \$220 million in assets under ownership and management.

The Property Management Division ensures that residents of CCF communities have a home, a high-quality place to live that is clean, safe, and well-maintained. In addition, adopting a holistic approach to building healthy communities means each of CCF's affordable housing developments offers its residents unique onsite programs and services as well as inviting facilities and amenities including swimming pools, playgrounds, and community rooms with learning centers. Such service opportunities and amenities are often in short supply for the people who need them the most due to cultural, language, and transportation hurdles.

Property Management offers ongoing training for the office and maintenance staff to guarantee quality service and value to residents. Asset Management and Preventive Maintenance are high priorities for the properties managed. Through this commitment, adequate operating reserves are always maintained for future replacement needs such as roofs, heating, air conditioning systems, and parking lots. It is important to us that our communities look just as good in year 25 as the day they were developed.

Since funding sources frequently include government programs, the property management team also observes and complies with housing program requirements, including all third-party reporting. CCF has adopted an all-encompassing management strategy to deal with the challenges of managing affordable properties, complying with tax-credit regulations, and eliminating crime from affordable communities.

CCF appreciates the environmentally sensitive nature of the property as being in the Critical Water Quality Zone and would carefully maintain the southern half of the property as passive outdoor community space.

7. Please describe how your development team will develop and operate the proposed development in a way that advances racial equity within the community and your organizations.

Part of the Cesar Chavez Foundation's motivation for creating the Housing and Economic Development division was to address anti-miscegenation laws by creating housing for Filipino-American farmworkers. That motivation to advance racial equity remains a driving force at CCF and the Development Team will develop and operate the development in such a way to increase equitable outcomes in the community.

The Development Team recognizes that significant disparities exist in Austin when it comes to affordability issues. Systemic racism plays a significant role in fueling the racial disparities we see among people experiencing cost barriers to housing. CCF is committed to fairness and impartiality in providing services to everyone in need of those services.

CCF would be a strong pillar for the Dove Springs community and serve as a positive influence and good neighbor to all.

8. Please describe how your proposed property manager will affirmatively market the development to low-income households of color who have historically lived in this neighborhood.

The Development Team commends the City's efforts to serve those with generational ties to this neighborhood and looks forward to working with AHFC to implement this policy. The property management and compliance divisions of CCF will work closely with the City to align the client screening process with the City's method of prioritizing low- to moderate-income households who are displaced.

CCF's Marketing Department will work to ensure that all public engagement opportunities are disseminated across a wide variety of mediums in order to reach as many stakeholders as possible. This practice reflects CCF's belief that engaging with the community and other stakeholders early in the development process significantly reduces entitlement timeframes.

Previous examples of engaging community:

- 1) La Plaza Village - one year of community engagement meetings (approx. 20 meetings),
 - 2) Kings Canyon - six months of community engagement meetings (approx. 7 meetings),
 - 3) Ybarra Village - one year and six months of community engagement meetings (approx. 28 meetings),
 - 4) Campesina Commons - eight months of community engagement meetings (approx. 26 meetings).
-

9. Please describe how your development team will form and leverage relationships with neighborhood groups, organizations, and business to help support a vibrant and enriching neighborhood.

CCF uses a holistic community engagement process in housing development efforts in low-income, multi-cultural and multi-lingual communities and encourages resident participation in the planning, design and development process. The holistic, community based approach we implement is based on the following principles:

- 1) It honors the wisdom, voice, and experience of residents;
- 2) It treats participants with integrity and respect;
- 3) It is transparent about motives and power dynamics present in the planning process;
- 4) It creates a shared decision-making process and fosters leadership;
- 5) It engages in continuous reflection and willingness to change course.

A typical outreach strategy will include:

- 1) Initial open house - introduce the project to the general public;
- 2) Community engagement workshop - held to discuss project and document findings;
- 3) Community surveys - collected from target area for additional feedback;
- 4) Stakeholder meeting 1 - provide overview of proposed project, and collect feedback from residents, neighborhood organizations, and others;
- 5) Stakeholder meeting 2 - provide overview of proposed project, and collect feedback from residents, neighborhood organizations, and others;
- 6) Community meeting to present finding from community engagement process - final meeting to present any synthesize public input gathered during the engagement process;
- 7) Final community engagement report - final report synthesizing findings and results from the community engagement process for recommendations.

Besides the abovementioned strategy, we focus on two primary groups when engendering community support for our developments. The first group is comprised of the neighbors in the immediate vicinity of the project site and the second group is the Neighborhood Council. The main purpose and scope of this engagement process is to be clear about the scope and purpose of the project. As such, this community engagement process will:

- Identify or prioritize what the needs and priorities should be;
- Develop a consensus on the plan and incorporate constituent feedback as applicable;
- Inform the decision-making process for the project; and
- Review progress made to date.

10. Please upload the most recent certified financial audit or disclosures (completed within the last two years) from the developer who will act as guarantor for this development.



11. Discuss any litigation (within the last five years) for which the developer or co-developer who will act as guarantor for this development were party to, either as plaintiff or defendant. -What were the circumstances and what was the outcome?

Jerry Myers v. Cesar Chavez Foundation, et al. This matter is currently in the discovery stage of litigation. Any potential judgement, resolution, and/or settlement pertaining to this matter will not have a material financial impact on CCF, its affiliates, subsidiaries and/or affect financial viability of any of the development projects involving CCF.

Ronda Cobb v. Cesar Chavez Foundation, et al. This matter is currently in the discovery stage of litigation. Any potential judgement, resolution and/or settlement pertaining to this matter will not have a material financial impact on CCF, its affiliates, subsidiaries, and/or affect the financial viability of any of the development projects involving CCF.

Jessica Sandoval v. Cesar Chavez Foundation, et al. This matter is currently in the discovery stage of litigation.

12. Please provide your TDHCA Compliance Rating (Texas Administrative Code Title 10 Rule §1.301).

Category 1

13. Please discuss whether you believe this development should apply to be financed with 9% Low-Income Housing Tax Credits. If not, please explain why.

The Low Income Housing Tax Credit (LIHTC) program is generally the best method of financing all affordable housing projects, and CCF believes that this development project should apply for 9% credits. However, we also recognize that each state's Qualified Allocation Plan (QAP) emphasizes that state's priorities, and so we will closely monitor TDHCA's 2024 QAP to determine scoring parameters and work with AHFC and the City of Austin to make the application as appealing as possible. CCF is very experienced in preparing and submitting 9% tax credit applications in several states. If for any reason a 9% application is not successful, CCF can quickly pivot to alternate funding arrangements and create a different viable capital stack.

14. Please describe any non-AHFC soft funds you have received on previous developments within the last five years, including award amount and date.

Ybarra Village - (2021) Los Angeles, CA
VHHP (veterans) - \$2,641,536
HCD HOME - \$4,600,000
FHLB AHP - \$630,000

Tyler Valley Metro (2023) El Monte, CA
HCD TOD (Transit Oriented Development) \$10,000,000
City Fee Waivers - \$1,614, 866

El Monte Metro (2022) El Monte, CA
City of El Monte HOME - \$2,000,000
FHLB AHP - \$900,000
LACDA Soft Loan - \$6,750,000

Las Palmas - (2021) Fresno, CA
HCD AHSC (Affordable Housing & Sustainable Communities) -
\$14,863,754
HCD AHSC Grant - \$715,672
FHLB AHP - \$1,300,000

Villa Pena - (2023) Glendale, AZ
NSP Predevelopment Funds - \$289,730
NSP Land Purchase - \$997,645

Project #1

Description Area

Provide a detailed summary of two of the developer's or co-developer's most innovative and successful developments placed in service within the last seven years; please be sure to include the following 25 points overall

Project Description

- Los Portales de Lena Guerrero is a 100% affordable rental apartment community in Austin, Texas, and is a joint development effort of the Cesar Chavez Foundation (CCF) and the Austin Housing Finance Corporation (AHFC). Other financial partners include National Equity Fund (NEF) and Citi Community Capital (CCC).
 - CCF is the Developer, General Contractor, Property Manager, Asset Manager, and Resident Services Manager.
 - LifeWorks provides rental assistance and services to Transition Age Youth in four designated units.
 - The Si Se Puede Learning Center offers services for residents including arts and crafts, tutoring/ homework assistance, social events, income tax preparation, notary service, and health fairs.
 - Facilities/amenities include access to a hike/bike trail, swimming pool, playground, washer/dryer hookups, patios/balconies, energy efficient appliances, cable/5G ready, bike storage, and 14 ADA units (all units are ADA compliant).
-

| | |
|---|---|
| Placed-in-service date | Jul 01, 2022 |
| Project Address | 5225 Jain Lane Austin, TX 78721 |
| Type of development (e.g., garden walk-up, 5-story structured parking, etc.) | Los Portales de Lena Guerrero is a four-story elevator building with surface parking. |
| Income restrictions - Number of Units at or below 30% MFI | 4 |
| Income restrictions - Number of Units at or below 50% MFI | 31 |
| Income restrictions - Number of Units at or below 60% MFI | 61 |
| Income restrictions - Number of Units at or below 80% MFI | 0 |
| Income restrictions - Number of Units at or below 120% MFI | 0 |
| Income restrictions - Number of non-income restricted/Market Rate Units | 1 |
| Number of Units by Bedroom Count - Number of Efficiencies | 10 |
| Number of Units by Bedroom Count - Number of 1 Bedrooms | 34 |
| Number of Units by Bedroom Count - Number of 2 Bedrooms | 39 |
| Number of Units by Bedroom Count - Number of 3 Bedrooms | 14 |
| Number of Units by Bedroom Count - Number of 4 Bedroom+ | 0 |
| Target population | Families and individuals earning between 30 and 60 percent of the Area Median Income (AMI). In addition, at least four units are leased to transition-aged youth referred to the community and served by LifeWorks. The Housing Authority of the City of Austin referred voucher holders to the property as well. |
| Partnership structure, including specifying if this was a public/private partnership | The property was developed using 4% low income housing tax credits from TDHCA, AHFC General Obligation (GO) Bonds, City of Austin CDBG Funds, a Citibank construction and permanent loan, and National Equity Fund (NEF) equity. |

How the project shifted from initial underwriting/approvals through closing, construction, and conversion?

The Cesar Chavez Foundation acquired the site in the Govalle area on May 19, 2017. The ownership is in the name of Govalle Terrace Partners, LP, a single-purpose entity. Construction began in December 2019 and due to COVID-related delays, was not completed until May 2022.

The 5.238-acre site is part of the 24-acre ThinkEAST Planned Unit Development (PUD) that was approved on July 8, 2013. Due to the existence of legacy trees on the site, a donation of approximately 1.30 acres was made for parkland purposes and the unit count of the project was reduced from 150+ to 97. The net developable area is 3.938 acres, which is encumbered by the LURA. Los Portales de Lena Guerrero Apartments consists of 97 units with efficiency and one-, two-, and three-bedroom units. Rents are based on additional affordability requirements from the City of Austin. Four (4) units have rents based on 30% AMI, which are reserved as Permanent Supportive Housing (PSH) units specifically for youth "aging out" of state custody (the foster care or juvenile probation system). Sixty-two (62) units have rents based on 50% AMI. The remaining 28 units are leased at or below 60% AMI.

Describe your community engagement efforts during pre-development, construction, and operation.

CCF worked with AHFC to conduct outreach to stakeholders during pre-development. Greenfield Construction visited regularly with neighbors during construction to assess whether they were impacted by the work at the job site. CCF coordinated with AHFC to utilize wait lists for prospective tenants and also worked with the Housing Authority of the City of Austin to provide units for their residents with vouchers relocating from another property preparing for renovation.

Please upload the final or last G702, G703, and G704 for the development, clearly demonstrating any change orders



Please upload underwriting pro forma for the development, as approved by either the state housing finance agency, the lender, or the equity investor



Please upload the most recent trailing 12, showing income and expenses



Project #2

Description Area

Provide a detailed summary of two of the Developer's most innovative and successful developments placed in service within the last seven years; please be sure to include the following: 25 points overall

Project Description

- The Cesar Chavez Foundation partnered with the City of El Monte, California, to develop the Tyler-Valley Metro, also known as Plaza Ortiz II, with a transit-oriented community ("TOC") that includes affordable housing opportunities for all household types and populations. The introduction of housing will support and take advantage of the proximity to the Metrolink Station and City's Main Street, and in addition, will provide potential new riders for the currently underutilized Metrolink Station.
- The project is CCF's second project in the Main Street Specific Plan corridor in the City of El Monte. CCF's first project, El Monte Metro Veteran/Family Housing/Plaza Ortiz II, collectively "El Monte Metro Housing", is located in the adjacent parcels to the east of the development.
- CCF is the Developer, General Contractor, Property Manager, Asset Manager, and Resident Services Manager.
- Tyler-Valley Metro is a 53-unit development of 100% affordable housing for families.

| | |
|-------------------------------|--------------|
| Placed-in-service date | Jan 16, 2023 |
|-------------------------------|--------------|

| | |
|------------------------|---|
| Project Address | 3643 Tyler Avenue El Monte, CA 91731 |
|------------------------|---|

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|---|--|
| Type of development (e.g., garden walk-up, 5-story structured parking, etc.) | The development is a four-story residential building over a subterranean parking garage. |
|---|--|

| | |
|--|----|
| Income restrictions - Number of Units at or below 30% MFI | 16 |
|--|----|

| | |
|--|----|
| Income restrictions - Number of Units at or below 50% MFI | 21 |
|--|----|

| | |
|--|----|
| Income restrictions - Number of Units at or below 60% MFI | 16 |
|--|----|

| | |
|--|---|
| Income restrictions - Number of Units at or below 80% MFI | 0 |
|--|---|

| | |
|---|---|
| Income restrictions - Number of Units at or below 120% MFI | 0 |
|---|---|

| | |
|--|---|
| Income restrictions - Number of non-income restricted/Market Rate Units | 0 |
|--|---|

| | |
|--|---|
| Number of Units by Bedroom Count - Number of Efficiencies | 0 |
|--|---|

| | |
|--|----|
| Number of Units by Bedroom Count - Number of 1 Bedrooms | 25 |
|--|----|

| | |
|---|---|
| Number of Units by Bedroom Count - Number of 2 Bedrooms | 14 |
| Number of Units by Bedroom Count - Number of 3 Bedrooms | 14 |
| Number of Units by Bedroom Count - Number of 4 Bedroom+ | 0 |
| Target population | Families and individuals earning between 30 and 60 percent of the Area Median Income (AMI). |
| Partnership structure, including specifying if this was a public/private partnership | The Project is owned and operated by Tyler-Valley Metro Housing, LP ("9% Partnership") that is managed by a General Partner, 1) Tyler-Valley Metro Housing, LLC, a single asset Limited Liability Company ("Managing General Partner"), whose sole Manager and Member is Vista del Monte Affordable Housing, Inc., a California non-profit corporation ("Applicant") whose affiliate is Cesar Chavez Foundation, and two Limited Partners, 1) Boston Financial Housing Investments XIV, LP as Investor Limited Partner and 2) BFIM Special Limited Partner, Inc as Special Limited Partner. |
| Current occupancy rate (percent) | 20 |
| How the project shifted from initial underwriting/approvals through closing, construction, and conversion? | The project underwriting was tight, but CCF was proceeding to close anyway when the project received an infill award for approximately \$10 million from the California Department of Housing and Community Development Transit-Oriented Development Housing Program and it greatly enhanced the project's financial feasibility. |
| Describe your community engagement efforts during pre-development, construction, and operation. | CCF was able to utilize its neighboring property for community meetings and to familiarize the community with the new development. The property is currently leasing up and expects to reach 100% occupancy by July. |
| Please upload the final or last G702, G703, and G704 for the development, clearly demonstrating any change orders |  |
| Please upload underwriting pro forma for the development, as approved by either the state housing finance agency, the lender, or the equity investor |  |
| Please upload the most recent trailing 12, showing income and expenses |  |

Affidavit of Negotiation

Description Area

THIS FORM MUST BE FULLY COMPLETED AND SIGNED
BY THE RESPONDENT TO BE CONSIDERED
FOR THE AWARD OF THE DEVELOPMENT
OPPORTUNITY. I, _____

_____, an authorized representative
of _____

_____, (developer entity) a legally formed entity, submit this application in response to the RFQ released by the Austin Housing Finance Corporation (AHFC) on March 29, 2023 requesting qualifications for potential developers to partner with AHFC to develop income-restricted affordable housing on a property AHFC owns at 5900 South Pleasant Valley Road in Austin, Texas. If selected for the award of the development opportunity, I do hereby agree to enter into an Exclusive Negotiation Period (ENP) with AHFC the term of which will begin on the date of selection by the AHFC Board of Directors and end on October 13, 2023. I agree to diligently pursue contract negotiations with AHFC within the ENP in a good faith effort to execute the agreements necessary for the development of the property prior to the end of the ENP. If after a reasonable time of negotiation AHFC concludes that little progress has been made toward negotiating the necessary agreements, AHFC reserves the right to terminate negotiations with the Selected Developer from the Board, and request authorization to begin negotiations with the next highest scoring respondent. I understand and agree that if the agreements necessary for the development of the property are not executed within the ENP, the ENP may be extended as needed by the mutual agreement of both parties. I understand and agree that AHFC reserves the right to select the next highest scoring respondent or resolicit for new qualifications if, at the conclusion of the ENP, the necessary agreements have not been executed. I understand that if awarded the development opportunity, I must comply with the deal terms stated in the Memorandum of Understanding and Summary of Terms, Ground Lease Option Agreement, Master Agreement, and Limited Partnership Agreement on the RFP webpage. These terms may be amended by mutual consent of both parties post-award. However, such amendments will be supported by AHFC only in the instance where such amendments are necessitated by new information learned post-award that was not available prior to the close of the RFQ. I understand and agree that I am responsible for any and all costs necessary to prepare and submit my application and agree to pay any and all necessary costs to be incurred prior to the execution of the agreements necessary to develop the property, including but not limited

to any and all costs associated with the preparation of plans and applications if my organization is selected for the development opportunity. I understand if awarded the development opportunity, I am responsible for the full payment of all pre-development costs necessary to facilitate the successful financing, design, and permitting of the development. I understand that if selected I will be required to comply with the Mandatory Requirements described in this RFQ as a condition of the award of the development opportunity.

Developer Entity Name Cesar Chavez Foundation

Authorized Representative Paul Park

Authorized Representative Signature



Date Signed Apr 25, 2023

Certificate of Non-Suspension and Debarment

Description Area

THIS FORM MUST BE FULLY COMPLETED AND SIGNED BY THE RESPONDENT TO BE CONSIDERED FOR THE AWARD OF THE DEVELOPMENT OPPORTUNITY. I affirm my organization is not currently suspended or debarred from bidding or contracting with the United States Federal Government, State of Texas, or City of Austin.

Developer Entity Name Cesar Chavez Foundation

Authorized Representative Name Paul Park

Authorized Representative Signature



Date Signed Apr 25, 2023

Affidavit of Non-Collusion, Non-Conflict of Interest, and Anti-Lobbying

Description Area

THIS FORM MUST BE FULLY COMPLETED AND SIGNED BY THE RESPONDENT TO BE CONSIDERED FOR THE AWARD OF THE DEVELOPMENT OPPORTUNITY. I certify and agree that I have not and will not influence the AHFC RFQ evaluation and award process in any way either directly or indirectly including but not limited to offering or providing any good or service of value to AHFC staff or officers in exchange for more favorable consideration. I certify I have no present knowledge of a potential or existing conflict of interest with AHFC that may give my proposal an unfair advantage over other proposers or unduly benefit my organization in any way. I agree to notify an AHFC Authorized Contact or Project Manager in writing as soon as I become aware of any potential or existing conflict of interest in the future. I understand and agree to comply with the City of Austin's Anti-Lobbying Ordinance (Ordinance No. 20180614-056) while this RFQ is open. <https://www.austintexas.gov/edims/document.cfm?id=301199>

Developer Entity Name

Cesar Chavez Foundation

Authorized Representative Name

Paul Park

Authorized Representative Signature



Date Signed

Apr 25, 2023



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
Govalle Terrace
Austin, Texas
Project No. 2015042

CONTRACT INFORMATION:
Contract For: General Construction
Date:

CERTIFICATE INFORMATION:
Certificate Number: 001
Date: 09/20/2022

OWNER: *(name and address)*
Cesar Chavez Foundation
316 W. 2nd Street, Suite 600
Los Angeles, CA 90012

ARCHITECT: *(name and address)*
JHP Architecture / Urban Design, PC
8340 Meadow Road, Suite 150
Dallas, Texas 75231

CONTRACTOR: *(name and address)*
Greenfield Construction
316 W. 2nd St., Suite 600
Los Angeles, California 90012

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.

(Identify the Work, or portion thereof, that is substantially complete.)

All new construction

JHP Architecture / Urban
Design, PC

ARCHITECT *(Firm Name)*

SIGNATURE

John Schrader, AIA, Vice
President

PRINTED NAME AND TITLE

June 30, 2022

DATE OF SUBSTANTIAL COMPLETION

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:

(Identify the list of Work to be completed or corrected.)

All items on Punch List dated 0281682022 have been completed.

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within () days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$-0-

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

Greenfield Construction
CONTRACTOR *(Firm Name)*

SIGNATURE

PRINTED NAME AND TITLE

9-21-2022

DATE

Cesar Chavez Foundation
OWNER *(Firm Name)*

SIGNATURE

Richard Rollins

PRINTED NAME AND TITLE

9-21-2022

DATE

APPLICATION AND CERTIFICATE FOR PAYMENT

| | | | |
|--|---|---|---|
| TO OWNER: Govalle Terrace Partners, L.P. 29700 Woodford-Tehahapi Rd. Keene, CA 93531 | PROJECT: Govalle Terrace 5225 Jain Lane Austin TX 78721 | APPLICATION NO: GOV-27 PERIOD TO: June 30, 2022 | Distribution to: OWNER: <input checked="" type="checkbox"/> ARCHITECT: <input checked="" type="checkbox"/> CONTRACTOR: <input checked="" type="checkbox"/> FIELD: <input type="checkbox"/> CONSTRUCTION MANAGEMENT GROUP: <input checked="" type="checkbox"/> |
| FROM CONTRACTORS: Rufino Contreras Affordable Housing Corporation, Inc. 29700 Woodford-Tehahapi Rd. Keene, CA 93531 | VIA ARCHITECT: JHP Architecture/Urban Design, PC 8340 Meadow Rd., Suite 150 Dallas, TX 75231 | CONTRACT FOR: General Construction CONTRACT DATE: PROJECT NOS: Govalle Terrace | |

CONTRACTORS APPLICATIONS FOR PAYMENT

Applications is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

| | | |
|---|----|---------------|
| 1. ORIGINAL CONTRACT SUM | \$ | 14,425,132.50 |
| 2. Net Change by Change Orders | \$ | 1,610,232.81 |
| 3. CONTRACT SUM TO DATE (Line 1+ 2) | \$ | 16,035,365.31 |
| 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) | \$ | 16,035,365.31 |
| 5. RETAINAGE: | | |
| a. ___% of Completed Work (Column D + E on G703) | \$ | 1,472,451.56 |
| b. ___% of Stored Material Column F on G703 | \$ | 0.00 |
| Total Retainage (Lines 5a + 5b or Total in Column I of G703) | \$ | 1,472,451.56 |
| 6. TOTAL EARNED LESS RETAINED | \$ | 14,562,913.75 |
| (Lines 4 Less Line 5 Total) | | |
| 7. LESS PREVIOUS CERTIFICATE FOR PAYMENT (Line 6 from prior Certificate) | \$ | 14,562,913.75 |
| 8. CURRENT PAYMENT DUE | \$ | 1,472,451.56 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) | \$ | 1,472,451.56 |

| CHANGE ORDER SUMMARY | | ADDITIONS | DEDUCTIONS |
|--|--|-----------------|------------|
| Total Changes approved in previous months by Owner | | \$ 1,610,232.81 | \$ 0.00 |
| Total Approved this Month | | \$ 0.00 | \$ 0.00 |
| TOTALS | | \$ 1,610,232.81 | \$ 0.00 |
| NET CHANGES by Change Order | | 1,610,232.81 | |

The Undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from Owner, and that current payment shown herein is now due

CONTRACTOR: Rufino Contreras Affordable Housing Corp. Inc.
 By: [Signature] Date: 7/6/22

In accordance with the Contract Documents, based on on-site observations and the data comprising application, the Owner certifies to the Lender that to the best of the Owner's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and that current payment shown herein is now due

OWNER: Govalle Terrace Partners, L.P.
 By: [Signature] Date: 7/6/22

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED \$ 1,472,451.56
 (Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: JHP Architecture/Urban Design, PC
 By: [Signature] Date: 7/13/2022

This Certificate is not Negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this contract.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }

On July 6, 2022 before me, Maria E De Leon - Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Richard K. Rollins & Cody J. Shahan
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Maria E. De Leon*
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

| | |
|--|--|
| Signer's Name: _____ | Signer's Name: _____ |
| <input type="checkbox"/> Corporate Officer – Title(s): _____ | <input type="checkbox"/> Corporate Officer – Title(s): _____ |
| <input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact | <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact |
| <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator | <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |
| Signer Is Representing: _____ | Signer Is Representing: _____ |

Continuation Sheet
Govalle Terrace

APPLICATION NO: GOV-27
APPLICATION DATE: 06/30/2022
PERIOD FROM: 06/01/2022
PERIOD TO: 06/30/2022

| A | B | | | | C | D | E | G | | H | I | |
|-----------|---|----------------------|---------------------------|----------------------------|----------------------|-----------------------------------|-------------|--|----------------|----------------|---------------------------|------------------------------|
| COST CODE | DESCRIPTION OF WORK | SCHEDULED VALUE | CURRENT CHANGES TO BUDGET | PREVIOUS CHANGES TO BUDGET | REVISED BUDGET | FROM PREVIOUS APPLICATION (D + E) | THIS PERIOD | TOTAL COMPLETED AND STORED TO DATE (D+E+F) | PREVIOUS % | % (G / C) | BALANCE TO FINISH (C - G) | 10% |
| | | | | | | | | | | | | RETAINAGE (IF VARIABLE RATE) |
| 620-20000 | Off-Sites | 250,000.00 | | | 250,000.00 | 250,000.00 | | 250,000.00 | 100.00% | 100.00% | 0.00 | 25,000.00 |
| 630-02202 | Earthwork | 475,000.00 | | 70,192.62 | 545,192.62 | 545,192.62 | | 545,192.62 | 100.00% | 100.00% | 0.00 | 54,519.26 |
| 630-02310 | Fine Grading | 65,000.00 | | | 65,000.00 | 65,000.00 | | 65,000.00 | 100.00% | 100.00% | 0.00 | 6,500.00 |
| 630-02361 | Termite Control | 16,500.00 | | | 16,500.00 | 16,500.00 | | 16,500.00 | 100.00% | 100.00% | 0.00 | 1,650.00 |
| 630-02490 | Landscape/Irrigation | 350,000.00 | | | 350,000.00 | 350,000.00 | | 350,000.00 | 100.00% | 100.00% | 0.00 | 35,000.00 |
| 630-02510 | Wet Utilities | 1,365,000.00 | | 172,905.49 | 1,537,905.49 | 1,537,905.49 | | 1,537,905.49 | 100.00% | 100.00% | 0.00 | 153,790.55 |
| 630-02520 | Dry Utilities | | | 64,969.20 | 64,969.20 | 64,969.20 | | 64,969.20 | 100.00% | 100.00% | 0.00 | 6,496.92 |
| 630-02630 | Storm Drain | 75,500.00 | | | 75,500.00 | 75,500.00 | | 75,500.00 | 100.00% | 100.00% | 0.00 | 7,550.00 |
| 630-02635 | Storm Drain Pump Station Allowance | 140,000.00 | | | 140,000.00 | 140,000.00 | | 140,000.00 | 100.00% | 100.00% | 0.00 | 14,000.00 |
| 630-02710 | Signage | 25,000.00 | | | 25,000.00 | 25,000.00 | | 25,000.00 | 100.00% | 100.00% | 0.00 | 2,500.00 |
| 630-02740 | Asphalt Paving | 250,000.00 | | -175,000.00 | 75,000.00 | 75,000.00 | | 75,000.00 | 100.00% | 100.00% | 0.00 | 7,500.00 |
| 630-02772 | Concrete Curbs & Gutters | 245,000.00 | | 519,790.00 | 764,790.00 | 764,790.00 | | 764,790.00 | 100.00% | 100.00% | 0.00 | 76,479.00 |
| 630-02882 | Play Ground Equipment | 45,000.00 | | | 45,000.00 | 45,000.00 | | 45,000.00 | 100.00% | 100.00% | 0.00 | 4,500.00 |
| 630-03315 | Structural Concrete | 375,000.00 | | 61,975.00 | 436,975.00 | 436,975.00 | | 436,975.00 | 100.00% | 100.00% | 0.00 | 43,697.50 |
| 630-03322 | Gypsum Concrete | 215,000.00 | | | 215,000.00 | 215,000.00 | | 215,000.00 | 100.00% | 100.00% | 0.00 | 21,500.00 |
| 630-03390 | Moisture and Vapor Mitigation Allowance | 15,000.00 | | 143,913.00 | 158,913.00 | 158,913.00 | | 158,913.00 | 100.00% | 100.00% | 0.00 | 15,891.30 |
| 630-04230 | Masonry | 30,000.00 | | | 30,000.00 | 30,000.00 | | 30,000.00 | 100.00% | 100.00% | 0.00 | 3,000.00 |
| 630-05100 | Structural Steel | 55,000.00 | | -55,000.00 | 0.00 | 0.00 | | 0.00 | 0.00% | 0.00% | 0.00 | 0.00 |
| 630-05510 | Misc Steel | 200,000.00 | | 79,985.00 | 279,985.00 | 279,985.00 | | 279,985.00 | 100.00% | 100.00% | 0.00 | 27,998.50 |
| 630-05520 | Trash Chute | 30,000.00 | | | 30,000.00 | 30,000.00 | | 30,000.00 | 100.00% | 100.00% | 0.00 | 3,000.00 |
| 630-06110 | Rough Carpentry | 1,975,000.00 | | 89,790.89 | 2,064,790.89 | 2,064,790.89 | | 2,064,790.89 | 100.00% | 100.00% | 0.00 | 206,479.09 |
| 630-06200 | Finish Carpentry | 270,000.00 | | | 270,000.00 | 270,000.00 | | 270,000.00 | 100.00% | 100.00% | 0.00 | 27,000.00 |
| 630-06402 | Casework | 215,000.00 | | | 215,000.00 | 215,000.00 | | 215,000.00 | 100.00% | 100.00% | 0.00 | 21,500.00 |
| 630-07200 | Insulation | 135,000.00 | | | 135,000.00 | 135,000.00 | | 135,000.00 | 100.00% | 100.00% | 0.00 | 13,500.00 |
| 630-07340 | Roofing | 105,000.00 | | 18,250.00 | 123,250.00 | 123,250.00 | | 123,250.00 | 100.00% | 100.00% | 0.00 | 12,325.00 |
| 630-07400 | Access Panels | 5,000.00 | | | 5,000.00 | 5,000.00 | | 5,000.00 | 100.00% | 100.00% | 0.00 | 500.00 |
| 630-07611 | Water Proofing | 80,000.00 | | | 80,000.00 | 80,000.00 | | 80,000.00 | 100.00% | 100.00% | 0.00 | 8,000.00 |
| 630-07620 | Sheet Metal | 85,000.00 | | | 85,000.00 | 85,000.00 | | 85,000.00 | 100.00% | 100.00% | 0.00 | 8,500.00 |
| 630-07920 | Caulking & Fire Stop | 10,000.00 | | | 10,000.00 | 10,000.00 | | 10,000.00 | 100.00% | 100.00% | 0.00 | 1,000.00 |
| 630-08210 | Storefront Doors and Glazing | 32,000.00 | | | 32,000.00 | 32,000.00 | | 32,000.00 | 100.00% | 100.00% | 0.00 | 3,200.00 |
| 630-08520 | Vinyl Windows | 100,000.00 | | | 100,000.00 | 100,000.00 | | 100,000.00 | 100.00% | 100.00% | 0.00 | 10,000.00 |
| 630-09200 | Lath & Plaster | 200,000.00 | | | 200,000.00 | 200,000.00 | | 200,000.00 | 100.00% | 100.00% | 0.00 | 20,000.00 |
| 630-09250 | Drywall | 600,000.00 | | 18,669.34 | 618,669.34 | 618,669.34 | | 618,669.34 | 100.00% | 100.00% | 0.00 | 61,866.93 |
| 630-09320 | Flooring | 345,000.00 | | | 345,000.00 | 345,000.00 | | 345,000.00 | 100.00% | 100.00% | 0.00 | 34,500.00 |
| 630-09510 | Acoustical Ceilings | 48,000.00 | | 39,150.00 | 87,150.00 | 87,150.00 | | 87,150.00 | 100.00% | 100.00% | 0.00 | 8,715.00 |
| 630-09900 | Painting | 400,000.00 | | 55,000.00 | 455,000.00 | 455,000.00 | | 455,000.00 | 100.00% | 100.00% | 0.00 | 45,500.00 |
| 630-10220 | Fire Extinguishers | 6,000.00 | | | 6,000.00 | 6,000.00 | | 6,000.00 | 100.00% | 100.00% | 0.00 | 600.00 |
| 630-10800 | Toilet Accessories | 65,000.00 | | | 65,000.00 | 65,000.00 | | 65,000.00 | 100.00% | 100.00% | 0.00 | 6,500.00 |
| 630-11450 | Appliances | 200,000.00 | | | 200,000.00 | 200,000.00 | | 200,000.00 | 100.00% | 100.00% | 0.00 | 20,000.00 |
| 630-11456 | Countertops | 90,000.00 | | | 90,000.00 | 90,000.00 | | 90,000.00 | 100.00% | 100.00% | 0.00 | 9,000.00 |
| 630-12512 | Window Covering | 20,000.00 | | | 20,000.00 | 20,000.00 | | 20,000.00 | 100.00% | 100.00% | 0.00 | 2,000.00 |
| 630-13150 | Swimming Pool | 120,000.00 | | | 120,000.00 | 120,000.00 | | 120,000.00 | 100.00% | 100.00% | 0.00 | 12,000.00 |
| 630-14000 | Elevator | 105,000.00 | | | 105,000.00 | 105,000.00 | | 105,000.00 | 100.00% | 100.00% | 0.00 | 10,500.00 |
| 630-15200 | Fire Sprinklers | 200,000.00 | | | 200,000.00 | 200,000.00 | | 200,000.00 | 100.00% | 100.00% | 0.00 | 20,000.00 |
| 630-15400 | Plumbing | 800,000.00 | | 18,704.26 | 818,704.26 | 818,704.26 | | 818,704.26 | 100.00% | 100.00% | 0.00 | 81,870.43 |
| 630-15859 | HVAC | 830,000.00 | | | 830,000.00 | 830,000.00 | | 830,000.00 | 100.00% | 100.00% | 0.00 | 83,000.00 |
| 630-16050 | Electrical | 1,050,000.00 | | 158,518.11 | 1,208,518.11 | 1,208,518.11 | | 1,208,518.11 | 100.00% | 100.00% | 0.00 | 120,851.81 |
| 630-28500 | Final Clean Up | 32,000.00 | | | 32,000.00 | 32,000.00 | | 32,000.00 | 100.00% | 100.00% | 0.00 | 3,200.00 |
| | Uncommitted | - | | | 0.00 | 0.00 | | 0.00 | 0.00% | 0.00% | 0.00 | 0.00 |
| | Total Hard Cost | 12,345,000.00 | 0.00 | 1,281,812.91 | 13,626,812.91 | 13,626,812.91 | 0.00 | 13,626,812.91 | 100.00% | 100.00% | 0.00 | 1,362,681.29 |
| 660-10000 | General Conditions | 740,700.00 | | 82,577.01 | 823,277.01 | 823,277.01 | | 823,277.01 | 100.00% | 100.00% | 0.00 | 0.00 |

| | | | | | | | | | | | | |
|-----------|---------------------|-------------------------|-------------|---------------------|-------------------------|----------------------|-------------|------------------------|----------------|----------------|---------------|-----------------------|
| 670-10000 | Overhead | 246,900.00 | | 27,525.65 | 274,425.65 | 274,425.65 | | 274,425.65 | 100.00% | 100.00% | 0.00 | 27,442.57 |
| 670-20000 | Contractor fee | 740,700.00 | | 82,577.00 | 823,277.00 | 823,277.00 | | 823,277.00 | 100.00% | 100.00% | 0.00 | 82,327.70 |
| 660-40000 | Performance bond | 140,733.00 | | 18,831.96 | 159,564.96 | 159,564.96 | | 159,564.96 | 100.00% | 100.00% | 0.00 | 0.00 |
| 140-50000 | G L Insurance | 211,099.50 | | 116,908.27 | 328,007.77 | 328,007.77 | | 328,007.77 | 100.00% | 100.00% | 0.00 | 0.00 |
| 690-10000 | Contingency (owner) | - | | | 0.00 | 0.00 | | 0.00 | 0.00% | 0.00% | 0.00 | 0.00 |
| | GRAND TOTAL | \$ 14,425,132.50 | 0.00 | 1,610,232.81 | \$ 16,035,365.31 | 16,035,365.31 | 0.00 | \$16,035,365.31 | 100.00% | 100.00% | \$0.00 | \$1,472,451.56 |

| Date: 6/30/2022 | | | PCOR LOG | | | |
|------------------|------------|------------|---|--------------|--------------|--------|
| Project: Govalle | | | | | | |
| | | | | | | |
| PCOR LOG | | | | | | |
| PCOR # | Owner CO # | Date | Description | Amount | Approved | Issued |
| 2 | 1 | 12/3/2019 | Civil Drawings Change #1 | \$44,195.70 | Yes | Yes |
| 3 | 2 | 1/13/2020 | Fuquay - Additional Mulch Sock | \$5,558.64 | Yes | Yes |
| 4 | 3 | 2/6/2020 | JR Schneider - Excavate and fill wells with flowable fill | \$14,370.40 | Yes | Yes |
| 1 | 4 | 7/1/2020 | Builders Risk Insurance | \$94,470.37 | Yes | Yes |
| 2 | 5 | 7/7/2020 | Vapor Barrier Cost | \$180,940.08 | Yes | Yes |
| 6 | 6 | 7/14/2020 | Final civil changes | \$23,380.00 | Yes | Yes |
| 7 | 7 | 7/28/2020 | Additional cost for Austin Energy distribution fee | \$64,969.20 | Yes | Yes |
| 8 | 8 | 8/26/2020 | Change in retaining wall type from concrete to gravity | \$127,190.00 | Yes | Yes |
| 9 | 21 | 10/29/2020 | PSI Nailing Inspections P.O. #12 Intertek PSI | \$8,115.00 | Yes | Yes |
| 10 | | 11/2/2020 | ADA/ Fair Housing Inspections L.P.P.O. #6 Meyers Insp | VOID | VOID | VOID |
| 11 | 15 | 11/20/2020 | Adjust stair landing height for required head clearance CO#30 | \$1,633.95 | Yes | Yes |
| 12 | 22 | 11/20/2020 | Add leaders from downspouts to storm drain CO#53 to JD | \$36,500.00 | Yes | 50% |
| 13 | 9 | 11/20/2020 | Additional Primary Run Required by Austin Energy Design | \$35,497.51 | Yes | Yes |
| 14 | 11 | 11/20/2020 | Add door bell to each unit CO #28 - OCO #11 Draw 13paid | \$22,532.00 | Yes | |
| 15 | 23 | 11/20/2020 | Add Switches to all range hoods | \$12,540.00 | Yes | |
| 16 | 10 | 12/1/2020 | Additional excavation required by change in retaining walls | \$33,097.00 | Yes | Yes |
| 17 | 16 | 12/10/2020 | Additional temporary stairs for FD | \$12,604.63 | Yes | |
| | | 1/12/2021 | Vent pipes for vapor barrier Rich ????? \$2012.00 | | No CO logged | |
| 19 | | 2/11/2021 | Additional Sealant tape requested by BECI CO#41 Buffalo | | | |
| 18 | 12 | 1/28/2021 | CO#37 Change 42" Tubs to 32" tubs | \$18,704.26 | Yes | Yes |
| | | | Canceled (shut off valves) | | | |
| 22 | | 3/15/2021 | Additional Pull Stations CO#46 Care Specialties | | we asked for | them |
| | | | Backfill for Rain Gardens | | NO | |
| | | 3/15/2021 | Additional data Canceled by Tom 3/24/21 | | NO | |
| 25 | 13 | 3/23/2021 | Revised balcony rail blocking | \$12,112.50 | Yes | Yes |
| 26 | 14 | 1/14/2021 | Additional taps for Cul-de-Sac | \$19,728.15 | Yes | Yes |
| 27 | 33 | 5/6/2021 | Surveillance Camera | \$22,287.21 | Yes | Yes |
| 28 | 34 | 5/6/2021 | Distributed Radio System Req'd by Austin Fire Dept. | \$54,662.00 | Yes | Yes |
| 29 | 35 | 5/6/2021 | Add for Concrete Parking Lot | \$104,000.00 | Yes | Yes |
| 30 | 18 | 5/19/2021 | Painting increase in labor and materials | \$55,000.00 | Yes | Yes |
| 31 | | 5/19/2021 | CO#58 Plumbing labor and material increase \$50,000 | | No | |
| 32 | | 5/19/2021 | CO#58 Plumbing labor and material increase \$50,000 | | No | |

| | | | | | | |
|----|----|------------|--|-----------------------|------------|-----------|
| 33 | 27 | 6/23/2021 | CO#64 Fencing for Rain Gardens | \$79,985.00 | Yes | Yes |
| 34 | | 6/23/2021 | Modifications to roof rail blocking Duplicate of PCOR #25? | | with wrong | total? |
| 35 | 24 | 6/23/2021 | Modification to siding/waterproofing to accommodate patio | \$12,929.44 | Yes | Yes |
| | | 8/10/2021 | Reframe stairs for head clearanceVOID Duplicate to OCO15 | | No | |
| 38 | 17 | 8/10/2021 | CO#35 Install straps,modify doors & adjust parapet slopes | \$6,580.44 | No | |
| 39 | | 8/10/2021 | CO#47 Additional awnings CO#66 AMCO \$70,445.00 | | No | ADA issue |
| 40 | 28 | 8/20/2021 | CO#68 Rain Garden excavation/tree removal | \$33,614.50 | Yes | Yes |
| 41 | | 8/23/2021 | CO#70 EMT to connect Data Rms E/W on 1,2,3&4 flr | | | |
| 42 | | 8/23/2021 | CO#72 Fire Radio Power to antenna. A.Fire Dept. Required | | | |
| 43 | 29 | 9/29/2021 | CO#106 2hr shaft 1st to roof Result of CO#72 | \$18,669.34 | Yes | Yes |
| 44 | 19 | 9/23/2021 | C.O.#78 Courtyard drainage not on drawings | \$60,605.48 | Yes | Yes |
| 45 | 20 | 9/23/2021 | C.O.#79 Perimeter drainage not on drawings | \$24,996.10 | Yes | Yes |
| 46 | | 10/11/2021 | C.O.#83 Supply line to pool not on drawings | | | |
| 47 | | 10/28/2021 | C.O.#99 Gates for Rain Gardens not on drawings | | | |
| 48 | 26 | 10/12/2021 | C.O. #85 Card readers for pool not on on drawings | \$10,998.79 | | |
| 49 | | 12/22/2021 | C.O.#123 for Card reader conduit - not on drawings | | | |
| 50 | 30 | 11/10/2021 | C.O.#109 for splitter box in Rain Basin not on drawings | \$9,600.00 | Yes | Yes |
| 51 | | 1/17/2022 | C.O.#131 Wall cut in splitter box Civil revision | | | |
| 52 | | | C.O.# for C1 units drywall RFI# Frame,drywall,paint,electric | TBD | | |
| 53 | 31 | 12/2/2021 | C.O.#113 for 1st floor ceiling drop | \$39,150.00 | Yes | Yes |
| 54 | | 12/23/2021 | C.O.#126 for Flashing RFI#64 | | | |
| 55 | | 12/22/2021 | C.O.#124 for wiring stair heaters RFI#65 | | | |
| 56 | | | C.O. Additional railings not on Civil - 12/21 rev. (steel,paint) | TBD | | |
| 57 | | 1/17/2022 | C.O.#130 Additional concrete not on Civil - 12/21 revision | | | |
| 58 | | 1/17/2022 | C.O.#132 Alternate sidewalk path ADA required 12/21 rev. | | | |
| 59 | 32 | 1/26/2022 | C.O.#136 Asphalt rework - Civil elevations incorrect | \$8,500.00 | Yes | Yes |
| 60 | | | C.O. #139 Additional vents not on plans | | | |
| 61 | | 3/8/2022 | C.O. #140 Change in landscape, added plants/trees - ASI#8 | | | |
| 62 | | 2/11/2022 | C.O. #141 Paint railings/fence not on Civil - 12/21 revision | | | |
| 63 | | | C.O.#135 Calcs and staking for C.O.132 | | | |
| 64 | | | | | | |
| 65 | | | | | | |
| | | | Total: | \$1,309,717.69 | | |
| | | | | | | |
| | | | | | | |



Owner
Change Order Log
Project: Govalle Terrace

6/30/2022

| CO # | Date | Cost Code | Description | Amount | OH & P (14%) | Performance Bond (1.5%) | GL Ins (1.5%) | Total | Executed | Draw # | |
|------|------------|---|--|---------------|--------------|-------------------------|---------------|---------------|------------|--------|---------|
| 1 | 1/24/2020 | 630-02510 | Wet Utility changes required by the City of Austin on the final revision of the Civil Plans | 44,195.76 | 6,187.41 | - | - | 50,383.17 | 2/20/2020 | 2 | PCOR 2 |
| 2 | 2/19/2020 | 630-02202 | Mulch Sock added in latest set of Civil Drawings | 5,558.64 | 778.21 | - | - | 6,336.85 | 2/20/2020 | 2 | PCOR 3 |
| 3 | 3/23/2020 | 630-02202 | Excavate and fill 3 unknown Cisterns found underground | 14,370.40 | 2,011.86 | - | - | 16,382.26 | 4/28/2020 | 3 | PCOR 4 |
| 4 | 7/17/2020 | 140-50000 | Recapture of Insurance that Greenfield paid on behalf of the LP | 94,470.37 | 13,225.85 | 1,076.96 | 1,615.44 | 110,388.62 | 7/24/2020 | 6 | PCOR 1 |
| 5 | 7/17/2020 | 630-03390 630-03390 630-03315 630-03390 630-02202 | Vapor Barrier Contract Cost Credit for Vapor Barrier Allowance in Contract Budget Vapor Barrier Rock Additional Vapor Membrane for Spread Footings Credit for reduced Select Fill to accommodate Vapor Barrier | 180,940.08 | 25,331.61 | 2,062.72 | 3,094.08 | 211,428.48 | 7/24/2020 | 6 | PCOR 2 |
| 6 | 7/17/2020 | 630-02510 | Addition and changes in the size and quantity of pipe, Additional inlets, and the deletion of one 48" manhole. | 23,380.00 | 3,273.20 | 266.53 | 399.80 | 27,319.53 | 7/24/2020 | 6 | PCOR 6 |
| 7 | 9/18/2020 | 450-23000 | Installation of Transformers, extension of above-ground and installation of below-ground Power lines by Austin Energy | \$ 64,969.20 | \$ 9,095.69 | \$ 740.65 | \$ 1,110.97 | \$ 75,916.51 | 9/23/2020 | 8 | PCOR 7 |
| 8 | 12/8/2020 | 630-02772 | Change in Retaining Wall type from Concrete Wall to Gravity Wall | \$ 127,190.00 | \$ 17,806.60 | \$ 1,449.97 | \$ 2,174.95 | \$ 148,621.52 | 12/22/2020 | 11 | PCOR 8 |
| 9 | 12/9/2020 | 630-16050 | Additional Primary Run required by Austin Energy | \$ 35,497.51 | \$ 4,969.65 | \$ 404.67 | \$ 607.01 | \$ 41,478.84 | 12/22/2020 | 11 | PCOR 13 |
| 10 | 12/9/2020 | 630-02202 | Additional Excavation required by change in Retaining Wall | \$ 33,097.00 | \$ 4,633.58 | \$ 377.31 | \$ 565.96 | \$ 38,673.84 | 12/22/2020 | 11 | PCOR 16 |
| 11 | 2/16/2021 | 630-16050 | Addition of Doorbell to each unit | \$ 22,532.00 | \$ 3,154.48 | \$ 256.86 | \$ 385.30 | \$ 26,328.64 | 2/24/2021 | 13 | PCOR 14 |
| 12 | 2/16/2021 | 630-15400 | Change out 80 - 42" Bathtubs for 32" Aquatic Bathtubs | \$ 18,704.26 | \$ 2,618.60 | \$ 213.23 | \$ 319.84 | \$ 21,855.93 | 2/24/2021 | 13 | PCOR 18 |
| 13 | 5/4/2021 | 630-06110 | Add blocking support for 72 Patio Railings per Design Change by Engineer. | \$ 12,112.50 | 1,695.74 | 138.08 | 207.12 | \$ 14,153.45 | 5/14/2021 | 16 | PCOR 25 |
| 14 | 5/4/2021 | 630-02510 | Installation of two Service Taps to property line. (Not shown on Architects or City plans) | \$ 19,728.15 | \$ 2,761.94 | \$ 224.90 | \$ 337.35 | \$ 23,052.34 | 5/14/2021 | 16 | PCOR 26 |
| 15 | 8/10/2021 | 630-06110 | Labor & Materials to reframe 1 Stair Landing and modify 5 Stair Landings to allow for required head clearance. | \$ 1,633.95 | \$ 228.75 | \$ 27.94 | \$ 27.94 | \$ 1,918.58 | 8/18/2021 | 19 | PCOR 11 |
| 16 | 8/10/2021 | 630-06110 | Additional Temporary Stair Towers for all Stairwells for Inspections -required by Austin Fire Department. | \$ 12,604.63 | \$ 1,764.65 | \$ 215.54 | \$ 215.54 | \$ 14,800.36 | HOLD | HOLD | PCOR 17 |
| 17 | 8/10/2021 | 630-06110 | Labor and Materials to complete various required framing modifications. | \$ 6,580.44 | \$ 921.26 | \$ 112.53 | \$ 112.53 | 7,726.75 | HOLD | HOLD | PCOR 38 |
| 18 | 10/15/2021 | 630-09900 | Increase in Labor and Materials | \$ 55,000.00 | 7,700.00 | 940.50 | 940.50 | 64,581.00 | 10/31/2021 | 22 | PCOR 30 |
| 19 | 10/17/2021 | 630-02510 | Addition of Courtyard Drainage - Not shown on plans | \$ 60,605.48 | \$ 8,484.77 | \$ 1,036.35 | \$ 1,036.35 | \$ 71,162.95 | 10/31/2021 | 22 | PCOR 44 |
| 20 | 10/17/2021 | 630-02510 | Addition of Perimeter Drainage - Not shown on plans | \$ 24,996.10 | \$ 3,499.45 | \$ 427.43 | \$ 427.43 | \$ 29,350.42 | 10/31/2021 | 22 | PCOR 45 |
| 21 | 11/17/2021 | 630-06110 | Construction Materials Testing & Inspections | \$ 8,115.00 | \$ 1,136.10 | \$ 138.77 | \$ 138.77 | \$ 9,528.63 | 12/1/2021 | 22 | PCOR 9 |
| 22 | 11/17/2021 | 630-07340 | Installation of Gutter Boxes, Downspouts and Adapters to tie Downspouts into Drains (50% to Owner) | \$ 18,250.00 | \$ 2,555.00 | \$ 312.08 | \$ 312.08 | \$ 21,429.15 | 11/30/2021 | 22 | PCOR 12 |
| 23 | 11/17/2021 | 630-16050 | Add Switches to all Range Hoods | \$ 12,540.60 | \$ 1,755.68 | \$ 214.44 | \$ 214.44 | \$ 14,725.17 | 11/30/2021 | 22 | PCOR 15 |

| | | | | | | | | | | | | |
|--------------|------------|-----------|--|-----------------|---------------|--------------|--------------|-----------------|------------|----|---------|---------------|
| 24 | 11/17/2021 | 630-06110 | Modifications to siding/waterproofing to accommodate patio | \$ 12,929.44 | 1,810.12 | 221.09 | 221.09 | 15,181.75 | 11/30/2021 | 22 | PCOR 35 | |
| 25 | 11/17/2021 | VOID | VOID | \$ - | \$ - | \$ - | \$ - | \$ - | VOID | | | |
| 26 | 12/9/2021 | 630-16050 | Addition of Pool Card Reader Doors | \$ 10,998.79 | \$ 1,539.83 | \$ 188.08 | \$ 188.08 | \$ 12,914.78 | 12/21/2021 | 23 | PCOR 48 | CO # 85 |
| 27 | 2/14/2022 | 630-05510 | Addition of required Fencing for Rain Gardens | \$ 79,985.00 | \$ 11,197.90 | \$ 1,367.74 | \$ 1,367.74 | \$ 93,918.39 | 2/28/2022 | 25 | PCOR 33 | CO # 64 |
| 28 | 2/14/2022 | 630-02202 | Tree Demo & Removal, Excavate & Grade Pond C, and additional 12" of Clay Liner installed per revision requirements for Rain Gardens | \$ 33,614.50 | \$ 4,706.03 | \$ 574.81 | \$ 574.81 | \$ 39,470.15 | 2/28/2022 | 25 | PCOR 40 | CO # 68 |
| 29 | 2/14/2022 | 630-09250 | Addition of a 2 Hr. Chase Shaft - (1st floor to attic) for Radio Distribution. Required by Austin Fire Dep't. | \$ 18,669.34 | \$ 2,613.71 | \$ 319.25 | \$ 319.25 | \$ 21,921.54 | 2/28/2022 | 25 | PCOR 43 | CO # 106 |
| 30 | 2/14/2022 | 630-02772 | Build Splitter Box for Rain Garden C, per Plans in RFI-74 | \$ 9,600.00 | \$ 1,344.00 | \$ 164.16 | \$ 164.16 | \$ 11,272.32 | 2/28/2022 | 25 | PCOR 50 | CO # 109 |
| 31 | 2/16/2022 | 630-09510 | Lower Ceiling on the 1st Floor Corridor (Dropped Ceiling) | \$ 39,150.00 | \$ 5,481.00 | \$ 669.47 | \$ 669.47 | \$ 45,969.93 | 2/28/2022 | 25 | PCOR 53 | CO # 113 |
| 32 | 2/17/2022 | 630-03315 | Approach Road Repair to level with existing asphalt and concrete approach. (Due to incorrect Civil Elevations. Required for final inspection) | \$ 8,500.00 | \$ 1,190.00 | \$ 145.35 | \$ 145.35 | \$ 9,980.70 | 2/28/2022 | 25 | PCOR 59 | CO # 136 |
| 33 | 2/17/2022 | 630-16050 | Installation of Surveillance Security System, Cameras and Linear Tenant Entry Systems | \$ 22,287.21 | 3,120.21 | 381.11 | 381.11 | 26,169.64 | 2/28/2022 | 25 | PCOR 27 | Contract # 44 |
| 34 | 2/17/2022 | 630-16050 | Installation of Distributed Radio Antenna System. (Required by Austin Fire Dep't.) | \$ 54,662.00 | 7,652.68 | 934.72 | 934.72 | 64,184.12 | 2/28/2022 | 25 | PCOR 28 | Contract # 45 |
| 35 | 3/9/2022 | 630-02772 | Upgrade from Asphalt to Concrete Parking Lot due to concerns of durability and longevity in extreme varying weather conditions and the effect of soil conditions of the 3 Rain Gardens adjacent to parking area. | \$ 104,000.00 | 14,560.00 | 1,778.40 | 1,778.40 | 122,116.80 | 4/12/2022 | 26 | PCOR 29 | Contract # 24 |
| | | | | \$ - | | | | | | | | |
| | | | | \$ - | | | | | | | | |
| Total | | | | \$ 1,291,468.35 | \$ 180,805.56 | \$ 17,381.63 | \$ 20,987.57 | \$ 1,510,643.10 | | | | |

CONDITIONAL WAIVER AND RELEASE ON RETENTION PAYMENT

Project GovalleTerrace

Job No. N/A

On receipt by the signer of this document of a check from Govalle Terrace Partners, LP (maker of check) in the sum of \$ 1,472,451.56 payable to Rufino Contreras Affordable Housing Corporation, Inc. (payee or payees of check) and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of Govalle Terrace Partners, LP (owner) located at 5225 Jain Lane, Austin, TX 78721 (location) to the following extent: New Construction (job description).

This release covers a retention payment for all labor, services, equipment, or materials furnished to the property or to Rufino Contreras Affordable Housing Corporation, Inc. (person with whom signer contracted) as indicated in the attached statement(s) or retention payment request(s).

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this retention payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or retention payment request(s).

Signature: _____
Date: 7/6/22
Company Name: Rufino Contreras Affordable Housing Corp., Inc.
By (w/ title): Director of Construction

STATE OF CALIFORNIA §
COUNTY OF Los Angeles §

~~This instrument was acknowledged before me on this 6 day of July, 2022,
by _____ (name), _____ (job
title) of _____ (company name).~~

See Attached

NOTARY PUBLIC, STATE OF CALIFORNIA

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }

On July 6, 2022 before me, Maria E De Leon - Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Richard K. Rollins
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Maria E. De Leon
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney In Fact Individual Attorney In Fact
 Trustee Guardian of Conservator Trustee Guardian of Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

NOTICE:

This document waives rights unconditionally and states that you have been paid for giving up those rights. It is prohibited for a person to require you to sign this document if you have not been paid the payment amount set forth below. If you have not been paid, use a conditional release form.

UNCONDITIONAL WAIVER AND RELEASE ON RETENTION PAYMENT

Project Govalle Terrace

Job No. _____

The signer of this document has been paid and has received a retention payment in the sum of \$ 1,472,451.56 for all labor, services, equipment, or materials furnished to the property or to Rufino Contreras Affordable Housing Corporation, Inc. (person with whom signer contracted) on the property of Govalle Terrace Partners, LP (owner) located at 5225 Jain Lane, Austin, TX 78721 (location) to the following extent: New Construction (job description). The signer therefore waives and releases any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the above referenced project to the following extent:

This release covers a retention payment for all labor, services, equipment, or materials furnished to the property or to Rufino Contreras Affordable Housing Corporation, Inc. (person with whom signer contracted) as indicated in the attached statement(s) or retention payment request(s).

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or retention payment request(s).

Signature:

Date:

Company Name:

By (w/ title):

[Handwritten Signature]
7/6/22
Rufino Contreras Affordable Housing Corp., Inc.

STATE OF CALIFORNIA §
COUNTY OF Los Angeles §

~~This instrument was acknowledged before me on this 6 day of July, 2022,
by _____ (name), _____ (job
title) of _____ (company name).~~

See Attached

NOTARY PUBLIC, STATE OF CALIFORNIA

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

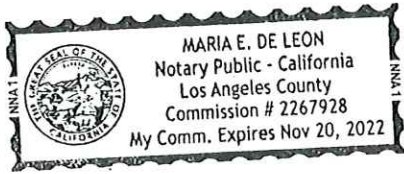
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }

On July 6, 2022 before me, Maria E De Leon - Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Richard K. Rollins
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maria E. De Leon
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney In Fact

Trustee Guardian of Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney In Fact

Trustee Guardian of Conservator

Other: _____

Signer Is Representing: _____

APPENDIX I
PROJECTIONS

Project Assumptions

Govalle Terrace - Closing Projections.xlsx
11/21/2019 9:58 AM

| Project Description | |
|---|------------------------------|
| Project Name | Govalle Terrace |
| Limited Partnership Name | Govalle Terrace Partners, LP |
| Spreadsheet Purpose (Project Status) | Final Closing Spreadsheet |
| Location | |
| Street Address | 5225 Jain Lane |
| City | Austin |
| State | TX |
| Zip Code | 78721 |
| County | Travis |
| Census Tract # | 21.11 |
| Type | Urban |
| Current Date | 11/21/19 |
| Sponsor #1 | Cesar Chavez Foundation |
| Sponsor #1 - Tax Status | Non-Profit |
| Sponsor #2 | |
| Sponsor #2 - Tax Status | |
| Deal Source | NEF |
| <input type="checkbox"/> # of Residential Buildings | # Total Buildings |
| <input type="checkbox"/> 1 | 1 |
| Total Number of Residential Units | 97 |
| Construction Type | New |
| Target Population | Family |
| Effective Tax Rate | 21% |
| State Tax Rate (CA only) | |
| Bonus Depreciation | Y |
| 4% or 9% credit deal? | 4% |
| Tax exempt bond deal? (Y/N) | Y |
| Start Date of the NEF Asset Management Fee | 4/1/2022 |
| QCT / DDA (Indicate Which) | QCT |
| 130% Boost (enter %, 101% - 130%) | 130% |
| Is 3rd party buying state credits ? | N |
| SMT # | 79042 |
| Date Deal Secured | |
| Building Type | Multifamily |

| Timing Assumptions | |
|------------------------------|----------|
| NEF Admission to Partnership | 11/26/19 |
| NEF Initial Funding | 11/26/19 |
| Construction Start | 11/1/19 |
| Placed in Service | 7/1/21 |
| Permanent Loan Closing | 4/1/22 |
| Projected First Credit Year | 2021 |
| Sale of Project | 12/31/36 |

| Partnership Information | |
|---|--------|
| Is Developer Cash Basis? (Y/N) | N |
| General Partner Tax Exempt (Y/N) | N |
| Co-General Partner Tax Exempt (Y/N) | |
| Lower-Tier LP Profit/Loss & Credits Share | 99.99% |
| Lower-Tier GP Profit/Loss & Credit Share | 0.01% |
| Sale Proceeds Share - LP Portion | 10.00% |
| Sale Proceeds Share - GP Portion | 90.00% |
| Deferred Developer Fee Interest Rate | 0.00% |
| Applicable Fed. Rate (AFR) | 1.94% |
| Lower-Tier LP Cash Flow Distribution Percentage | 99.99% |
| Length of LURA | 30 |

| Escalators | |
|--|-------|
| Annual Residential Rent Increase - LIHTC | 2.00% |
| -Subsidized | 2.00% |
| Annual Residential Rent Increase - Mkt | 2.00% |
| Residential Vacancy Rate - LIHTC | 7.00% |
| -Subsidized | 7.00% |
| -Mkt | 7.00% |
| Annual Commercial Rent Increase | 2.00% |
| Commercial Vacancy Rate | 7.00% |
| Alternate escalation table being used | |
| Other Income Growth Rate | 2.00% |
| Annual Expense Increase | 3.00% |

| Reserves and Fees | | | | | | | |
|---------------------------------------|-----|--------------------|--------------------------|------------------------|-------------|-----------------------------------|-----------------------|
| | Y/N | \$ Amt or % of EGI | Accrue Fee/Funding (Y/N) | Interest Earnings Rate | Growth Rate | Estimated Reserve Amount per Unit | Target Reserve Amount |
| Annual Funding of Replacement Reserve | Y | 29,100 | | 2.00% | 3.00% | \$300 | |
| Annual Funding of Operating Reserve | | | | 2.00% | 3.00% | | |
| Annual Funding of Rev Deficit Reserve | | | | 2.00% | 3.00% | | |
| Annual NEF Asset Management Fee | Y | 5,000 | Y | 2.00% | 3.00% | | |
| Annual Partnership Mgmt Fee to GP | | | | 2.00% | 3.00% | | |
| Incentive Management Fee | Y | 90.0% | | | | | |
| Annual Funding of Ins & Tax Escrow | | | | 2.00% | 3.00% | | |
| Annual Funding of Other Reserves | | | | 2.00% | 3.00% | | |

Unit Mix & Rents

| # Bdrms | # Bath rooms | Description | # Units | Median Income Targeted | Description of Units | Developer Rent | NEF LIHTC Rent | HUD FMR | S8 Pymt Standard | Tenant Pd Utility | Market Units Rent | Average Market Rent | During Contract | After Contract | Subsidy Type | Term (yrs) | Stressed Term (yrs) | Monthly Comm Income | Total Monthly Income | Stressed Income Escalator | Sq Ft / Unit | Total Sq Ft | Max LIHTC Rent @ target AMI | % of Rent Below LIHTC Max | After Contract Rent % Below LIHTC Max | Rent As Max % of Income | % of AMI of After Contract Rents | % of Rent Below Avg Market Rent |
|--------------------------------|--------------|-------------|---------|------------------------|----------------------|----------------|----------------|---------|------------------|-------------------|-------------------|---------------------|-----------------|----------------|--------------|------------|---------------------|---------------------|----------------------|---------------------------|--------------|-------------|-----------------------------|---------------------------|---------------------------------------|-------------------------|----------------------------------|---------------------------------|
| 0 | 1.0 | LIHTC | 4 | 30% | | 449 | 449 | 931 | | 48 | 1245 | | | | | | | | 1,796 | 2.00% | 504 | 2,016 | 497 | 0% | | 30.0% | 64% | |
| 0 | 1.0 | LIHTC | 6 | 50% | | 780 | 780 | 931 | | 48 | 1245 | | | | | | | | 4,580 | 2.00% | 504 | 3,024 | 828 | 0% | | 50.0% | 37% | |
| 1 | 1.0 | LIHTC | 12 | 50% | | 833 | 833 | 1,086 | | 54 | 1380 | | | | | | | | 9,966 | 2.00% | 610 | 7,320 | 887 | 0% | | 50.0% | 40% | |
| 1 | 1.0 | LIHTC | 12 | 50% | | 833 | 833 | 1,086 | | 54 | 1380 | | | | | | | | 9,966 | 2.00% | 638 | 7,656 | 887 | 0% | | 50.0% | 40% | |
| 1 | 1.0 | LIHTC | 10 | 60% | | 1,011 | 1,011 | 1,086 | | 54 | 1380 | | | | | | | | 10,110 | 2.00% | 638 | 6,380 | 1,064 | 0% | | 60.0% | 27% | |
| 2 | 2.0 | LIHTC | 24 | 50% | | 994 | 994 | 1,315 | | 71 | 1610 | | | | | | | | 23,856 | 2.00% | 801 | 19,224 | 1,064 | 0% | | 50.0% | 38% | |
| 2 | 2.0 | LIHTC | 10 | 60% | | 1,207 | 1,207 | 1,315 | | 71 | 1610 | | | | | | | | 12,070 | 2.00% | 801 | 8,010 | 1,277 | 0% | | 60.0% | 25% | |
| 2 | 2.0 | LIHTC | 4 | 60% | | 1,207 | 1,207 | 1,315 | | 71 | 1610 | | | | | | | | 4,828 | 2.00% | 809 | 3,236 | 1,277 | 0% | | 60.0% | 25% | |
| 3 | 2.0 | LIHTC | 8 | 50% | | 1,144 | 1,144 | 1,734 | | 86 | 2000 | | | | | | | | 9,152 | 2.00% | 1,005 | 8,040 | 1,230 | 0% | | 50.0% | 43% | |
| 3 | 2.0 | LIHTC | 4 | 60% | | 1,390 | 1,390 | 1,734 | | 86 | 2000 | | | | | | | | 5,560 | 2.00% | 1,016 | 4,064 | 1,476 | 0% | | 60.0% | 31% | |
| 3 | 2.0 | LIHTC | 2 | 60% | | 1,390 | 1,390 | 1,734 | | 86 | 2000 | | | | | | | | 2,780 | 2.00% | 1,022 | 2,044 | 1,476 | 0% | | 60.0% | 31% | |
| 2 | | Manager | 1 | | | 1,161 | 0 | 1,315 | | | | | | | | | | | 0 | 2.00% | 801 | 801 | | | 0.0% | | #DIV/0! | |
| Total Units | | | 97 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Units | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Residential Units | | | 97 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Percent Residential | | | 100.00% | | | | | | | | | | | | | | | | | | | | | | | | | |
| BE Occupancy | | | 77.17% | | | | | | | | | | | | | | | | | | | | | | | | | |
| Section 8 Overhang / Base Year | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | |
|-----------------------------|-------------------|--------------------------|---|
| HUD Income | Manager Units | 1 | http://www.huduser.org/portal/datasets/mtsp.html |
| Median Income / Family of 4 | 94,600 | | |
| As Of (Date) | 4/25/19 | Date AMI checked | 4/25/19 |
| Location | Travis County, TX | Rent floor election year | 2019 |
| AMI source | HUD | Income Average | 52.29% |

| | LIHTC | Market | Commercial | Subsidized | TOTAL | Garages | Day Care Bldg |
|-----------------------|-----------|--------|------------|------------|-----------|---------|---------------|
| Total Units | 97 | 0 | 0 | 0 | 97 | | |
| Monthly Rent | 94,824 | 0 | 0 | 0 | 94,824 | | |
| Annual Rent | 1,137,888 | 0 | 0 | 0 | 1,137,888 | 0 | 0 |
| Total Rentable Sq Ftg | 71,014 | 0 | 0 | 0 | 71,014 | | |

| | |
|---|---|
| 0 | Total Commercial Sq Ft |
| | Is Commercial Space a Master Lease (Y/N) |
| 0 | Commercial Rent per Sq Ft |
| | Type of Lease NN or NNN) |
| | Is Commercial Space Eligible for Historic Credits |

| AMI Analysis | % Change | |
|--------------|----------|--------|
| 2009 | 73,300 | |
| 2010 | 73,600 | 0.68% |
| 2011 | 74,900 | 1.49% |
| 2012 | 75,900 | 1.34% |
| 2013 | 73,200 | -3.56% |
| 2014 | 75,400 | 3.01% |
| 2015 | 76,800 | 1.86% |
| 2016 | 77,800 | 1.30% |
| 2017 | 81,400 | 4.63% |
| 2018 | 86,000 | 5.65% |
| 2019 | 95,900 | 11.51% |
| | | 2.79% |

| Tenant Paid | Utilities | Source | Date |
|-------------|--------------|--------|----------|
| | All Electric | HACA | 6/1/2018 |
| Owner Paid | W/S/T | HACA | 6/1/2018 |

Max LIHTC Income and Rents

| # BDRMS | Family Size | Adj Factor | 30% | | 40% | | 50% | | 60% | | 20% | | 80% | |
|---------|-------------|------------|--------|------|--------|-------|--------|-------|--------|-------|--------|------|--------|-------|
| | | | Income | Rent | Income | Rent | Income | Rent | Income | Rent | Income | Rent | Income | Rent |
| 0 | 1 | 0.70 | 19,666 | 497 | 26,488 | 662 | 33,110 | 828 | 39,732 | 993 | 13,244 | 331 | 52,976 | 1,324 |
| 1 | 1.5 | 0.75 | 21,285 | 532 | 28,380 | 710 | 35,475 | 887 | 42,570 | 1,064 | 14,190 | 355 | 56,760 | 1,419 |
| | 2 | 0.80 | 22,704 | 568 | 30,272 | 757 | 37,840 | 946 | 45,408 | 1,135 | 15,136 | 378 | 60,544 | 1,514 |
| 2 | 3 | 0.90 | 25,542 | 639 | 34,056 | 851 | 42,570 | 1,064 | 51,084 | 1,277 | 17,028 | 426 | 68,112 | 1,703 |
| | 4 | 1.00 | 28,380 | 710 | 37,840 | 946 | 47,300 | 1,183 | 56,760 | 1,419 | 18,920 | 473 | 75,680 | 1,892 |
| 3 | 4.5 | 1.04 | 29,515 | 738 | 39,354 | 984 | 49,192 | 1,230 | 59,030 | 1,476 | 19,677 | 492 | 78,707 | 1,968 |
| | 5 | 1.08 | 30,650 | 766 | 40,867 | 1,022 | 51,084 | 1,277 | 61,301 | 1,533 | 20,434 | 511 | 81,734 | 2,043 |
| 4 | 6 | 1.16 | 32,921 | 823 | 43,894 | 1,087 | 54,868 | 1,372 | 65,842 | 1,646 | 21,947 | 549 | 87,789 | 2,195 |
| | 7 | 1.24 | 35,191 | 880 | 46,922 | 1,173 | 58,652 | 1,466 | 70,382 | 1,760 | 23,461 | 587 | 93,843 | 2,346 |
| 5 | 7.5 | 1.28 | 36,326 | 908 | 48,435 | 1,211 | 60,544 | 1,514 | 72,653 | 1,816 | 24,218 | 605 | 96,870 | 2,422 |
| | 8 | 1.32 | 37,462 | 937 | 49,949 | 1,249 | 62,436 | 1,561 | 74,923 | 1,873 | 24,974 | 624 | 99,698 | 2,497 |

Source: Novoco

4 person very low income 47,300

Financing

0.00

| % of funding | Required Loans | Principal | Debt / Unit | Payment Type | Interest Rate | Perm Loan Closing Date | 1st Pay Date | Amort Yrs | Term Yrs | Recourse Y(N) | Sponsor/R related Party | Is lender related to investor | Source | Conversion Requirements |
|--------------|--------------------------------------|------------------|---------------|--------------|---------------|------------------------|--------------|-----------|----------|---------------|-------------------------|-------------------------------|------------------|-------------------------|
| | Source of Funds / Lender Name | | | | | | | | | | | | | |
| 34.30% | Citi | 8,100,000 | 83,505 | Amortizing | 3.89% | 4/1/22 | 5/1/22 | 35 | 15 | N | N | N | Tax Exempt Bonds | 90 at 90 with 1.15 |
| 0.00% | | | 0 | | | | | | | | | | | |
| 0.00% | | | 0 | | | | | | | | | | | |
| 0.00% | | | 0 | | | | | | | | | | | |
| 0.00% | | | 0 | | | | | | | | | | | |
| | | 8,100,000 | 83,505 | | | | | | | | | | | |

| Contingent Loans / Lender Name | | | | | | | | | | | | | | |
|--------------------------------|----------------------------------|------------------|---------------|----------|-------|---------|---------|----|----|---|---|---|-------------|--|
| 21.84% | Rufino Loan (AHFC GO Bonds) | 5,158,000 | 53,175 | Compound | 0.00% | 11/1/19 | 12/1/19 | 42 | 42 | N | Y | N | State Loans | |
| 0.00% | | | 0 | | | | | | | | | | | |
| 0.00% | | | 0 | | | | | | | | | | | |
| 0.00% | | | 0 | | | | | | | | | | | |
| 0.00% | | | 0 | | | | | | | | | | | |
| 0.00% | | | 0 | | | | | | | | | | | |
| 0.00% | | | 0 | | | | | | | | | | | |
| 0.00% | | | 0 | | | | | | | | | | | |
| | Subtotal Contingent Loans | 5,158,000 | 53,175 | | | | | | | | | | | |

| Grants | | | | | | | | | | | | | | | |
|--------|------------------------|----------|--|--|--|--|--|--|--|--|--|--|--|----------|-------------------|
| 0.00% | | | | | | | | | | | | | | Comments | Fed Grant ? (Y/N) |
| 0.00% | | | | | | | | | | | | | | | |
| | Subtotal Grants | 0 | | | | | | | | | | | | | |

| Other Sources | | | | | | | | | | | | | | | |
|---------------|-------------------------------|-------------------|---|---|--|--|--|--|--|--|--|--|--|------------|---|
| 0.00% | State Tax Equity Provider | | 0 | | | | | | | | | | | | |
| 0.00% | Cash Flow from Operations | | 0 | | | | | | | | | | Percentage of cash flow from operations to fund deal | No of Yrs | 0 |
| 0.00% | | | | | | | | | | | | | | | |
| 0.00% | | | | | | | | | | | | | | | |
| 0.00% | | | | | | | | | | | | | | | |
| 6.78% | GP Capital | 1,600,100 | | Sourced from a forgivable CDBG Loan direct to the partnership for land purchase in 2017, Rufino will indemnify the partnership for any potential income | | | | | | | | | | | |
| 5.58% | Developer Fee via Cash Flow | 1,317,451 | | | | | | | | | | | | | |
| 31.51% | NEF Equity | 7,441,703 | | | | | | | | | | | | | |
| | Subtotal Other Sources | 10,359,254 | | | | | | | | | | | Min Construction Loan Required | 13,183,473 | |

| | | | | | | | | | | | | | | | |
|---------|----------------------|-------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 100.00% | Total Sources | 23,617,254 | | | | | | | | | | | | | |
|---------|----------------------|-------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|

| Construction Financing | | | | | | | | | | | | | | |
|------------------------|----------------|-----------|---------------|-----------------|---------------|--------------------------------------|--|--|--|--|--|--|--|----------------------|
| Construction Lender | | Principal | Interest Rate | Conversion Date | Maturity Date | Comments | | | | | | | | Bond Financing (Y/N) |
| | Citi Tranche A | 8,100,000 | 4.89% | 4/1/22 | 5/1/22 | 30 month term with 6 month extension | | | | | | | | Y |
| | Citi Tranche B | 4,900,000 | 4.82% | 4/1/22 | 5/1/22 | 30 month term with 6 month extension | | | | | | | | Y |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |

Development Costs

| Uses of Funds | Total | Per Sq Ft | Per Unit | Depreciable Basis | NC/Rehab Eligible | Acquisition Eligible | Commercial Costs | Non-Depreciable | Amortized | Yrs | Expensed | Historic Basis | Bond Basis | Check | Comments |
|---|-----------|-------------------|------------|-------------------|-------------------|----------------------|------------------|------------------|----------------|-----|----------------|----------------|-------------------|--------------|---------------------------|
| Land | 100% | 1,720,100 | 24 | 17,733 | 0 | X | 0 | 1,720,100 | 0 | | 0 | X | 1,720,100 | 0 | |
| Building | 1,720,100 | 0 | 0 | 0 | 0 | X | 0 | 0 | 0 | 0 | 0 | X | 0 | 0 | |
| Acquisition Legal Costs | | 0 | 0 | 0 | 0 | X | 0 | 0 | 0 | 0 | 0 | X | 0 | 0 | |
| Other acquisition costs - holding costs | | 0 | 0 | 0 | 0 | X | 0 | 0 | 0 | 0 | 0 | X | 0 | 0 | |
| Other acquisition costs | | 12,200 | 0 | 126 | 0 | X | 0 | 12,200 | 0 | | 0 | X | 12,200 | 0 | |
| Off-Site Improvements | | 0 | 0 | 0 | 0 | X | 0 | 0 | 0 | | 0 | X | 0 | 0 | |
| Site Work - Bldg Life Depr (Utility & Sewer Lines) | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | X | 0 | 0 | |
| Site Work - Non Depr (Grading, Demolition, Land Clearing) | | 105,000 | 1 | 1,082 | 0 | 0 | 0 | 105,000 | 0 | | 0 | X | 0 | 0 | |
| Site Work - 15 Year Depr (Landscaping, fine grading, sidewalks) | | 2,810,000 | 40 | 28,969 | 2,810,000 | 2,810,000 | 0 | 0 | 0 | | 0 | X | 2,810,000 | 0 | |
| Basic Construction | | 9,139,000 | 129 | 94,216 | 9,139,000 | 9,139,000 | 0 | 0 | 0 | | 0 | 0 | 9,139,000 | 0 | |
| Personal Property | | 406,000 | 6 | 4,186 | 406,000 | 406,000 | 0 | 0 | 0 | | 0 | 0 | 406,000 | 0 | \$115,000 not in contract |
| Gen. Req., Builder's OH & Profit | 13.87% | 1,728,300 | 24 | 17,818 | 1,728,300 | 1,728,300 | 0 | 0 | 0 | | 0 | 0 | 1,728,300 | 0 | |
| Other Construction Hard Costs - Solar | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | |
| Other Construction Hard Costs | 14425133 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | |
| Other Construction Hard Costs | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | |
| CONSTRUCTION CONTINGENCY | 6.06% | 873,517 | 12 | 9,005 | 873,517 | 873,517 | 0 | 0 | 0 | | 0 | 0 | 873,517 | 0 | |
| Payment and Performance Bond | | 140,733 | 2 | 1,451 | 140,733 | 140,733 | 0 | 0 | 0 | | 0 | 0 | 140,733 | 0 | |
| Architect/Design | 721256.6 | 584,044 | 8 | 6,021 | 584,044 | 584,044 | 0 | 0 | 0 | | 0 | 0 | 584,044 | 0 | |
| Construction Management/Architect Supervision | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | |
| Construction Permits and Fees | | 162,217 | 2 | 1,672 | 162,217 | 162,217 | 0 | 0 | 0 | | 0 | 0 | 162,217 | 0 | |
| Lender or NEF Inspection fee | | 28,800 | 0 | 297 | 28,800 | 28,800 | 0 | 0 | 0 | | 0 | 0 | 28,800 | 0 | |
| Engineering | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | |
| Environmental Reporting and Abatement | | 87,181 | 1 | 899 | 87,181 | 87,181 | 0 | 0 | 0 | | 0 | 0 | 87,181 | 0 | |
| Geotechnical Study/Soil Borings | | 36,072 | 1 | 372 | 36,072 | 36,072 | 0 | 0 | 0 | | 0 | 0 | 36,072 | 0 | |
| Construction Consultant (including HERS) | | 35,000 | 0 | 361 | 35,000 | 35,000 | 0 | 0 | 0 | | 0 | 0 | 35,000 | 0 | |
| FFE - Outside of Construction Contract | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | |
| Construction Loan Origination Fee | | 147,604 | 2 | 1,522 | 0 | 0 | 0 | 0 | 147,604 | 18 | 0 | 0 | 0 | 0 | |
| CONSTRUCTION LOAN INTEREST IN BASIS | 1,278,302 | 576,828 | 8 | 5,947 | 576,828 | 576,828 | 0 | 0 | 0 | | 0 | 0 | 576,828 | 0 | |
| CONSTRUCTION LOAN INTEREST EXPENSED | ##### | 684,122 | 10 | 7,053 | 0 | 0 | 0 | 0 | 0 | | 684,122 | 0 | 0 | 0 | |
| Construction Period RE Taxes | | 98,250 | 1 | 1,013 | 98,250 | 98,250 | 0 | 0 | 0 | | 0 | 0 | 98,250 | 0 | |
| Construction Period Insurance | | 211,100 | 3 | 2,176 | 211,100 | 211,100 | 0 | 0 | 0 | | 0 | 0 | 211,100 | 0 | |
| Financial and Construction Consultant | | 71,828 | 1 | 740 | 0 | 0 | 0 | 0 | 0 | | 71,828 | 0 | 0 | 0 | |
| Appraisal | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | |
| Market Study | 351,833 | 19,000 | 0 | 196 | 19,000 | 19,000 | 0 | 0 | 0 | | 0 | 0 | 19,000 | 0 | |
| Survey | | 10,000 | 0 | 103 | 10,000 | 10,000 | 0 | 0 | 0 | | 0 | 0 | 10,000 | 0 | |
| Predevelopment Loan Interest and Fees | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | |
| Utility Consultant | | 250,000 | 4 | 2,577 | 250,000 | 250,000 | 0 | 0 | 0 | 15 | 0 | 0 | 250,000 | 0 | |
| "Project" Bridge Loan Interest in Basis | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | |
| Loan Origination Fee - Permanent | | 98,500 | 1 | 1,015 | 0 | 0 | 0 | 0 | 98,500 | 15 | 0 | 0 | 0 | 0 | |
| Title & Recording | | 79,527 | 1 | 820 | 71,574 | 71,574 | 0 | 7,953 | 0 | 10 | 0 | 0 | 79,527 | 0 | |
| Legal - Syndication/Organization | | 45,125 | 1 | 465 | 0 | 0 | 0 | 5,000 | 35,125 | 15 | 5,000 | 0 | 0 | 0 | |
| Legal - Bond/Perm Loan | | 133,946 | 2 | 1,381 | 0 | 0 | 0 | 0 | 133,946 | 15 | 0 | 0 | 0 | 0 | |
| Legal - Construction | | 137,688 | 2 | 1,419 | 137,688 | 137,688 | 0 | 0 | 0 | | 0 | 0 | 137,688 | 0 | |
| Due Diligence - NEF | | 55,000 | 1 | 567 | 0 | 0 | 0 | 55,000 | 0 | | 0 | 0 | 0 | 0 | |
| Tax Credit Allocation Fee | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | |
| Tax Credit Compliance Fees | | 49,963 | 1 | 515 | 0 | 0 | 0 | 0 | 49,963 | 10 | 0 | 0 | 0 | 0 | |
| Lease-up and Marketing Costs | | 34,531 | 0 | 356 | 0 | 0 | 0 | 0 | 34,531 | 1 | 0 | 0 | 0 | 0 | |
| Accounting/Post Const. Audit | | 26,455 | 0 | 273 | 0 | 0 | 0 | 0 | 0 | | 26,455 | 0 | 0 | 0 | |
| Soft Cost Contingency | | 100,571 | 1 | 1,037 | 50,285 | 50,285 | 0 | 41,851 | 0 | | 0 | 0 | 50,285 | 8,435 | |
| Relocation Expenses/Security/Inspections | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | |
| Bond Financing | | 129,202 | 2 | 1,332 | 0 | 0 | 0 | 0 | 129,202 | 15 | 0 | 0 | 0 | 0 | |
| Trustee Fees | | 11,250 | 0 | 116 | 0 | 0 | 0 | 0 | 11,250 | 1 | 0 | 0 | 0 | 0 | |
| Developer Fee - Construction | 100% | 2,500,000 | 35 | 25,773 | 2,500,000 | 2,500,000 | 0 | 0 | 0 | | 0 | 0 | 2,500,000 | 0 | |
| Developer Fee - Acquisition | 0% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | |
| Developer Fee - Other | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | |
| Initial Operating Reserve | 3.00 | 249,500 | 4 | 2,572 | 0 | 0 | 0 | 249,500 | 0 | | 0 | X | 0 | 0 | |
| Capitalized Replacement Reserve | 1 | 29,100 | 0 | 300 | 0 | 0 | 0 | 29,100 | 0 | | 0 | X | 0 | 0 | |
| Capitalized ACC Reserve | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | X | 0 | 0 | |
| Capitalized Rev Deficit Reserve | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | X | 0 | 0 | |
| Capitalized Ins & Tax Escrow | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | X | 0 | 0 | |
| Capitalized Lease-Up Reserve | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | X | 0 | 0 | |
| Other Reserves | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | X | 0 | 0 | |
| Other Reserves | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | X | 0 | 0 | |
| Other Reserves | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | X | 0 | 0 | |
| Accrued Contingent Loan Interest | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | |
| Total Uses | | 23,617,254 | 333 | 243,477 | 19,955,589 | 19,955,589 | 0 | 2,225,704 | 640,121 | | 787,405 | 0 | 21,695,842 | 8,435 | |

Sources/Uses Surplus (Gap) 0

Lease-Up Schedule / Credit Delivery

| | | | | | |
|-----------------------------------|----------|---|--------|------------------------------------|---------|
| Number of Residential Units | 97 | First Building Placed in Service | 7/1/21 | Acquisition Credits Allocated/yr | 0 |
| Number of Tax Credit Units | 97 | Last Building Placed in Service | 7/1/21 | LIHTCs Allocated @ 100%/yr | 0 |
| Number of Market Units | 0 | Construction Contract Completion Date | | LIHTCs Allocated @ 130%/yr | 822,370 |
| Commercial Square Footage | 0 | | | Cal State Credits Allocated @ 100% | 0 |
| Square Footage of Building | 0 | | | Cal State Credits Allocated @ 130% | 0 |
| Start of Construction | 11/1/19 | | | State Credits Allocated | 0 |
| Completion/CofO/Placed in Service | 7/1/21 | | | Historic Credits Allocated | 0 |
| Start of Leasing/Move-in Date | 7/1/21 | Absorption (avg units/month) per market study | 50 | State Historic Credits Allocated | 0 |
| 100% Lease-Up/Qualified Occupancy | 11/1/21 | Absorption (avg units/month) per model | 19 | Solar Credits | 0 |
| Start of QO Tax Credit Units PIS | 7/1/2021 | | | | |
| Construction Period | 20 | | | | |

Credit Calculation Method: Standard Calculation

| Year | Tax Credit Units Leased (Income) | Cumulative TC Units Leased | Tax Credit Units Leased (Credits) | Non TC Units Leased | Cumulative Non TC Units Leased | Commercial Sq Ft Leased | Tax Credit Rental Income | Commercial Income | Non Tax Credit Rental Income | Total Rental Income | Rehab Tax Credits | Acq Tax Credits | Total Tax Credits |
|--------------|----------------------------------|----------------------------|-----------------------------------|---------------------|--------------------------------|-------------------------|--------------------------|-------------------|------------------------------|---------------------|-------------------|-----------------|-------------------|
| Jan-21 | | 0 | | | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Feb-21 | | 0 | | | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mar-21 | | 0 | | | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Apr-21 | | 0 | | | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| May-21 | | 0 | | | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Jun-21 | | 0 | | | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Jul-21 | 20 | 20 | 20 | | 0 | | 19,551 | 0 | 0 | 19,551 | 84,780 | 0 | 84,780 |
| Aug-21 | 20 | 40 | 20 | | 0 | | 39,103 | 0 | 0 | 39,103 | 70,650 | 0 | 70,650 |
| Sep-21 | 20 | 60 | 20 | | 0 | | 58,654 | 0 | 0 | 58,654 | 56,520 | 0 | 56,520 |
| Oct-21 | 20 | 80 | 20 | | 0 | | 78,205 | 0 | 0 | 78,205 | 42,390 | 0 | 42,390 |
| Nov-21 | 17 | 97 | 17 | | 0 | | 94,824 | 0 | 0 | 94,824 | 24,021 | 0 | 24,021 |
| Dec-21 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| TOTAL | 97 | 97 | 97 | 0 | 0 | | 385,161 | 0 | 0 | 385,161 | 278,362 | 0 | 278,362 |

| Year | Tax Credit Units Leased (Income) | Cumulative Tax Credit Units Leased | Tax Credit Units Leased (Credits) | Non Tax Credit Units Leased | Cumulative Non Tax Credit Units | Commercial Sq FT Leased | Tax Credit Rental Income | Commercial Income | Non Tax Credit Rental Income | Total Rental Income | Rehab Tax Credits | Acq Tax Credits | Total Tax Credits |
|-----------------------------------|----------------------------------|------------------------------------|-----------------------------------|-----------------------------|---------------------------------|-------------------------|--------------------------|-------------------|------------------------------|---------------------|-------------------|-----------------|-------------------|
| Jan-22 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| Feb-22 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| Mar-22 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| Apr-22 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| May-22 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| Jun-22 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| Jul-22 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| Aug-22 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| Sep-22 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| Oct-22 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| Nov-22 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| Dec-22 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| Credits from QO Units PIS in 2021 | | | | | | | | | | | 822,370 | 0 | 822,370 |
| TOTAL | 0 | 97 | 0 | 0 | 0 | | 1,137,888 | 0 | 0 | 1,137,888 | 822,370 | 0 | 822,370 |

| Year | Tax Credit Units Leased (Income) | Cumulative Tax Credit Units Leased | Tax Credit Units Leased (Credits) | Non Tax Credit Units Leased | Cumulative Non Tax Credit Units | Commercial Sq FT Leased | Tax Credit Rental Income | Commercial Income | Non Tax Credit Rental Income | Total Rental Income | Rehab Tax Credits | Acq Tax Credits | Total Tax Credits |
|-----------------------------------|----------------------------------|------------------------------------|-----------------------------------|-----------------------------|---------------------------------|-------------------------|--------------------------|-------------------|------------------------------|---------------------|-------------------|-----------------|-------------------|
| Jan-23 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| Feb-23 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| Mar-23 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| Apr-23 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| May-23 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| Jun-23 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| Jul-23 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| Aug-23 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| Sep-23 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| Oct-23 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| Nov-23 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| Dec-23 | | 97 | | | 0 | | 94,824 | 0 | 0 | 94,824 | 0 | 0 | 0 |
| Credits from QO Units PIS in 2021 | | | | | | | | | | | 822,370 | 0 | 822,370 |
| Credits from QO Units PIS in 2022 | | | | | | | | | | | 0 | 0 | 0 |
| TOTAL | 0 | 97 | 0 | 0 | 0 | | 1,137,888 | 0 | 0 | 1,137,888 | 822,370 | 0 | 822,370 |

units agree units agree units agree sq ft agrees

| | Credits | Price/Credit | Equity |
|---|-----------|--------------|------------------|
| Federal LIHTC Credits | 8,222,876 | 0.9050 | 7,441,703 |
| Federal Historic Tax Credits | 0 | | 0 |
| State LIHTC Credits Purchased by NEF | 0 | | 0 |
| State Historic Credits Purchased by NEF | 0 | | 0 |
| Solar Credits | 0 | | 0 |
| Total Limited Partner Equity | | | 7,441,703 |
| 3rd Party Buyer | | | |
| Total | | | 7,441,703 |

| Equity Installments | | | | | | | | | | | | | |
|---------------------|----------------------------------|----------|----------|---------------------------|------------------|-----------------------|------------------|------------------------|----------------|-------------------|----------------------|------------------|--------------------------|
| Payment | Project Milestone | Date | Qtr Paid | Development Costs Percent | Project Cost | Developer Fee Percent | Developer Fee | Total Reserves Payment | NEF Reserves | Total Equity Paid | Total Equity Percent | 3rd Party Equity | NEF and 3rd Party EQUITY |
| 1 | Closing | 11/26/19 | 12/31/19 | 15.00% | 897,083 | 25.00% | 295,637 | | 0 | 1,192,720 | 16.03% | 0 | 1,192,720 |
| 2 | PIS, C of O, Draft/Cost Cert | 7/1/21 | 9/30/21 | | 0 | 25.00% | 295,637 | | 0 | 295,637 | 3.97% | 0 | 295,637 |
| 3 | PIS, C/O, Final Cost Certs, etc. | 4/1/22 | 6/30/22 | 85.00% | 5,083,471 | | 0 | | 0 | 5,083,471 | 68.31% | 0 | 5,083,471 |
| 4 | Conversion/Stabilization | 4/1/22 | 6/30/22 | | 0 | 40.00% | 473,020 | 278,600 | 278,600 | 751,620 | 10.10% | 0 | 751,620 |
| 5 | 8609/Tax Filing | 4/1/22 | 6/30/22 | | 0 | 10.00% | 118,255 | | 0 | 118,255 | 1.59% | 0 | 118,255 |
| 6 | | | | | 0 | | 0 | | 0 | 0 | 0.00% | 0 | 0 |
| 7 | | | | | 0 | | 0 | | 0 | 0 | 0.00% | 0 | 0 |
| 8 | | | | | 0 | | 0 | | 0 | 0 | 0.00% | 0 | 0 |
| 9 | | | | | 0 | | 0 | | 0 | 0 | 0.00% | 0 | 0 |
| 10 | | | | | 0 | | 0 | | 0 | 0 | 0.00% | 0 | 0 |
| TOTAL | | | | 100.00% | 5,980,554 | 100.00% | 1,182,549 | 278,600 | 278,600 | 7,441,703 | 100.00% | 0 | 7,441,703 |
| | | | | | | | | | | Equity Agrees | | Equity Agrees | |

| Developer Fee | |
|---------------------------------|-----------|
| Maximum Deferred Fee Percentage | 100.00% |
| Developer Fee | 2,500,000 |
| From Cash Flow | 1,317,451 |
| From Equity | 1,182,549 |
| Percentage of Fee Deferred | 52.70% |

Operating Expenses

| | Units | 97 | Annual Expense | Per Unit | Escalator | Comments | calculated property mgmt fee | alternate property mgmt fee calculation |
|---|-------|--------|----------------|----------|-----------|--|------------------------------|---|
| General & Administrative | | | 52,870 | 545 | 3.00% | | 5.02% | 52,870 |
| | | | | 0 | 3.00% | | | |
| | | | 21,760 | 224 | 3.00% | | | |
| | | | 10,900 | 112 | 3.00% | | | |
| | | | 3,500 | 36 | 3.00% | | | |
| | | | 6,000 | 62 | 3.00% | | | |
| | | | 3,880 | 40 | 3.00% | | | |
| | | | 0 | 0 | 3.00% | | | |
| | | 98,910 | 1,020 | | | | | |
| Payroll & Related | | | 62,256 | 642 | 3.00% | | | |
| | | | 37,440 | 386 | 3.00% | | | |
| | | | | 0 | 3.00% | | | |
| | | | 14,043 | 145 | 3.00% | | | |
| | | | 14,400 | 148 | 3.00% | | | |
| | | | 10,000 | 103 | 3.00% | | | |
| | | | 138,139 | 1,424 | | | | |
| Utilities | | | 15,000 | 155 | 3.00% | | Owner Paid | Tenant Paid |
| | | | 1,000 | 10 | 3.00% | | | |
| | | | 57,000 | 588 | 3.00% | | | |
| | | | | 0 | 3.00% | | | |
| | | | | 0 | 3.00% | | | |
| | | | | 0 | 3.00% | | | |
| | | | 73,000 | 753 | | | | |
| Maintenance & Repair | | | | 0 | 3.00% | | | |
| | | | 2,400 | 25 | 3.00% | | | |
| | | | 500 | 5 | 3.00% | | | |
| | | | | 0 | 3.00% | | | |
| | | | 8,000 | 82 | 3.00% | | | |
| | | | | 0 | 3.00% | | | |
| | | | | 0 | 3.00% | | | |
| | | | 41,991 | 433 | 3.00% | NEF Add | | |
| | | | | 0 | 3.00% | | | |
| | | | 2,200 | 23 | 3.00% | | | |
| | | | 15,000 | 155 | 3.00% | | | |
| | | | | 0 | 3.00% | | | |
| | | | 7,000 | 72 | 3.00% | | | |
| | | | | 0 | 3.00% | | | |
| | | | 77,091 | 795 | | | | |
| Market & Leasing | | | 1,000 | 10 | 3.00% | | | |
| | | | | 0 | 3.00% | | | |
| | | | | 0 | 3.00% | | | |
| | | | | 0 | 3.00% | | | |
| | | | 1,000 | 10 | | | | |
| Taxes & Insurance | | | 33,950 | 350 | 3.00% | | | |
| | | | | 0 | 3.00% | | | |
| | | | 120,000 | 1,237 | 3.00% | | | |
| | | | | 0 | 3.00% | | | |
| | | | 1,200 | 12 | 3.00% | Bond Trustee Fees | | |
| | | | 155,150 | 1,599 | | | | |
| | | | check | | | | | |
| Total Annual Operating Budget | | | 543,290 | 24,542 | 567,832 | Is the project providing a washer/dryer in unit(s) | | Y/N |
| Annual Operating Budget per Unit (PUPA) | | | 5,601 | | 572,290 | Which units are provided w/washer & dryer | | |

Cash Flow

| Project Year | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | Sale | 0 | TOTAL | |
|---|----------|----------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------|-------------------|-----------|
| | 0 | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 2036 | 17 | | |
| % of Year in Operation | 0.00% | 0.00% | 33.85% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 0.00% | | |
| LIHTC and Subsidized Vacancy Override | | | | | | | | | | | | | | | | | | | | | |
| INCOME | | | | | | | | | | | | | | | | | | | | | |
| Gross Rent Paid - LIHTC Units 2.00% | 0 | 0 | 385,161 | 1,160,646 | 1,183,859 | 1,207,536 | 1,231,687 | 1,256,320 | 1,281,447 | 1,307,076 | 1,333,217 | 1,359,881 | 1,387,079 | 1,414,821 | 1,443,117 | 1,471,979 | 1,501,419 | 1,531,447 | 0 | 20,456,692 | |
| Gross Rent Paid - Sub Units Increase 2.00% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Gross Rent Paid - After Contract 2.00% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Market Rent | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Gross Residential Income | 0 | 0 | 385,161 | 1,160,646 | 1,183,859 | 1,207,536 | 1,231,687 | 1,256,320 | 1,281,447 | 1,307,076 | 1,333,217 | 1,359,881 | 1,387,079 | 1,414,821 | 1,443,117 | 1,471,979 | 1,501,419 | 1,531,447 | 0 | 20,456,692 | |
| LIHTC Vacancy @ 7.0% | 0 | 0 | (26,961) | (81,245) | (82,870) | (84,528) | (86,218) | (87,942) | (89,701) | (91,495) | (93,325) | (95,192) | (97,096) | (99,037) | (101,018) | (103,039) | (105,099) | (107,201) | 0 | (1,431,968) | |
| Subsidized Residential Vacancy @ 7.0% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Market Residential Vacancy @ 7.0% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Other Income / yr @ 2% increase / yr | 0 | 0 | 1,845 | 5,559 | 5,670 | 5,783 | 5,899 | 6,017 | 6,137 | 6,260 | 6,385 | 6,513 | 6,643 | 6,776 | 6,911 | 7,050 | 7,191 | 7,334 | 0 | 97,972 | |
| Other Income Vacancy @ 7.0% | 0 | 0 | (129) | (389) | (397) | (405) | (413) | (421) | (430) | (438) | (447) | (456) | (465) | (474) | (484) | (493) | (503) | (513) | 0 | (6,858) | |
| Commercial @ 2% increase / yr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Commercial Vacancy @ 7.0% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Other Income | | | | | | | | | | | | | | | | | | | | 0 | |
| Total Effective Gross Income from Project | 0 | 0 | 359,916 | 1,084,570 | 1,106,261 | 1,128,387 | 1,150,954 | 1,173,974 | 1,197,453 | 1,221,402 | 1,245,830 | 1,270,747 | 1,296,162 | 1,322,085 | 1,348,527 | 1,375,497 | 1,403,007 | 1,431,067 | 0 | 19,115,838 | |
| EXPENSES | | | | | | | | | | | | | | | | | | | | | |
| GENERAL & ADMINISTRATIVE | 0 | 0 | 33,480 | 101,877 | 104,934 | 108,082 | 111,324 | 114,664 | 118,104 | 121,647 | 125,296 | 129,055 | 132,927 | 136,915 | 141,022 | 145,253 | 149,610 | 154,099 | 0 | 1,928,287 | |
| PAYROLL & RELATED | 0 | 0 | 46,758 | 142,283 | 146,552 | 150,948 | 155,477 | 160,141 | 164,945 | 169,894 | 174,990 | 180,240 | 185,647 | 191,217 | 196,953 | 202,862 | 208,948 | 215,216 | 0 | 2,693,071 | |
| UTILITIES | 0 | 0 | 24,710 | 75,190 | 77,446 | 79,769 | 82,162 | 84,627 | 87,168 | 89,781 | 92,474 | 95,248 | 98,106 | 101,049 | 104,081 | 107,203 | 110,419 | 113,732 | 0 | 1,423,162 | |
| MAINTENANCE & REPAIR | 0 | 0 | 26,094 | 79,404 | 81,786 | 84,239 | 86,767 | 89,370 | 92,051 | 94,812 | 97,657 | 100,586 | 103,604 | 106,712 | 109,913 | 113,211 | 116,607 | 120,105 | 0 | 1,502,918 | |
| MARKETING & LEASING | 0 | 0 | 338 | 1,030 | 1,061 | 1,093 | 1,126 | 1,159 | 1,194 | 1,230 | 1,267 | 1,305 | 1,344 | 1,384 | 1,426 | 1,469 | 1,513 | 1,558 | 0 | 19,495 | |
| TAXES & INSURANCE | 0 | 0 | 52,516 | 159,805 | 164,599 | 169,537 | 174,623 | 179,861 | 185,257 | 190,815 | 196,539 | 202,436 | 208,509 | 214,764 | 221,207 | 227,843 | 234,678 | 241,719 | 0 | 3,024,707 | |
| OTHER EXPENSES | | | | | | | | | | | | | | | | | | | | 0 | |
| Total Expenses | 0 | 0 | 183,897 | 559,589 | 576,376 | 593,668 | 611,478 | 629,822 | 648,717 | 668,178 | 688,224 | 708,870 | 730,136 | 752,040 | 774,602 | 797,840 | 821,775 | 846,428 | 0 | 10,591,639 | |
| Replacement Reserve (Funding Req.) @\$300 | 0 | 0 | 9,850 | 29,973 | 30,872 | 31,798 | 32,752 | 33,735 | 34,747 | 35,789 | 36,863 | 37,969 | 39,108 | 40,281 | 41,490 | 42,734 | 44,016 | 45,337 | 0 | 567,315 | |
| Total Expenses including Replacement Reserve | 0 | 0 | 193,747 | 589,562 | 607,249 | 625,466 | 644,230 | 663,557 | 683,464 | 703,968 | 725,087 | 746,839 | 769,244 | 792,322 | 816,091 | 840,574 | 865,791 | 891,765 | 0 | 11,158,954 | |
| NET OPERATING INCOME | 0 | 0 | 166,168 | 495,008 | 499,013 | 502,921 | 506,724 | 510,417 | 513,989 | 517,435 | 520,744 | 523,908 | 526,917 | 529,763 | 532,435 | 534,923 | 537,216 | 539,302 | 0 | 7,956,883 | |
| ECR | 0.00 | #DIV/0! | 1.86 | 1.84 | 1.82 | 1.80 | 1.79 | 1.77 | 1.75 | 1.74 | 1.72 | 1.70 | 1.68 | 1.67 | 1.65 | 1.64 | 1.62 | 1.60 | 0.00 | | |
| Req'd ECR | | #DIV/0! | 1.05 | | | | | | | | | | | | | | | | | #DIV/0! | |
| DEBT SERVICE (MUST-PAY) | | | | | | | | | | | | | | | | | | | | | |
| First Mortgage Loan | | | | | | | | | | | | | | | | | | | | | |
| Principal Pmt. - Citi | 0 | 0 | 0 | 0 | 0 | 0 | 127,776 | 132,836 | 138,096 | 143,565 | 149,250 | 155,161 | 161,305 | 167,693 | 174,334 | 181,238 | 188,415 | 195,876 | 0 | 1,915,544 | |
| Interest Pmt. - Citi | 0 | 0 | 0 | 209,231 | 310,220 | 305,714 | 312,828 | 307,768 | 302,507 | 297,039 | 291,353 | 285,443 | 279,298 | 272,910 | 266,270 | 259,366 | 252,189 | 244,727 | 0 | 4,196,862 | |
| Loan Servicing and/or MIP Fees | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Total Debt Service - Citi | 0 | 0 | 0 | 209,231 | 310,220 | 305,714 | 440,603 | 440,603 | 440,603 | 440,603 | 440,603 | 440,603 | 440,603 | 440,603 | 440,603 | 440,603 | 440,603 | 440,603 | 440,603 | 0 | 6,112,406 |
| Cash-flow after debt service - 1st | 0 | 0 | 166,168 | 285,777 | 188,793 | 197,206 | 66,121 | 69,813 | 73,386 | 76,831 | 80,140 | 83,304 | 86,314 | 89,160 | 91,832 | 94,320 | 96,612 | 98,699 | 0 | 1,844,478 | |
| Debt coverage ratio after 1st mortgage | 0.00 | 0.00 | 0.00 | 2.37 | 1.61 | 1.65 | 1.15 | 1.16 | 1.17 | 1.17 | 1.18 | 1.19 | 1.20 | 1.20 | 1.21 | 1.21 | 1.22 | 1.22 | 0.00 | | |
| Req'd DSC | | | 1.15 | | | | | | | | | | | | | | | | | 0 | |
| Cash Flow From Operations for Construction Costs | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Release of Operating Reserve | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Cash Flow After Required Payments & Funding of Operating Reserve | 0 | 0 | 166,168 | 285,777 | 188,793 | 197,206 | 66,121 | 69,813 | 73,386 | 76,831 | 80,140 | 83,304 | 86,314 | 89,160 | 91,832 | 94,320 | 96,612 | 98,699 | 0 | 1,844,478 | |
| RESERVE WITHDRAWALS | | | | | | | | | | | | | | | | | | | | | |
| 1 Initial Operating Reserve | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 2 Capitalized ACC Reserve | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 3 Capitalized Rev Deficit Reserve | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 4 Capitalized Lease-Up Reserve | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 5 Other Reserves | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| PAYMENTS CONTINGENT ON AVAILABLE CASH-FLOW | | | | | | | | | | | | | | | | | | | | | |
| 1 Annual NEFAsset Management Fee | 0 | 0 | 0 | 3,750 | 5,150 | 5,305 | 5,464 | 5,628 | 5,796 | 5,970 | 6,149 | 6,334 | 6,524 | 6,720 | 6,921 | 7,129 | 7,343 | 7,563 | 0 | 91,745 | |
| 2 Deferred Developer Fee - Principal | 0 | 0 | 166,168 | 282,027 | 183,643 | 191,902 | 60,657 | 64,186 | 67,590 | 70,861 | 73,991 | 76,970 | 79,455 | 0 | 0 | 0 | 0 | 0 | 0 | 1,317,451 | |
| 3 Incentive Management Fee | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 301 | 74,196 | 76,420 | 78,472 | 80,343 | 82,022 | 0 | 391,754 | |
| Remaining Cash | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | 8,244 | 8,491 | 8,719 | 8,927 | 9,114 | 0 | 43,528 | |
| Excess Cash Allocation to Distributions | | | | | | | | | | | | | | | | | | | | | |
| General Partner Share @ 0.01% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 1 | 0 | 4 | |
| Limited Partner Share @ 99.99% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | 8,243 | 8,490 | 8,718 | 8,926 | 9,113 | 0 | 43,524 | |

Cash Flow

| Project Year | 0 | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | |
|---|------|------|-------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--|
| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | |
| Reserve Balances | | | | | | | | | | | | | | | | | | | | |
| Initial Operating Reserve | | 0 | 0 | 0 | 249,500 | 254,490 | 259,580 | 264,771 | 270,067 | 275,468 | 280,978 | 286,597 | 292,329 | 298,176 | 304,139 | 310,222 | 316,426 | 322,755 | 329,210 | |
| Contributions to Operating Reserve | 0 | 0 | 0 | 249,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Interest on Reserve Account | 0 | 0 | 0 | 0 | 4,990 | 5,090 | 5,192 | 5,295 | 5,401 | 5,509 | 5,620 | 5,732 | 5,847 | 5,964 | 6,083 | 6,204 | 6,329 | 6,455 | 0 | |
| Withdrawal from Operating Reserve | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Other Use (Expense / Capitalized) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Balance before Release | 0 | 0 | 0 | 249,500 | 254,490 | 259,580 | 264,771 | 270,067 | 275,468 | 280,978 | 286,597 | 292,329 | 298,176 | 304,139 | 310,222 | 316,426 | 322,755 | 329,210 | 329,210 | |
| Release of Operating Reserve to cash flow | | | | | | | | | | | | | | | | | | | | |
| Ending Balance | 0 | 0 | 0 | 249,500 | 254,490 | 259,580 | 264,771 | 270,067 | 275,468 | 280,978 | 286,597 | 292,329 | 298,176 | 304,139 | 310,222 | 316,426 | 322,755 | 329,210 | 329,210 | |
| | 2% | | | | | | | | | | | | | | | | | | | |
| Capitalized Replacement Reserve | | | | | | | | | | | | | | | | | | | | |
| Interest on Reserve Account | 0 | 0 | 0 | 197 | 1,382 | 2,027 | 2,704 | 3,413 | 3,740 | 4,059 | 4,371 | 4,676 | 4,976 | 5,272 | 5,564 | 5,855 | 6,144 | 6,433 | 0 | |
| Withdrawal from Replacement Reserve | | | | | | | | | | | | | | | | | | | | |
| Contributions to Replacement Reserve | 0 | 0 | 9,850 | 59,073 | 30,872 | 31,798 | 32,752 | 33,735 | 34,747 | 35,789 | 36,863 | 37,969 | 39,108 | 40,281 | 41,490 | 42,734 | 44,016 | 45,337 | 0 | |
| Other Use (Expense / Capitalized) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20,780 | 22,551 | 24,281 | 25,976 | 27,643 | 29,287 | 30,914 | 32,528 | 34,134 | 35,737 | 37,340 | 0 | |
| Balance before Release | | | | | | | | | | | | | | | | | | | | |
| Release to cash flow | | | | | | | | | | | | | | | | | | | | |
| Ending Balance | 0 | 0 | 9,850 | 69,120 | 101,375 | 135,200 | 170,657 | 187,024 | 202,961 | 218,528 | 233,786 | 248,787 | 263,584 | 278,223 | 292,749 | 307,205 | 321,629 | 336,058 | 336,058 | |

79,710

60,814

| Use of Reserves Analysis | | Year Placed in Service | | 2021 | | |
|--------------------------------|-------------------------|------------------------|-------------------|------|----------------------|-----|
| Operating Reserve | Used in yrs multiple of | 5 | % of balance used | 0% | % of use capitalized | 0% |
| Replacement Reserve | Used in yrs multiple of | 5 | % of balance used | 10% | % of use capitalized | 90% |
| Revenue Deficit Reserve | Used in yrs multiple of | 20 | % of balance used | 50% | % of use capitalized | |
| Insurance & Tax Escrow Reserve | Used in yrs multiple of | 15 | % of balance used | 50% | % of use capitalized | |

| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|---------------------------------------|------|------|------|------|------|------|------|--------|--------|--------|--------|---------|---------|---------|---------|---------|---------|---------|
| Use of Operating Reserve | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Use of Replacement Reserve | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20,780 | 22,551 | 24,281 | 25,976 | 27,643 | 29,287 | 30,914 | 32,528 | 34,134 | 35,737 | 37,340 |
| Use of Revenue Deficit Reserve | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Use of Insurance & Tax Escrow Reserve | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Uses of Reserves | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20,780 | 22,551 | 24,281 | 25,976 | 27,643 | 29,287 | 30,914 | 32,528 | 34,134 | 35,737 | 37,340 |
| Total Currently Expensed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,078 | 2,255 | 2,428 | 2,598 | 2,764 | 2,929 | 3,091 | 3,253 | 3,413 | 3,574 | 3,734 |
| Total Currently Capitalized | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18,702 | 20,296 | 21,853 | 23,379 | 24,879 | 26,358 | 27,822 | 29,275 | 30,720 | 32,163 | 33,606 |
| Cumulative Capitalized | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18,702 | 38,998 | 60,851 | 84,230 | 109,109 | 135,467 | 163,289 | 192,564 | 223,285 | 255,448 | 289,053 |
| Depreciation Taken | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 623 | 1,300 | 2,028 | 2,808 | 3,637 | 4,516 | 5,443 | 6,419 | 7,443 | 8,515 | 9,635 |
| Remaining Capitalized Reserve Basis | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18,079 | 37,075 | 56,900 | 77,470 | 98,712 | 120,555 | 142,934 | 165,790 | 189,068 | 212,716 | 236,687 |
| Total Deduction for Use of Reserves | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,701 | 3,555 | 4,456 | 5,405 | 6,401 | 7,444 | 8,534 | 9,672 | 10,856 | 12,089 | 13,369 |

| | Federal LIHTC | | | |
|---|-------------------|-------------|--------------|-------------------|
| | Total | Acquisition | Construction | |
| | | | 100% | 130% |
| Eligible Basis | 19,955,589 | 0 | 0 | 19,955,589 |
| Percentage of Cost with 130% Basis Boost | 100.00% | | | |
| Res Portion of Solar Credits | 0 | | 0 | 0 |
| Res Portion of Historic Rehab Credit | 0 | | 0 | 0 |
| Subtotal | 19,955,589 | 0 | 0 | 19,955,589 |
| Less: | | | | |
| Tax Exempt Bonds | 0 | 0 | 0 | 0 |
| Federal and Other Grants Off Basis | 0 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 |
| Eligible Basis | 19,955,589 | 0 | 0 | 19,955,589 |
| Adjustment "Hard-to-Develop Area" or Qualified Census Tract | | 0.00% | 100.00% | 130.00% |
| Percentage of Historic Related Costs | | | | |
| Adjusted Eligible Basis | 25,942,266 | 0 | 0 | 25,942,266 |
| Applicable Fraction | | 100.00% | 100.00% | 100.00% |
| Qualified Basis | 25,942,266 | 0 | 0 | 25,942,266 |
| Qualified Basis per Application | | 0 | 0 | |
| Rate | | 3.17% | 3.17% | 3.17% |
| Annual LIHTC Amount | | | | |
| Calculated | 822,370 | 0 | 0 | 822,370 |
| Actual Allocation | 822,370 | 0 | 0 | 822,370 |
| Used in Forecast (lessor) | 822,370 | 0 | 0 | 822,370 |
| Total Credits | 8,223,698 | | | |

| | No. of Units | Fraction | Total Sq Ft | Fraction |
|--|--------------|----------------|---------------|----------------|
| Low Income Apts | 97 | 100.00% | 71,014 | 100.00% |
| Market Rate Apts | 0 | 0.00% | 0 | 0.00% |
| Manager Unit | 1 | | | |
| TOTAL | 98 | 100.00% | 71,014 | 100.00% |
| Applicable fraction (the lesser of units or sq ft) | | | | 100.00% |

| 50% Test | |
|---|------------|
| Bond Analysis 50% Test (If Applicable) | |
| Total Tax Exempt Bond Proceeds | 13,000,000 |
| Add'l Const Period Bond Proceeds | |
| Total Project Basis | 21,695,842 |
| Bond Proceeds/Aggregate Basis | 59.92% |

Sale

| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 0 | TOTAL |
|--|------|------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|----|-----------|
| Net Operating Income | 0 | 0 | 176,018 | 524,981 | 529,885 | 534,719 | 539,477 | 544,152 | 548,736 | 553,224 | 557,607 | 561,876 | 566,025 | 570,044 | 573,925 | 577,657 | 581,232 | 584,639 | 0 | 8,524,199 |
| Project Year | 0 | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | |
| Interest Income on Reserves | 0 | 0 | 0 | 197 | 6,372 | 7,117 | 7,896 | 8,709 | 9,142 | 9,569 | 9,990 | 10,408 | 10,822 | 11,235 | 11,647 | 12,059 | 12,473 | 12,888 | 0 | 140,523 |
| Interest Expense - Citi | 0 | 0 | 0 | 209,231 | 310,220 | 305,714 | 312,828 | 307,768 | 302,507 | 297,039 | 291,353 | 285,443 | 279,298 | 272,910 | 266,270 | 259,366 | 252,189 | 244,727 | 0 | 4,196,862 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - Rufino Loan (AHFC GO Bonds) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest Expense - | 0 | 0 | | | | | | | | | | | | | | | | | | |

| | | | | Sale | | | | | | | | | | | | | | | | | | | | |
|-------------------------|-----------------------------------|-----------------|--------------|----------------|----------|---------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------|---|
| | Amount | Period (Months) | Closing Date | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 0 | | |
| 1 | Construction Loan Origination Fee | 147,604 | 216 | 7/1/21 | 0 | 0 | 4,100 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 0 | |
| 2 | Loan Origination Fee - Permanent | 98,500 | 180 | 7/1/21 | 0 | 0 | 3,283 | 6,567 | 6,567 | 6,567 | 6,567 | 6,567 | 6,567 | 6,567 | 6,567 | 6,567 | 6,567 | 6,567 | 6,567 | 6,567 | 6,567 | 6,567 | 3,283 | 0 |
| 3 | Legal - Syndication/Organization | 35,125 | 180 | 7/1/21 | 0 | 0 | 1,171 | 2,342 | 2,342 | 2,342 | 2,342 | 2,342 | 2,342 | 2,342 | 2,342 | 2,342 | 2,342 | 2,342 | 2,342 | 2,342 | 2,342 | 2,342 | 1,171 | 0 |
| 4 | Legal - Bond/Perm Loan | 133,946 | 180 | 7/1/21 | 0 | 0 | 4,465 | 8,930 | 8,930 | 8,930 | 8,930 | 8,930 | 8,930 | 8,930 | 8,930 | 8,930 | 8,930 | 8,930 | 8,930 | 8,930 | 8,930 | 8,930 | 4,465 | 0 |
| 5 | Tax Credit Compliance Fees | 49,963 | 120 | 7/1/21 | 0 | 0 | 2,498 | 4,996 | 4,996 | 4,996 | 4,996 | 4,996 | 4,996 | 4,996 | 4,996 | 4,996 | 2,498 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6 | Lease-up and Marketing Costs | 34,531 | 12 | 7/1/21 | 0 | 0 | 17,266 | 17,266 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7 | Bond Financing | 129,202 | 180 | 7/1/21 | 0 | 0 | 4,307 | 8,613 | 8,613 | 8,613 | 8,613 | 8,613 | 8,613 | 8,613 | 8,613 | 8,613 | 8,613 | 8,613 | 8,613 | 8,613 | 8,613 | 8,613 | 4,307 | 0 |
| 8 | Trustee Fees | 11,250 | 12 | 7/1/21 | 0 | 0 | 5,625 | 5,625 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9 | | | 0 | 7/1/21 | | | | | | | | | | | | | | | | | | | | |
| 10 | | | 0 | 7/1/21 | | | | | | | | | | | | | | | | | | | | |
| 11 | | | 0 | 7/1/21 | | | | | | | | | | | | | | | | | | | | |
| 12 | | | 0 | 7/1/21 | | | | | | | | | | | | | | | | | | | | |
| 13 | | | 0 | 7/1/21 | | | | | | | | | | | | | | | | | | | | |
| 14 | | | 0 | 7/1/21 | | | | | | | | | | | | | | | | | | | | |
| Annual Total | | | | 0 | 0 | 42,715 | 62,539 | 39,648 | 39,648 | 39,648 | 39,648 | 39,648 | 39,648 | 39,648 | 39,648 | 39,648 | 37,150 | 34,652 | 34,652 | 34,652 | 34,652 | 21,426 | 0 | |
| Cumulative Total | | | | 640,121 | 0 | 42,715 | 105,253 | 144,901 | 184,549 | 224,197 | 263,845 | 303,493 | 343,141 | 382,789 | 422,438 | 459,587 | 494,239 | 528,891 | 563,543 | 598,194 | 619,620 | 619,620 | 0 | |

| Asset | Average Depreciable Life | | | | Bonus Depreciation | | | Remaining Basis |
|--|--------------------------|---------------------|---------------------|------------------|--------------------|------|-----------|-----------------|
| | Depreciable Basis | LP Depreciable Life | GP Depreciable Life | Partnership Life | 2021 | 2022 | Total | |
| Residential Bldg Acquisition | 0 | 30.0 | 30.0 | | 0 | 0 | 0 | 0 |
| Residential Const (reduced by grant financing) | 16,668,051 | 30.0 | 30.0 | 30.0 | 0 | 0 | 0 | 16,668,051 |
| Commercial | 0 | 30.0 | 30.0 | | 0 | 0 | 0 | 0 |
| Site Improvements - related to building | 0 | 30.0 | 30.0 | | 0 | 0 | 0 | 0 |
| Land/Site Improvements/Amenities | 2,810,000 | 15.0 | 15.0 | 15.0 | 2,809,719 | 0 | 2,809,719 | 281 |
| Personal Property | 477,538 | 5.0 | 5.0 | 5.0 | 477,490 | 0 | 477,490 | 48 |
| | | LP Ownership | GP Ownership | | | | | |
| | Ownership Percentage | 99.99% | 0.01% | | | | | |

| Developer Fee Proration | | |
|----------------------------------|------------|-----------|
| | % of Total | Fee |
| Total | - | 2,500,000 |
| Construction | 77% | 1,933,336 |
| Site work (15 year Depreciation) | 20% | 0 |
| Personal Property | 3% | 71,538 |

| | | | |
|-------------------------|-------------------|--|---|
| TOTAL | 19,955,589 | Take bonus depreciation | Y |
| | | Are ANY buildings going to be continually in service | N |
| Historic Check | 0 | | |
| Developer Fee Proration | 1,933,336 | | |
| Depreciation Check | 19,955,589 | | |
| Variance | 0 | | |

| | Rehabilitation Basis | | | | | | | TOTAL | Bonus Depreciation | Annual Total |
|------|----------------------|--------------------------|------------|-------------------|-------------------|-------------------------|-------------------------|---------|--------------------|--------------|
| | Residential Bldg Acq | Residential Improvements | Commercial | Site Improvements | Personal Property | Land/Site Imp/Amenities | Deferred Developer Fees | | | |
| 2019 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2020 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2021 | 0 | 277,801 | 0 | 0 | 10 | 14 | 0 | 277,824 | 3,287,209 | 3,565,034 |
| 2022 | 0 | 555,602 | 0 | 0 | 15 | 27 | 0 | 555,644 | 0 | 555,644 |
| 2023 | 0 | 555,602 | 0 | 0 | 9 | 24 | 0 | 555,635 | 0 | 555,635 |
| 2024 | 0 | 555,602 | 0 | 0 | 6 | 22 | 0 | 555,629 | 0 | 555,629 |
| 2025 | 0 | 555,602 | 0 | 0 | 6 | 19 | 0 | 555,627 | 0 | 555,627 |
| 2026 | 0 | 555,602 | 0 | 0 | 3 | 18 | 0 | 555,622 | 0 | 555,622 |
| 2027 | 0 | 555,602 | 0 | 0 | 0 | 17 | 0 | 555,618 | 0 | 555,618 |
| 2028 | 0 | 555,602 | 0 | 0 | 0 | 17 | 0 | 555,618 | 0 | 555,618 |
| 2029 | 0 | 555,602 | 0 | 0 | 0 | 17 | 0 | 555,618 | 0 | 555,618 |
| 2030 | 0 | 555,602 | 0 | 0 | 0 | 17 | 0 | 555,618 | 0 | 555,618 |
| 2031 | 0 | 555,602 | 0 | 0 | 0 | 17 | 0 | 555,618 | 0 | 555,618 |
| 2032 | 0 | 555,602 | 0 | 0 | 0 | 17 | 0 | 555,618 | 0 | 555,618 |
| 2033 | 0 | 555,602 | 0 | 0 | 0 | 17 | 0 | 555,618 | 0 | 555,618 |
| 2034 | 0 | 555,602 | 0 | 0 | 0 | 17 | 0 | 555,618 | 0 | 555,618 |
| 2035 | 0 | 555,602 | 0 | 0 | 0 | 17 | 0 | 555,618 | 0 | 555,618 |
| 2036 | 0 | 555,602 | 0 | 0 | 0 | 8 | 0 | 555,610 | 0 | 555,610 |
| 2037 | 0 | 555,602 | 0 | 0 | 0 | 0 | 0 | 555,602 | 0 | 555,602 |

| Residual Analysis | | | |
|--|------------|--------------------------------------|-----------|
| Net Operating Income and Cap Rate Approach | | | |
| Using Model Rents | | | |
| Net Operating Income Year 42 | 1,670,524 | | |
| Cap Rate Assumption | 6% | Total Annual Income (net of vacancy) | 3,526,242 |
| Source of Cap Rate | Appraisal | Comm Inc (net of vacancy) | 0 |
| Imputed Value | 27,842,066 | Other Inc (net of vacancy) | 17,221 |
| Outstanding Debt | 8,433,920 | Expenses | 1,772,233 |
| Imputed value over debt | 19,408,146 | Replacement Reserves | 100,706 |
| | | NOI | 1,670,524 |
| Using Market Rents at Year 42 | | | |
| Net Operating Income Year 42 | 3,834,170 | | |
| Cap Rate Assumption | 6% | Total Annual Income (net of vacancy) | 5,689,888 |
| Source of Cap Rate | | Comm Inc (net of vacancy) | 0 |
| Imputed Value | 63,902,834 | Other Inc (net of vacancy) | 17,221 |
| Outstanding Debt | 8,433,920 | Expenses | 1,772,233 |
| Imputed value over debt | 55,468,914 | Replacement Reserves | 100,706 |
| | | NOI | 3,834,170 |
| Appraised Value Approach | | | |
| Appraised Value Yr 1 | | | |
| Original Cost | 21,675,669 | | |
| Percentage | | | |
| Imputed Value | 0 | | |
| Outstanding Debt | 8,433,920 | | |
| Appreciation Needed | #DIV/0! | | |

| Assumptions applied to Projections from Year 1 | |
|--|-------|
| Residential Income Trending | 3.00% |
| Expense Trending | 3.00% |
| Residential Vacancy | 5.00% |
| Commercial Income Trending | 2.00% |
| Other Income Trending | 3.00% |
| Commercial Vacancy | 7.00% |
| NEF Replacement Res Trending | 3.00% |
| Lender Replacement Res Trending | 3.00% |

| Perm Debt Refinancing | New Interest Rate | New Term |
|--|-------------------|----------|
| Citi | 6.50% | 30 |
| 0 | | |
| Optional RA Length | | |
| | | |
| Continue Partnership Mgmt Fee after year of Sale | | |
| | N | |
| Continue Incentive Mgmt Fee after year of Sale | | |
| | N | |

| | | Required Financing | | | | | | | | | | | DDF | Contingent Payments | Remaining Cash | Remaining Debt |
|----|------|--------------------|-------------------|--------------|-----------|---------------|-----------|---------|---|---|---|---|---------|---------------------|----------------|----------------|
| | | Residential Income | Commercial Income | Other Income | Expenses | Repl Reserves | NOI | Citi | 0 | 0 | 0 | 0 | | | | |
| 0 | 2019 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13,258,000 |
| 1 | 2020 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13,258,000 |
| 2 | 2021 | 365,903 | 0 | 1,787 | 183,897 | 10,450 | 173,343 | 0 | 0 | 0 | 0 | 0 | 168,343 | 5,000 | 0 | 13,258,000 |
| 3 | 2022 | 1,113,423 | 0 | 5,438 | 559,589 | 31,798 | 527,474 | 209,231 | 0 | 0 | 0 | 0 | 313,093 | 5,150 | 0 | 11,099,477 |
| 4 | 2023 | 1,146,826 | 0 | 5,601 | 576,376 | 32,752 | 543,298 | 310,220 | 0 | 0 | 0 | 0 | 227,774 | 5,305 | 0 | 10,947,575 |
| 5 | 2024 | 1,181,231 | 0 | 5,769 | 593,668 | 33,735 | 559,597 | 305,714 | 0 | 0 | 0 | 0 | 248,119 | 5,464 | 0 | 10,778,212 |
| 6 | 2025 | 1,216,668 | 0 | 5,942 | 611,478 | 34,747 | 576,385 | 440,603 | 0 | 0 | 0 | 0 | 130,154 | 5,628 | 0 | 13,130,224 |
| 7 | 2026 | 1,253,168 | 0 | 6,120 | 629,822 | 35,789 | 593,676 | 440,603 | 0 | 0 | 0 | 0 | 147,277 | 5,796 | 0 | 12,997,369 |
| 8 | 2027 | 1,290,763 | 0 | 6,304 | 648,717 | 36,863 | 611,487 | 440,603 | 0 | 0 | 0 | 0 | 82,391 | 80,240 | 8,252 | 12,859,293 |
| 9 | 2028 | 1,329,486 | 0 | 6,493 | 668,178 | 37,969 | 629,831 | 440,603 | 0 | 0 | 0 | 0 | 0 | 170,920 | 18,308 | 12,715,728 |
| 10 | 2029 | 1,369,370 | 0 | 6,687 | 688,224 | 39,108 | 648,726 | 440,603 | 0 | 0 | 0 | 0 | 0 | 187,944 | 20,179 | 12,566,478 |
| 11 | 2030 | 1,410,451 | 0 | 6,888 | 708,870 | 40,281 | 668,188 | 440,603 | 0 | 0 | 0 | 0 | 0 | 205,479 | 22,106 | 12,411,317 |
| 12 | 2031 | 1,452,765 | 0 | 7,095 | 730,136 | 41,490 | 688,234 | 440,603 | 0 | 0 | 0 | 0 | 0 | 223,539 | 24,091 | 12,250,012 |
| 13 | 2032 | 1,496,348 | 0 | 7,308 | 752,040 | 42,734 | 708,881 | 440,603 | 0 | 0 | 0 | 0 | 0 | 242,142 | 26,136 | 12,082,319 |
| 14 | 2033 | 1,541,238 | 0 | 7,527 | 774,602 | 44,016 | 730,147 | 440,603 | 0 | 0 | 0 | 0 | 0 | 261,302 | 28,241 | 11,907,985 |
| 15 | 2034 | 1,587,476 | 0 | 7,753 | 797,840 | 45,337 | 752,052 | 440,603 | 0 | 0 | 0 | 0 | 0 | 281,038 | 30,411 | 11,726,747 |
| 16 | 2035 | 1,635,100 | 0 | 7,985 | 821,775 | 46,697 | 774,613 | 440,603 | 0 | 0 | 0 | 0 | 0 | 301,365 | 32,645 | 11,538,332 |
| 17 | 2036 | 1,684,153 | 0 | 8,225 | 846,428 | 48,098 | 797,852 | 440,603 | 0 | 0 | 0 | 0 | 0 | 322,302 | 34,946 | 11,342,456 |
| 18 | 2037 | 1,734,677 | 0 | 8,471 | 871,821 | 49,541 | 821,787 | 312,720 | 0 | 0 | 0 | 0 | 0 | 458,161 | 50,907 | 11,296,872 |
| 19 | 2038 | 1,786,718 | 0 | 8,726 | 897,976 | 51,027 | 846,441 | 469,080 | 0 | 0 | 0 | 0 | 0 | 339,625 | 37,736 | 11,224,694 |
| 20 | 2039 | 1,840,319 | 0 | 8,987 | 924,915 | 52,558 | 871,834 | 469,080 | 0 | 0 | 0 | 0 | 0 | 362,479 | 40,275 | 11,147,682 |
| 21 | 2040 | 1,895,529 | 0 | 9,257 | 952,662 | 54,135 | 897,989 | 469,080 | 0 | 0 | 0 | 0 | 0 | 386,018 | 42,891 | 11,065,513 |
| 22 | 2041 | 1,952,395 | 0 | 9,535 | 981,242 | 55,759 | 924,929 | 469,080 | 0 | 0 | 0 | 0 | 0 | 410,264 | 45,585 | 10,977,840 |
| 23 | 2042 | 2,010,967 | 0 | 9,821 | 1,010,679 | 57,431 | 952,676 | 469,080 | 0 | 0 | 0 | 0 | 0 | 435,237 | 48,390 | 10,884,296 |
| 24 | 2043 | 2,071,296 | 0 | 10,115 | 1,041,000 | 59,154 | 981,257 | 469,080 | 0 | 0 | 0 | 0 | 0 | 460,959 | 51,218 | 10,784,487 |
| 25 | 2044 | 2,133,434 | 0 | 10,419 | 1,072,230 | 60,929 | 1,010,694 | 469,080 | 0 | 0 | 0 | 0 | 0 | 487,453 | 54,161 | 10,677,953 |
| 26 | 2045 | 2,197,437 | 0 | 10,731 | 1,104,397 | 62,757 | 1,041,015 | 469,080 | 0 | 0 | 0 | 0 | 0 | 514,742 | 57,194 | 10,564,367 |
| 27 | 2046 | 2,263,361 | 0 | 11,053 | 1,137,529 | 64,640 | 1,072,246 | 469,080 | 0 | 0 | 0 | 0 | 0 | 542,850 | 60,317 | 10,443,132 |
| 28 | 2047 | 2,331,281 | 0 | 11,385 | 1,171,654 | 66,576 | 1,104,413 | 469,080 | 0 | 0 | 0 | 0 | 0 | 571,800 | 63,533 | 10,313,778 |
| 29 | 2048 | 2,401,189 | 0 | 11,727 | 1,206,804 | 68,576 | 1,137,546 | 469,080 | 0 | 0 | 0 | 0 | 0 | 601,619 | 66,847 | 10,175,760 |
| 30 | 2049 | 2,473,235 | 0 | 12,078 | 1,243,008 | 70,633 | 1,171,672 | 469,080 | 0 | 0 | 0 | 0 | 0 | 632,333 | 70,259 | 10,029,499 |
| 31 | 2050 | 2,547,432 | 0 | 12,441 | 1,280,268 | 72,752 | 1,208,822 | 469,080 | 0 | 0 | 0 | 0 | 0 | 663,968 | 73,774 | 9,871,375 |
| 32 | 2051 | 2,623,855 | 0 | 12,814 | 1,318,707 | 74,935 | 1,243,027 | 469,080 | 0 | 0 | 0 | 0 | 0 | 696,552 | 77,395 | 9,703,729 |
| 33 | 2052 | 2,702,571 | 0 | 13,198 | 1,358,289 | 77,183 | 1,280,318 | 469,080 | 0 | 0 | 0 | 0 | 0 | 730,114 | 81,124 | 9,524,855 |
| 34 | 2053 | 2,783,648 | 0 | 13,594 | 1,399,017 | 79,498 | 1,318,727 | 469,080 | 0 | 0 | 0 | 0 | 0 | 764,683 | 84,965 | 9,334,002 |
| 35 | 2054 | 2,867,157 | 0 | 14,002 | 1,440,987 | 81,883 | 1,358,289 | 469,080 | 0 | 0 | 0 | 0 | 0 | 800,288 | 88,921 | 9,130,367 |
| 36 | 2055 | 2,953,172 | 0 | 14,422 | 1,484,217 | 84,340 | 1,399,038 | 469,080 | 0 | 0 | 0 | 0 | 0 | 836,952 | 92,996 | 8,913,094 |
| 37 | 2056 | 3,041,767 | 0 | 14,855 | 1,528,743 | 86,870 | 1,441,009 | 469,080 | 0 | 0 | 0 | 0 | 0 | 874,736 | 97,193 | 8,681,270 |
| 38 | 2057 | 3,133,020 | 0 | 15,300 | 1,574,606 | 89,476 | 1,484,239 | 469,080 | 0 | 0 | 0 | 0 | 0 | 913,643 | 101,516 | 8,433,920 |
| 39 | 2058 | 3,227,011 | 0 | 15,759 | 1,621,844 | 92,160 | 1,528,766 | 469,080 | 0 | 0 | 0 | 0 | 0 | 953,718 | 105,969 | 8,433,920 |
| 40 | 2059 | 3,323,821 | 0 | 16,232 | 1,670,499 | 94,925 | 1,574,629 | 469,080 | 0 | 0 | 0 | 0 | 0 | 994,994 | 110,555 | 8,433,920 |
| 41 | 2060 | 3,423,536 | 0 | 16,719 | 1,720,614 | 97,773 | 1,621,868 | 469,080 | 0 | 0 | 0 | 0 | 0 | 1,037,509 | 115,279 | 8,433,920 |
| 42 | 2061 | 3,526,242 | 0 | 17,221 | 1,772,233 | 100,706 | 1,670,524 | 469,080 | 0 | 0 | 0 | 0 | 0 | 1,081,300 | 120,144 | 8,433,920 |
| 43 | 2062 | 3,632,029 | 0 | 17,737 | 1,825,399 | 103,727 | 1,720,640 | 469,080 | 0 | 0 | 0 | 0 | 0 | 1,126,404 | 125,156 | 8,433,920 |
| 44 | 2063 | 3,740,990 | 0 | 18,270 | 1,880,161 | 106,839 | 1,772,259 | 469,080 | 0 | 0 | 0 | 0 | 0 | 1,172,861 | 130,318 | 8,433,920 |
| 45 | 2064 | 3,853,220 | 0 | 18,818 | 1,936,566 | 110,044 | 1,825,427 | 469,080 | 0 | 0 | 0 | 0 | 0 | 1,220,712 | 135,635 | 8,433,920 |
| 46 | 2065 | 3,968,816 | 0 | 19,382 | 1,994,663 | 113,346 | 1,880,189 | 469,080 | 0 | 0 | 0 | 0 | 0 | 1,269,999 | 141,111 | 8,433,920 |
| 47 | 2066 | 4,087,881 | 0 | 19,964 | 2,054,503 | 116,746 | 1,936,595 | 469,080 | 0 | 0 | 0 | 0 | 0 | 1,320,764 | 146,752 | 8,433,920 |
| 48 | 2067 | 4,210,517 | 0 | 20,562 | 2,116,138 | 120,249 | 1,994,693 | 469,080 | 0 | 0 | 0 | 0 | 0 | 1,373,052 | 152,561 | 8,433,920 |
| 49 | 2068 | 4,336,833 | 0 | 21,179 | 2,179,622 | 123,856 | 2,054,534 | 469,080 | 0 | 0 | 0 | 0 | 0 | 1,426,909 | 158,545 | 8,433,920 |
| 50 | 2069 | 4,466,938 | 0 | 21,815 | 2,245,011 | 127,572 | 2,116,170 | 469,080 | 0 | 0 | 0 | 0 | 0 | 1,482,381 | 164,709 | 8,433,920 |
| 51 | 2070 | 4,600,946 | 0 | 22,469 | 2,312,361 | 131,399 | 2,179,655 | 469,080 | 0 | 0 | 0 | 0 | 0 | 1,539,518 | 171,058 | 8,433,920 |
| 52 | 2071 | 4,738,974 | 0 | 23,143 | 2,381,732 | 135,341 | 2,245,045 | 469,080 | 0 | 0 | 0 | 0 | 0 | 1,598,368 | 177,596 | 8,433,920 |
| 53 | 2072 | 4,881,144 | 0 | 23,838 | 2,453,184 | 139,401 | 2,312,396 | 469,080 | 0 | 0 | 0 | 0 | 0 | 1,658,985 | 184,332 | 8,433,920 |
| 54 | 2073 | 5,027,578 | 0 | 24,553 | 2,526,780 | 143,583 | 2,381,768 | 469,080 | 0 | 0 | 0 | 0 | 0 | 1,721,419 | 191,269 | 8,433,920 |
| 55 | 2074 | 5,178,405 | 0 | 25,289 | 2,602,583 | 147,891 | 2,453,221 | 469,080 | 0 | 0 | 0 | 0 | 0 | 1,785,727 | 198,414 | 8,433,920 |

Statement (12 months)

Period = May 2022-Apr 2023

Book = Accrual ; Tree = ysi_cf

| | | May 2022 | Jun 2022 | Jul 2022 | Aug 2022 | Sep 2022 | Oct 2022 | Nov 2022 | Dec 2022 | Jan 2023 | Feb 2023 | Mar 2023 | Apr 2023 | Total |
|----------|----------------------------------|----------|-----------|-----------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|
| 5100-000 | RENT REVENUE | | | | | | | | | | | | | |
| 5120-000 | Rent Revenue - Gross Potential | 1,781.34 | 41,915.52 | 45,597.80 | 51,714.52 | 76,322.54 | 58,542.41 | 70,806.40 | 71,638.00 | 74,542.73 | 69,306.82 | 82,143.27 | 65,651.20 | 709,962.55 |
| 5121-000 | SECTION 8 | 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 |
| 5121-010 | Rent-HUD | 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 |
| 5125-200 | Tenant Assistance Payments | 466.61 | 13,576.80 | 39,348.33 | 46,886.21 | 45,843.40 | 55,494.04 | 47,418.89 | 45,528.64 | 42,778.27 | 44,880.08 | 37,550.73 | 47,864.00 | 467,636.00 |
| 5125-300 | Agreement Expense Recovery | 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 |
| 5130-000 | Parking | 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 |
| 5140-000 | Rent Revenue - Commercial | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -1,004.00 | 0.00 | -1,004.00 |
| 5170-000 | Garage and Parking Spaces | 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 |
| 5190-000 | Miscellaneous Rent Revenue | 0.00 | 0.00 | 1,667.95 | 640.97 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,308.92 |
| 5191-000 | Excess Income Disbursed | 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 |
| 5194-000 | Retained Excess 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 |
| 5195-000 | Prepaid Rent | 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 |
| 5195-100 | Prepaid Rent HUD | 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 |
| 5195-200 | Prepaid Rent TAP | 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 |
| 5196-000 | COVID-19 Deferral Plan | 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 |
| 5197-000 | Covid Recovery | 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 |
| 5199-999 | TOTAL RENT REVENUE | 2,247.95 | 55,492.32 | 86,614.08 | 99,241.70 | 122,165.94 | 114,036.45 | 118,225.29 | 117,166.64 | 117,321.00 | 114,186.90 | 118,690.00 | 113,515.20 | 1,178,903.47 |
| 5200-000 | VACANCIES | | | | | | | | | | | | | |
| 5220-000 | Vacancy Loss - Apartments | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -12,238.27 | 0.00 | -12,238.27 |
| 5220-050 | Units Under Construction | 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 |
| 5240-000 | Vacancy Loss - Commercial | 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 |
| 5250-000 | Rental Concessions | 0.00 | -4,154.99 | -6,892.00 | -5,569.01 | -3,074.00 | -14,321.34 | -3,074.00 | -3,074.00 | -107.00 | -1,471.17 | -107.00 | -107.00 | -41,951.51 |
| 5250-999 | TOTAL VACANCIES | 0.00 | -4,154.99 | -6,892.00 | -5,569.01 | -3,074.00 | -14,321.34 | -3,074.00 | -3,074.00 | -107.00 | -1,471.17 | -12,345.27 | -107.00 | -54,189.78 |
| 5299-999 | NET RENTAL REVENUE | 2,247.95 | 51,337.33 | 79,722.08 | 93,672.69 | 119,091.94 | 99,715.11 | 115,151.29 | 114,092.64 | 117,214.00 | 112,715.73 | 106,344.73 | 113,408.20 | 1,124,713.69 |
| 5400-000 | FINANCIAL/ NON-OPERATING REVENUE | | | | | | | | | | | | | |
| 5401-000 | Developer Fee 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 |
| 5401-100 | Developer Costs | 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 |
| 5401-101 | Developer Costs | 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 |
| 5405-100 | Construction 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 |
| 5405-130 | General Condition 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 |

Statement (12 months)

Period = May 2022-Apr 2023

Book = Accrual ; Tree = ysi_cf

| | | May 2022 | Jun 2022 | Jul 2022 | Aug 2022 | Sep 2022 | Oct 2022 | Nov 2022 | Dec 2022 | Jan 2023 | Feb 2023 | Mar 2023 | Apr 2023 | Total |
|----------|--|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|
| 5405-150 | Contractor Profit | 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 |
| 5405-200 | Selling Expenses | 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 |
| 5405-201 | Selling Expenses | 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 |
| 5405-500 | Costs of Construction | 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 |
| 5405-530 | General Conditions Cost | 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 |
| 5405-540 | Construction Wages | 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 |
| 5406-000 | Debt Forgiveness | 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 |
| 5410-000 | Financial Revenue - Project Operations | 0.00 | 0.00 | 0.00 | 0.15 | 0.58 | 0.70 | 1.27 | 0.63 | 1.29 | 0.59 | 0.00 | 0.00 | 5.21 |
| 5415-000 | Percentage Completion 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 |
| 5430-000 | Revenue from Investments - Residual Receipts | 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 |
| 5440-000 | Revenue from Investments - Replacement Reserve | 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 |
| 5450-000 | Revenue from Investments - General Operating Reserve | 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 |
| 5470-000 | Revenue from Investments - Extraordinary Maintenance Reserve | 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 |
| 5480-000 | Revenue from Investments - Grant Account | 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 |
| 5490-000 | Revenue from Investments - Miscellaneous | 271.75 | 889.22 | 1,361.22 | 1,807.64 | 2,676.49 | 2,838.28 | 3,348.02 | 2,119.09 | 329.11 | 208.35 | 191.71 | 0.00 | 16,040.88 |
| 5490-010 | Interest Swap Amortization | 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 |
| 5490-020 | Insurance Proceeds | 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 |
| 5490-030 | Interest Reduction Payments Revenue | 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 |
| 5495-000 | Bond Premium Amortization | 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 |
| 5496-000 | Gain (Loss) on Sale of Asset | 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 |
| 5499-999 | TOTAL FINANCIAL/ NON-OPERATING REVENUE | 271.75 | 889.22 | 1,361.22 | 1,807.79 | 2,677.07 | 2,838.98 | 3,349.29 | 2,119.72 | 330.40 | 208.94 | 191.71 | 0.00 | 16,046.09 |
| 5900-000 | OTHER REVENUE | | | | | | | | | | | | | |
| 5910-000 | Laundry and Vending Revenue | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 413.84 | 0.00 | 0.00 | 0.00 | 413.84 |
| 5920-000 | Tenant Charges | 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 |
| 5920-010 | NSF and Late Charges | 0.00 | 0.00 | 0.00 | 25.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 35.00 | 25.00 | 0.00 | 85.00 |
| 5920-020 | Damages and Cleaning Fees | 0.00 | 0.00 | 0.00 | 3,290.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,389.86 | 0.00 | 0.00 | 4,679.86 |
| 5920-030 | Forfeited Security Deposits | 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 |
| 5920-040 | Application Processing Fees | 32.00 | 432.00 | 1,840.00 | 176.00 | 16.00 | 32.00 | 16.00 | 0.00 | 64.00 | 80.00 | 96.00 | 16.00 | 2,800.00 |
| 5920-050 | Legal Fees Revenue | 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 |
| 5920-090 | Other Revenue | 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 |

Statement (12 months)

Period = May 2022-Apr 2023

Book = Accrual ; Tree = ysi_cf

| | | May 2022 | Jun 2022 | Jul 2022 | Aug 2022 | Sep 2022 | Oct 2022 | Nov 2022 | Dec 2022 | Jan 2023 | Feb 2023 | Mar 2023 | Apr 2023 | Total |
|----------|---------------------------------|----------|-----------|-----------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|
| 5950-000 | Parking | 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 |
| 5970-000 | Telephone | 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 |
| 5980-000 | Cable TV | 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 |
| 5985-000 | Utility Reimbursement | 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 |
| 5990-000 | Miscellaneous Revenue | 0.00 | 1,000.00 | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,000.00 |
| 5990-999 | TOTAL OTHER REVENUE | 32.00 | 1,432.00 | 2,840.00 | 4,491.00 | 16.00 | 32.00 | 16.00 | 0.00 | 477.84 | 1,504.86 | 121.00 | 16.00 | 10,978.70 |
| 5999-999 | TOTAL REVENUE | 2,551.70 | 53,658.55 | 83,923.30 | 99,971.48 | 121,785.01 | 102,586.09 | 118,516.58 | 116,212.36 | 118,022.24 | 114,429.53 | 106,657.44 | 113,424.20 | 1,151,738.48 |
| 6000-000 | EXPENSES | | | | | | | | | | | | | |
| 6210-000 | ADVERTISING AND MARKETING | | | | | | | | | | | | | |
| 6210-010 | Brochures/Flyers | 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 |
| 6210-020 | Newspapers | 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 |
| 6210-030 | Rental Guides | 709.00 | 709.00 | 2,518.77 | 709.00 | 709.00 | 709.00 | 0.00 | 709.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6,772.77 |
| 6210-040 | Promotions | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 95.28 | 0.00 | 560.04 | 0.00 | 0.00 | 655.32 |
| 6210-050 | Signage | 0.00 | 1,687.52 | 245.94 | 755.86 | 71.67 | 928.75 | 0.00 | 85.66 | 1,766.08 | 0.00 | 672.97 | 0.00 | 6,214.45 |
| 6210-090 | Other-Advertising | 0.00 | 0.00 | 2,150.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,150.00 |
| 6235-000 | Referral Fees | 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 |
| 6240-000 | Model 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 |
| 6250-010 | Tenant Screening Reports | 656.00 | 160.00 | 192.00 | 528.00 | 0.00 | 368.00 | 0.00 | 0.00 | 0.00 | 950.00 | 96.00 | 0.00 | 2,950.00 |
| 6250-020 | Concessions/Fees | 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 |
| 6250-090 | Other-Renting Expenses | 0.00 | 51.59 | 0.00 | 0.00 | 60.53 | 0.00 | 0.00 | 32.76 | 0.00 | 0.00 | 73.67 | 85.57 | 304.12 |
| 6299-999 | TOTAL ADVERTISING AND MARKETING | 1,365.00 | 2,608.11 | 5,106.71 | 1,992.86 | 841.20 | 2,005.75 | 0.00 | 922.70 | 1,766.08 | 1,510.04 | 842.64 | 85.57 | 19,046.66 |
| 6300-000 | ADMINISTRATIVE EXPENSES | | | | | | | | | | | | | |
| 6310-000 | Wages Hourly | 8,136.74 | 7,300.62 | 0.00 | 2,000.83 | 3,452.78 | 0.00 | 960.25 | 4,587.47 | 3,953.36 | 4,047.43 | 6,475.31 | 0.00 | 40,914.79 |
| 6310-100 | Temporary Employees | 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 |
| 6311-010 | Telephone and Communications | 285.16 | 2,240.62 | 277.43 | 2,041.17 | 2,084.50 | 713.39 | 1,187.80 | 815.19 | 1,076.57 | 774.37 | 924.09 | 278.61 | 12,698.90 |
| 6311-020 | Office Supplies | 314.74 | 120.45 | 1,877.93 | 0.00 | 1,438.74 | 0.00 | 0.00 | 1,020.99 | 1,065.86 | 0.00 | 840.42 | 43.29 | 6,722.42 |
| 6311-030 | Postage | 30.11 | 0.00 | 114.72 | 77.65 | 76.62 | 179.83 | 192.53 | 98.74 | 52.78 | 0.00 | 0.00 | 0.00 | 822.98 |
| 6311-040 | Equipment Lease & Repair | 175.37 | 689.56 | 252.70 | 550.40 | 192.90 | 3,710.35 | 192.90 | 192.90 | 192.90 | 3,473.19 | 491.90 | 0.00 | 10,115.07 |
| 6311-050 | Software | 889.04 | 2,142.71 | 443.02 | 435.02 | 457.02 | 1,671.91 | 6.00 | 6,112.04 | 6.00 | 461.02 | 0.00 | 699.52 | 13,323.30 |
| 6311-090 | Other | 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 |
| 6312-000 | Office 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 |
| 6312-100 | Community Services Unit Loss | 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 |
| 6312-200 | On-Site Employee Unit Loss | 0.00 | 0.00 | 0.00 | 1,421.00 | 1,421.00 | 1,421.00 | 1,421.00 | 1,421.00 | 1,421.00 | 1,421.00 | 1,421.00 | 1,421.00 | 12,789.00 |

Statement (12 months)

Period = May 2022-Apr 2023

Book = Accrual ; Tree = ysi_cf

| | | May 2022 | Jun 2022 | Jul 2022 | Aug 2022 | Sep 2022 | Oct 2022 | Nov 2022 | Dec 2022 | Jan 2023 | Feb 2023 | Mar 2023 | Apr 2023 | Total |
|----------|-------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------------|-------------------|
| 6312-300 | Rent | 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 |
| 6313-000 | 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 |
| 6314-000 | Travel | 38.48 | 0.00 | 0.00 | 0.00 | 0.00 | 997.92 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,036.40 |
| 6315-000 | Food & Lodging | 654.75 | 0.00 | 1,765.80 | 0.00 | 0.00 | 799.78 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,220.33 |
| 6320-000 | Management Fee | 5,888.17 | 5,888.17 | 5,888.17 | 5,888.17 | 5,888.17 | 5,888.17 | 5,888.17 | 5,888.17 | 5,888.17 | 5,888.17 | 5,888.17 | 5,888.17 | 70,658.04 |
| 6325-000 | Compliance Fee | 242.50 | 242.50 | 242.50 | 242.50 | 242.50 | 242.50 | 242.50 | 242.50 | 254.63 | 254.63 | 254.63 | 254.63 | 2,958.52 |
| 6330-000 | Wages Exempt | 0.00 | 0.00 | 0.00 | 0.00 | 900.00 | 900.00 | 0.00 | 0.00 | 900.00 | 900.00 | 900.00 | 0.00 | 4,500.00 |
| 6330-100 | Construction Site Wages | 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 |
| 6331-000 | Administrative Staff 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 |
| 6331-100 | Credit Card - Pending | 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 |
| 6340-000 | Legal Expense - Project | 0.00 | 620.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 705.00 | 1,325.00 |
| 6350-000 | Audit 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 |
| 6351-000 | Bookkeeping/Accounting Services | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,067.00 | 1,067.00 | 1,067.00 | 1,067.00 | 4,268.00 |
| 6360-000 | Conventions/Meetings/Training | 0.00 | 0.00 | 31.07 | 0.00 | 0.00 | 140.07 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 171.14 |
| 6360-100 | Management Consultants (Admin) | 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 |
| 6360-200 | Finance Charges | 524.47 | 105.15 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 292.58 | 0.00 | 0.00 | 0.00 | 0.00 | 922.20 |
| 6360-300 | Interest-Tenant Deposits | 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 |
| 6370-000 | Bad Debts | 0.00 | 0.00 | 0.00 | 3,210.20 | 0.00 | 72.83 | 0.00 | 0.00 | 0.03 | 6,195.41 | 15,562.00 | -7,781.00 | 17,259.47 |
| 6375-000 | Community Services Coordinator | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 833.00 | 833.00 | 833.00 | 833.00 | 3,332.00 |
| 6380-010 | Empowerment | 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 |
| 6390-000 | Other Administrative Expense | 0.00 | 0.00 | 45.98 | 0.00 | 0.00 | 0.00 | 0.00 | 45.98 | 0.00 | 0.00 | 356.50 | 0.00 | 448.46 |
| 6390-010 | Organization Costs | 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 |
| 6390-040 | Start-Up Expenses | 0.00 | 0.00 | 5,637.01 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,637.01 |
| 6395-100 | Payroll Taxes | 1,070.95 | 917.00 | 310.96 | 515.01 | 975.48 | 373.68 | 422.20 | 697.08 | 1,132.75 | 1,043.07 | 1,257.81 | 0.00 | 8,715.99 |
| 6395-101 | Payroll Taxes - Job | 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 |
| 6395-200 | Worker's Compensation | 179.20 | 190.58 | 76.07 | 95.49 | 225.67 | 127.98 | 87.76 | 133.18 | 191.24 | 159.00 | 254.34 | 0.00 | 1,720.51 |
| 6395-300 | Health/Dental/Life Insurance | 1,435.76 | 1,485.37 | 760.21 | 760.21 | 1,075.85 | 742.43 | 855.46 | 1,482.20 | 1,380.32 | 1,431.26 | 2,396.68 | 0.00 | 13,805.75 |
| 6395-400 | Retirement Program | 35.51 | 58.59 | 34.27 | 33.72 | 56.12 | 34.10 | 45.09 | 76.41 | 79.54 | 92.62 | 150.07 | 0.00 | 696.04 |
| 6395-500 | Vacation Earned | 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 |
| 6399-999 | TOTAL ADMINISTRATIVE EXPENSE | 19,900.95 | 22,001.32 | 17,757.84 | 17,271.37 | 18,487.35 | 18,015.94 | 11,501.66 | 23,106.43 | 19,495.15 | 28,041.17 | 39,072.92 | 3,409.22 | 238,061.32 |
| 6400-000 | UTILITIES EXPENSE | | | | | | | | | | | | | |
| 6450-000 | Electricity | 7,808.71 | 5,765.39 | 3,986.32 | 3,222.89 | 2,305.19 | 1,846.82 | 1,839.04 | 2,047.84 | 2,997.55 | 3,075.15 | 2,136.29 | 1,615.71 | 38,646.90 |
| 6451-000 | Water | 1,261.57 | 1,485.32 | 2,491.06 | 2,899.25 | 3,127.01 | 3,921.04 | 1,791.21 | 1,617.60 | 2,655.85 | 1,675.31 | 1,559.44 | 0.00 | 24,484.66 |
| 6452-000 | Gas | 114.93 | 569.47 | 86.97 | 1,262.45 | 715.46 | 744.29 | 717.78 | 1,113.60 | 1,122.46 | 1,220.38 | 1,053.97 | 751.88 | 9,473.64 |
| 6453-000 | Sewer | 164.66 | 164.66 | 1,478.54 | 2,522.74 | 2,365.65 | 2,398.34 | 2,221.29 | 2,122.31 | 2,389.26 | 2,394.71 | 2,122.31 | 2,453.28 | 22,797.75 |
| 6454-000 | Cable TV | 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 |
| 6455-000 | Solar Fee | 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 |

Statement (12 months)

Period = May 2022-Apr 2023

Book = Accrual ; Tree = ysi_cf

| | | May 2022 | Jun 2022 | Jul 2022 | Aug 2022 | Sep 2022 | Oct 2022 | Nov 2022 | Dec 2022 | Jan 2023 | Feb 2023 | Mar 2023 | Apr 2023 | Total |
|----------|---------------------------------------|----------|----------|-----------|----------|-----------|----------|----------|----------|-----------|----------|-----------|----------|-----------|
| 6499-999 | TOTAL UTILITIES EXPENSE | 9,349.87 | 7,984.84 | 8,042.89 | 9,907.33 | 8,513.31 | 8,910.49 | 6,569.32 | 6,901.35 | 9,165.12 | 8,365.55 | 6,872.01 | 4,820.87 | 95,402.95 |
| 6500-000 | OPERATING AND MAINTENANCE EXPENSE | | | | | | | | | | | | | |
| 6510-000 | Wages Maintenance | 4,055.02 | 4,279.27 | 4,064.91 | 4,004.42 | 6,859.64 | 3,984.75 | 4,558.72 | 4,524.45 | 5,665.94 | 5,052.41 | 8,621.33 | 0.00 | 55,670.86 |
| 6510-100 | 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 |
| 6510-200 | Travel | 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 |
| 6510-300 | Equipment Maintenance/Repair | 0.00 | 0.00 | 0.00 | 1,725.84 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,725.84 |
| 6515-010 | Cleaning Supplies | 0.00 | 723.09 | 1,169.61 | 312.68 | 654.87 | 254.84 | 35.15 | 2,261.51 | 1,851.54 | 26.37 | 881.94 | 359.38 | 8,530.98 |
| 6515-012 | Floor Covering Repair | 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 |
| 6515-015 | Uniforms (all Employees) | 0.00 | 0.00 | 204.74 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 204.74 |
| 6515-020 | Electrical Repairs & Supplies | 0.00 | 0.00 | 116.25 | 27.46 | 2,171.65 | 76.37 | 227.78 | 80.41 | 132.79 | 191.39 | 200.19 | 25.96 | 3,250.25 |
| 6515-030 | Plumbing Repairs & Supplies | 0.00 | 0.00 | 409.73 | 0.00 | 298.49 | 0.00 | 210.24 | -350.26 | 106.15 | 0.00 | 200.30 | 55.06 | 929.71 |
| 6515-040 | Grounds Repairs & 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 |
| 6515-045 | Appliance Repairs | 0.00 | 0.00 | 0.00 | 0.00 | -477.38 | 0.00 | 0.00 | 460.05 | 187.20 | 128.13 | 441.18 | 0.00 | 739.18 |
| 6515-050 | Turnover Janitorial/Decorating | 0.00 | 146.14 | 1,099.59 | 0.00 | 3,961.45 | 33.81 | 0.00 | 818.45 | 806.57 | 700.00 | 1,294.88 | 0.00 | 8,860.89 |
| 6515-060 | Tools/Equipment/Keys and Locks | 0.00 | 0.00 | 2,088.23 | 1,255.94 | 1,471.89 | 90.01 | 383.78 | -646.11 | 823.34 | 0.00 | 424.14 | 124.07 | 6,015.29 |
| 6515-070 | Hardware | 0.00 | 0.00 | 1,071.43 | 28.89 | 942.58 | 53.66 | 134.44 | 478.53 | 384.31 | 0.00 | 537.85 | -136.24 | 3,495.45 |
| 6515-080 | Window Repairs | 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 |
| 6515-090 | Other Supplies | 0.00 | 0.00 | 1,254.50 | 0.00 | 936.44 | 22.11 | 0.00 | 432.20 | 158.38 | 210.89 | 881.99 | 204.78 | 4,101.29 |
| 6515-200 | Travel | 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 |
| 6515-300 | Equipment Maintenance/Repair | 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 |
| 6515-999 | TOTAL MAINTENANCE EXPENSE | 4,055.02 | 5,148.50 | 11,478.99 | 7,355.23 | 16,819.63 | 4,515.55 | 5,550.11 | 8,059.23 | 10,116.22 | 6,309.19 | 13,483.80 | 633.01 | 93,524.48 |
| 6520-000 | CONTRACTS | | | | | | | | | | | | | |
| 6520-010 | Exterminating | 0.00 | 0.00 | 41.68 | 552.00 | 209.75 | 209.75 | 209.75 | 209.75 | 472.00 | 209.75 | 209.75 | 0.00 | 2,324.18 |
| 6520-020 | Grounds/Upgrades/Tree Trimming | 0.00 | 0.00 | 0.00 | 0.00 | 8,920.00 | 0.00 | 5,200.00 | 4,000.00 | 2,600.00 | 5,550.00 | 2,600.00 | 2,600.00 | 31,470.00 |
| 6520-030 | Elevator | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 503.47 | 0.00 | 0.00 | 0.00 | 0.00 | 503.47 |
| 6520-040 | Pool/Spa/Fountain | 0.00 | 0.00 | 1,424.23 | 0.00 | 0.00 | 2,121.53 | 0.00 | 194.84 | 541.13 | 0.00 | 1,853.21 | 0.00 | 6,134.94 |
| 6520-045 | Security Fire and Safety | 0.00 | 0.00 | 0.00 | 880.00 | 0.00 | 0.00 | 0.00 | 893.06 | 1,711.27 | 541.25 | 0.00 | 113.02 | 4,138.60 |
| 6520-050 | Property Janitorial/Decorating | 551.78 | 1,527.02 | 795.64 | 0.00 | 2,860.00 | 3,670.63 | 0.00 | 1,525.00 | 700.00 | 1,200.00 | 950.00 | 0.00 | 13,780.07 |
| 6520-060 | Plumbing/Electrical | 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 |
| 6520-090 | Other-Contracts | 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 |
| 6521-000 | Operating & Maint Rent-Free 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 |
| 6525-000 | Garbage & Trash Removal | 4,496.36 | 2,557.16 | 3,059.00 | 3,223.05 | 147.89 | 6,289.71 | 47.32 | 4,792.02 | 3,401.33 | 5,159.92 | 4,612.23 | 0.00 | 37,785.99 |
| 6530-000 | Security Payroll/Contract | 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 |
| 6531-000 | Security Rent-Free 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 |
| 6546-000 | Heating/Cooling Repairs & Maintenance | 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 |

Statement (12 months)

Period = May 2022-Apr 2023

Book = Accrual ; Tree = ysi_cf

| | | May 2022 | Jun 2022 | Jul 2022 | Aug 2022 | Sep 2022 | Oct 2022 | Nov 2022 | Dec 2022 | Jan 2023 | Feb 2023 | Mar 2023 | Apr 2023 | Total |
|----------|---|----------|----------|----------|----------|-----------|-----------|----------|-----------|----------|-----------|-----------|----------|-----------|
| 6570-000 | Vehicle & Maintenance Equipment 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 |
| 6570-010 | 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 |
| 6570-020 | Travel | 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 |
| 6575-000 | Equipment maintenance/repair | 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 |
| 6575-999 | TOTAL CONTRACT EXPENSE | 5,048.14 | 4,084.18 | 5,320.55 | 4,655.05 | 12,137.64 | 12,291.62 | 5,457.07 | 12,118.14 | 9,425.73 | 12,660.92 | 10,225.19 | 2,713.02 | 96,137.25 |
| 6580-000 | REPLACEMENTS/CAPITAL EXPENSE | | | | | | | | | | | | | |
| 6580-010 | Floor Coverings | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 630.24 | 0.00 | 1,251.82 | 0.00 | 1,882.06 |
| 6580-020 | Windows/Sliding Doors/Window Coverings | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 14.16 | 0.00 | 999.30 | 447.99 | 1,461.45 |
| 6580-021 | Doors/Garage Doors | 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 |
| 6580-030 | Appliances | 0.00 | 0.00 | 0.00 | 0.00 | 853.39 | 0.00 | 0.00 | 112.96 | 903.25 | 0.00 | 1,728.83 | 0.00 | 3,598.43 |
| 6580-040 | Cabinetry/Countertops | 0.00 | 0.00 | 0.00 | 0.00 | 965.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 965.00 |
| 6580-050 | Plumbing/Boiler/Water Heater/Faucets/Disposal | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,050.00 | 1,956.66 | 0.00 | 0.00 | 0.00 | 3,006.66 |
| 6580-055 | Roof Repair/Replacement | 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 |
| 6580-060 | HVAC | 0.00 | 0.00 | 0.00 | 59.99 | 471.77 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 531.76 |
| 6580-070 | Roofs/Decks | 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 |
| 6580-071 | Exterior Painting/Siding | 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 |
| 6580-072 | Paving/Parking Lots | 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 |
| 6580-073 | Electrical/Lighting & Fixtures | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 294.00 | 294.00 |
| 6580-074 | Concrete Walkways Repair/Replacement | 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 |
| 6580-075 | Landscaping/Irrigation | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 200.00 | 0.00 | 0.00 | 0.00 | 0.00 | 200.00 |
| 6580-076 | Fencing | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 385.00 | 490.00 | 0.00 | 875.00 |
| 6580-077 | Pool Resurface/Repairs/Equipment | 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 |
| 6580-079 | Common Area | 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 |
| 6580-080 | Furniture and Equipment | 0.00 | 0.00 | 0.00 | 0.00 | 1,954.26 | 5,382.93 | 0.00 | 489.27 | 0.00 | 0.00 | 1,229.69 | 1,177.45 | 10,233.60 |
| 6580-082 | Computer/Software | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,591.36 | 0.00 | 1,591.36 |
| 6580-085 | Professional Services | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 37.85 | 37.85 |
| 6580-090 | Other-Capital Expenses | 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 |
| 6585-000 | Land Lease | 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 |
| 6590-000 | Misc. Operating and Maintenance 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 |
| 6590-010 | Environmental Remediation | 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 |
| 6599-999 | TOTAL REPLACEMENT EXPENSE | 0.00 | 0.00 | 0.00 | 59.99 | 4,244.42 | 5,382.93 | 0.00 | 1,852.23 | 3,504.31 | 385.00 | 7,291.00 | 1,957.29 | 24,677.17 |
| 6600-000 | DEPRECIATION & AMORTIZATION | | | | | | | | | | | | | |
| 6600-010 | Depreciation 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 |

Statement (12 months)

Period = May 2022-Apr 2023

Book = Accrual ; Tree = ysi_cf

| | | May 2022 | Jun 2022 | Jul 2022 | Aug 2022 | Sep 2022 | Oct 2022 | Nov 2022 | Dec 2022 | Jan 2023 | Feb 2023 | Mar 2023 | Apr 2023 | Total |
|----------|---|----------|----------|----------|----------|----------|----------|----------|-----------|----------|----------|-----------|----------|------------|
| 6610-000 | Amortization 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 |
| 6699-999 | TOTAL DEPRECIATION & AMORTIZATION | 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 |
| 6700-000 | TAXES, INSURANCE AND BENEFITS | | | | | | | | | | | | | |
| 6710-000 | Real Estate Taxes | 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 |
| 6720-000 | Property and Liability Insurance (Hazard) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 90,557.74 | 0.00 | 0.00 | 19,050.75 | 0.00 | 109,608.49 |
| 6721-000 | Fidelity Bond Insurance | 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 |
| 6724-000 | Directors and Officer's Liability Insurance | 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 |
| 6790-000 | Miscellaneous Taxes, Licenses, Permits | 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 |
| 6790-010 | Business 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 |
| 6799-999 | TOTAL TAXES AND INSURANCE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 90,557.74 | 0.00 | 0.00 | 19,050.75 | 0.00 | 109,608.49 |
| 6800-000 | FINANCIAL EXPENSES | | | | | | | | | | | | | |
| 6820-000 | Interest on Mortgage Payable - First | 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 |
| 6820-010 | Interest on Mortgage Payable - Second | 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 |
| 6820-020 | Interest on other Secured 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 |
| 6830-000 | Interest on Notes Payable (Long Term) | 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 |
| 6850-000 | Mortgage Insurance/Service Charge | 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 |
| 6860-000 | Bond Fees | 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 |
| 6890-000 | Bank Fees | 46.50 | 0.00 | 0.00 | 70.50 | -20.00 | 0.00 | 0.00 | 46.50 | 0.00 | 0.00 | 0.00 | 0.00 | 143.50 |
| 6890-010 | Trustee Fees | 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 |
| 6890-020 | Ground Lease 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 |
| 6890-999 | TOTAL FINANCIAL EXPENSE | 46.50 | 0.00 | 0.00 | 70.50 | -20.00 | 0.00 | 0.00 | 46.50 | 0.00 | 0.00 | 0.00 | 0.00 | 143.50 |
| 7130-000 | State Tax | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 50.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 50.00 |
| 7141-010 | Interest on Developer Fee Note | 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 |
| 7141-020 | Interest on Surplus Cash Notes | 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 |
| 7142-000 | Land Lease | 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 |
| 7190-000 | OTHER EXPENSES | | | | | | | | | | | | | |
| 7190-100 | Partnership Management Fee | 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 |
| 7190-200 | Asset Management Fee | 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 |
| 7190-300 | Settlement | 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 |

Statement (12 months)

Period = May 2022-Apr 2023

Book = Accrual ; Tree = ysi_cf

| | May 2022 | Jun 2022 | Jul 2022 | Aug 2022 | Sep 2022 | Oct 2022 | Nov 2022 | Dec 2022 | Jan 2023 | Feb 2023 | Mar 2023 | Apr 2023 | Total |
|---|------------|-------------|-------------|------------|-------------|------------|------------|--------------|-----------|------------|------------|-----------|-------------|
| 7190-900 Other Entity Expenses | 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 |
| 7199-999 TOTAL ENTITY EXPENSES | 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 |
| 7200-999 TOTAL OPERATING EXPENSES | 39,765.48 | 41,826.95 | 47,706.98 | 41,312.33 | 61,023.55 | 51,172.28 | 29,078.16 | 143,564.32 | 53,472.61 | 57,271.87 | 96,838.31 | 13,618.98 | 676,651.82 |
| 8010-000 Rehab Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,650.00 | 0.00 | 4,650.00 |
| 8020-000 Rehab - Legal | 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 |
| 8090-000 Reimbursement of Rehab Expenses | 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 |
| 8099-000 TOTAL DEVELOPMENT EXPENSE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,650.00 | 0.00 | 4,650.00 |
| 9199-000 TOTAL EXPENSES | 39,765.48 | 41,826.95 | 47,706.98 | 41,312.33 | 61,023.55 | 51,172.28 | 29,078.16 | 143,564.32 | 53,472.61 | 57,271.87 | 101,488.31 | 13,618.98 | 681,301.82 |
| 9900-999 OPERATING PROFIT OR (LOSS) | -37,213.78 | 11,831.60 | 36,216.32 | 58,659.15 | 60,761.46 | 51,413.81 | 89,438.42 | -27,351.96 | 64,549.63 | 57,157.66 | 5,169.13 | 99,805.22 | 470,436.66 |
| ADJUSTMENTS | | | | | | | | | | | | | |
| 1120-010 Petty Cash | 0.00 | 0.00 | 250.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 250.00 |
| 1120-116 Cash In Bank Operations | -252.54 | -30,494.21 | -23,518.86 | 42,252.63 | -39,685.03 | -54,447.47 | -28,031.63 | -51,971.61 | 86,651.81 | -32,797.55 | -80,380.28 | -5,925.66 | -218,600.40 |
| 1120-200 Cash - Money Market | 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 |
| 1120-250 Cash - Sweep Account | 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 |
| 1121-000 Construction Cash | 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 |
| 1121-100 Construction Cash Account | 0.00 | -184,980.50 | -151,630.53 | 325,751.00 | -212,034.12 | 98,117.76 | - | 1,401,959.75 | 43,251.03 | 10,250.00 | 1,250.00 | 0.00 | 31,614.97 |
| 1121-200 Cash Capital Contribution | 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 |
| 1121-201 Cash-Investment Acct. | 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 |
| 1121-202 Cash-NOI Account | 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 |
| 1125-000 Cash - Restricted | 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 |
| 1130-000 Accounts Receivable - Tenants | -9,614.45 | -49,775.14 | -414.49 | -1,779.72 | -10,688.70 | 31,739.30 | -13,444.02 | -16,996.47 | 241.22 | 9,131.40 | 28,398.56 | -9,171.03 | -42,373.54 |
| 1130-500 COVID - Recovery | 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 |
| 1131-000 Allowance for Doubtful Accounts | 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 |
| 1132-000 Accounts Receivable-Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -82,620.41 | 0.00 | 0.00 | 0.00 | 0.00 | -82,620.41 |
| 1135-000 Accounts Receivable - HUD | 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 |
| 1140-000 Accounts and Notes Receivable - Operations | 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 |
| 1140-010 Accounts Receivable-CCF | 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 |
| 1140-400 CONTRACT RECEIVABLE | 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 |
| 1140-450 Contract Retention Rec. | 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 |
| 1140-500 Interest Receivable | 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 |
| 1140-550 Interest Receivable-Replacement Reserve | 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 |

Statement (12 months)

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Book = Accrual ; Tree = ysi_cf

| | | May 2022 | Jun 2022 | Jul 2022 | Aug 2022 | Sep 2022 | Oct 2022 | Nov 2022 | Dec 2022 | Jan 2023 | Feb 2023 | Mar 2023 | Apr 2023 | Total |
|----------|--|-----------|-------------|------------|------------|------------|-----------|--------------|------------|-------------|----------|-----------|----------|--------------|
| 1140-900 | NSF Clearing | 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 |
| 1141-000 | Advances | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -500.00 | 0.00 | 500.00 | 0.00 | 0.00 | 0.00 |
| 1150-000 | ZBA General Fund | 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 |
| 1190-000 | Miscellaneous Current Assets | 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 |
| 1191-010 | Tenant Security Deposits | 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 |
| 1191-015 | Tenant Security Deposits | 0.00 | 0.00 | 0.00 | -39,980.15 | -23,020.58 | -0.70 | -1.27 | -0.63 | -15,101.29 | -0.59 | -0.65 | 0.00 | -78,105.86 |
| 1191-019 | Security Deposit Clearing | 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 |
| 1191-020 | Other Deposits | 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 |
| 1200-010 | Prepaid Property and Liability Insurance | 0.00 | -185,876.71 | -871.67 | 0.00 | 14,441.90 | -871.67 | 0.00 | 173,178.15 | 0.00 | 0.00 | 19,050.75 | 0.00 | 19,050.75 |
| 1200-020 | Prepaid Mortgage Insurance | 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 |
| 1200-030 | Prepaid GNMA Fee | 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 |
| 1200-040 | Prepaid Taxes | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -151,193.55 | 0.00 | 0.00 | 0.00 | -151,193.55 |
| 1200-045 | Prepaid Bond Fees | 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 |
| 1200-050 | Prepaid Expenses-Other | -8,940.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,215.00 | 0.00 | 0.00 | 0.00 | 0.00 | -3,725.00 |
| 1200-060 | Prepaid Ground Lease | 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 |
| 1310-000 | Street Dedication Reserve | 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 |
| 1310-010 | MIP Deposits | 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 |
| 1310-011 | MIP MFA Impound | 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 |
| 1310-020 | Property Insurance Deposits | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 82,620.41 | 0.00 | 82,620.41 |
| 1310-025 | Earthquake Insurance Deposits | 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 |
| 1310-030 | Property Tax Deposits | 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 |
| 1320-000 | Replacement Reserve | 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 |
| 1320-100 | Replacement Reserve Clearing | 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 |
| 1330-000 | Latent Defects Guarantee Impound | 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 |
| 1330-010 | Defects Guarantee-Asbestos | 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 |
| 1330-020 | Defects Reserve-Termites | 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 |
| 1340-000 | Residual Receipts Reserve | 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 |
| 1350-000 | General Operating Reserve | 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 |
| 1350-100 | Rent Reserve | 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 |
| 1350-200 | Partnership Mgmt Fee | 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 |
| 1350-300 | Lease-up Reserve | 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 |
| 1355-000 | Other Reserves | 41,584.08 | 719,089.90 | 207,596.14 | -1,807.64 | 124,250.77 | -2,838.28 | 1,344,871.40 | -2,119.09 | -329.11 | -208.35 | -191.06 | 0.00 | 2,429,898.76 |
| 1355-010 | Other 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 |
| 1360-000 | Retained Excess 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 |
| 1370-000 | Extraordinary Maintenance Account | 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 |
| 1370-100 | Extraordinary Maintenance Account - 2nd | 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 |
| 1380-000 | Grant Account | 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 |
| 1385-000 | Reserve-Insurance Proceeds | 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 |
| 1390-000 | Operating Deficit Reserve | 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 |

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| | | May 2022 | Jun 2022 | Jul 2022 | Aug 2022 | Sep 2022 | Oct 2022 | Nov 2022 | Dec 2022 | Jan 2023 | Feb 2023 | Mar 2023 | Apr 2023 | Total |
|----------|---|-------------|-------------|------------|----------|-----------|------------|-------------|-----------|------------|------------|------------|------------|-------------|
| 1391-000 | Coop Conversion Fund | 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 |
| 1392-000 | Undisbursed Rehabilitation Funds | 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 |
| 1392-010 | Other Bond Accounts | 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 |
| 1393-000 | Interest Reserve | 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 |
| 1410-000 | Land | 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 |
| 1410-100 | Land Improvements | 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 |
| 1420-000 | Buildings | 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 |
| 1420-001 | Capitalized Acquisition Costs | 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 |
| 1430-000 | Building Improvements | 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 |
| 1440-000 | Building Equipment (Portable) | 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 |
| 1450-000 | Furniture for Project/Tenant Use | 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 |
| 1460-000 | Furnishings | 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 |
| 1465-000 | Office Furniture and Equipment | 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 |
| 1470-000 | Maintenance Equipment | 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 |
| 1480-000 | Motor Vehicles | 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 |
| 1485-000 | Work in Progress | -131,092.19 | -139,040.05 | -43,251.03 | 0.00 | 41,855.83 | -95,563.26 | -136,351.96 | 36,041.03 | -43,251.03 | -43,251.03 | -39,065.44 | -48,501.03 | -641,470.16 |
| 1485-010 | Work in Progress-Other | 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 |
| 1485-020 | Work in Progress-Restoration | 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 |
| 1485-999 | Work in Progress-Contra Acct. | 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 |
| 1495-020 | Accumulated Depreciation-Buildings | 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 |
| 1495-040 | Accumulated Depreciation-Bldg. Equipment (Portable) | 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 |
| 1495-050 | Accumulated Depreciation-Furniture for Project/Tenant Use | 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 |
| 1495-060 | Accumulated Depreciation-Furnishings | 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 |
| 1495-065 | Accumulated Depreciation-Office Furniture & Equipment | 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 |
| 1495-070 | Accumulated Depreciation-Maintenance Equipment | 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 |
| 1495-080 | Accumulated Depreciation-Motor Vehicles | 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 |
| 1510-000 | Investments - Operations | 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 |
| 1515-000 | Investments - Entity | 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 |
| 1515-001 | Investments-Entity | 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 |
| 1515-003 | Investment - Entity | 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 |
| 1515-004 | Investment - Entity | 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 |
| 1515-010 | Investment - Entity | 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 |
| 1515-020 | Investments - Entity - Other | 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 |
| 1520-010 | Permanent Loan Fees | 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 |

Statement (12 months)

Period = May 2022-Apr 2023

Book = Accrual ; Tree = ysi_cf

| | | May 2022 | Jun 2022 | Jul 2022 | Aug 2022 | Sep 2022 | Oct 2022 | Nov 2022 | Dec 2022 | Jan 2023 | Feb 2023 | Mar 2023 | Apr 2023 | Total |
|----------|--|-----------|-------------|--------------|----------|------------|------------|--------------|------------|----------|------------|------------|------------|--------------|
| 1520-020 | Tax Credit Application Fees | 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 |
| 1520-030 | Organization Costs | 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 |
| 1520-040 | Closing Costs | 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 |
| 1520-050 | Bond Costs | 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 |
| 1520-051 | New Bond Costs | 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 |
| 1520-060 | Financing Costs | 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 |
| 1520-070 | Bargain Element-Ground Lease | 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 |
| 1520-998 | Accumulated Amortization-Permanent Loan Fees | 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 |
| 1520-999 | Accumulated Amortization | 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 |
| 1560-000 | Long-Term Interest Receivable-Dev Fee | 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 |
| 1570-000 | Long-Term Note Rec | 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 |
| 1590-000 | Miscellaneous Other Assets | 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 |
| 1590-010 | Utility Deposits | 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 |
| 1590-020 | Other Assets-Bond Deposit | 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 |
| 1590-030 | Misc Non-Depreciable Assets | 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 |
| 1590-190 | Due to/(from) general fund | 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 |
| 2110-000 | Accounts Payable - Operations | 33,958.02 | -17,051.92 | -12,355.47 | 7,120.59 | -61,879.86 | -10,594.60 | 31,112.65 | -32,922.84 | 4,790.98 | 12,168.43 | 5,972.39 | -35,367.53 | -75,049.16 |
| 2110-100 | Accounts Payable - Dispositions | 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 |
| 2111-000 | Accounts payable - Construction | 36,610.86 | -243,206.40 | 1,458,375.76 | - | 0.00 | -2,554.50 | 1,394,815.55 | - | 0.00 | -10,250.00 | -23,564.83 | 0.00 | -302,094.56 |
| 2111-010 | Retention Payable | 0.00 | 0.00 | - | 0.00 | 0.00 | 0.00 | 0.00 | -37,500.03 | 0.00 | 0.00 | 0.00 | 0.00 | - |
| | | | | 1,472,451.56 | | | | | | | | | | 1,509,951.59 |
| 2113-000 | Accounts Payable - Entity | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -23,212.18 | 0.00 | 0.00 | 0.00 | 0.00 | -23,212.18 |
| 2113-050 | Accounts Payable-CCF | 15,000.00 | 230,000.00 | 0.00 | 0.00 | 60,000.00 | 0.00 | 0.00 | 23,212.18 | 0.00 | 0.00 | 0.00 | 0.00 | 328,212.18 |
| 2115-000 | Accounts Payable - Other | 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 |
| 2116-000 | Accounts Payable - Section 8 | 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 |
| 2118-000 | CCF Project Advances | 0.00 | -265,955.60 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -265,955.60 |
| 2120-000 | Accrued Wages Payable | 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 |
| 2121-000 | Accrued Payroll Taxes Payable | 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 |
| 2122-000 | Accrued State Tax Payable | 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 |
| 2123-000 | Accrued Management Fee Payable | 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 |
| 2124-000 | Accrued Partnership Management Fee Payable | 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 |
| 2125-000 | Accrued Asset Management Fee Payable | 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 |
| 2126-000 | Due to Special Limited Partner | 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 |
| 2126-050 | Due to Limited Partner | 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 |
| 2126-060 | Due to General Partner | 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 |

Statement (12 months)

Period = May 2022-Apr 2023

Book = Accrual ; Tree = ysi_cf

| | | May 2022 | Jun 2022 | Jul 2022 | Aug 2022 | Sep 2022 | Oct 2022 | Nov 2022 | Dec 2022 | Jan 2023 | Feb 2023 | Mar 2023 | Apr 2023 | Total |
|----------|---|-----------|------------|----------|--------------|-----------|------------|--------------|--------------|-----------|-----------|----------|----------|------------|
| 2131-000 | Accrued Interest Payable - First Mortgage | 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 |
| 2131-101 | Accrued Interest Payable-First Mortgage | 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 |
| 2131-102 | Accrued Interest-First Mortgage | 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 |
| 2131-600 | Accrued Expenses | 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 |
| 2132-000 | Accrued Interest Payable - Second Mortgage | 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 |
| 2133-000 | Accrued Interest Payable-Surplus Cash Loans | 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 |
| 2134-010 | Accrued Interest Payable | 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 |
| 2134-100 | Accrued Interest Other Secured 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 |
| 2134-110 | Accrued Interest | 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 |
| 2134-120 | Accrued Interest | 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 |
| 2134-130 | Accrued Intrest | 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 |
| 2134-200 | Accrued Interest | 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 |
| 2136-010 | Accrued Interest Payable-Developer Fee | 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 |
| 2136-020 | Accrued Interest Payable-Developer Fee | 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 |
| 2150-000 | Accrued Property Taxes | 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 |
| 2151-000 | Accrued Property Insurance | 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 |
| 2170-000 | Mortgage Payable - First Mortgage (Short-Term) | 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 |
| 2172-000 | Mortgage Payable - Second Mortgage (Short-Term) | 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 |
| 2178-000 | Note Payable-Construction | 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 |
| 2178-200 | NOTE PAYABLE-OTHER-CONSTRUCTION | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,399,928.04 | 0.00 | 0.00 | 0.00 | 0.00 | - |
| 2178-300 | NOTES PAYABLE-OTHER | 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 |
| 2179-000 | Other Notes Payable (Short Term) | 52,625.50 | 113,203.43 | 0.00 | 1,143,569.28 | 43,251.03 | 0.00 | - | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -33,070.21 |
| | | | | | | | | 1,385,719.45 | | | | | | |
| 2180-000 | Utility Allowances Payable | 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 |
| 2185-000 | AZ Privilege Tax Payable | 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 |
| 2190-000 | Miscellaneous Current Liabilities | 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 |
| 2190-010 | Ground Lease Payable | 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 |
| 2190-030 | Loan Costs Payable | 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 |
| 2191-010 | Tenant Security Deposit Liability | 7,400.00 | 40,596.00 | 2,132.00 | 12,668.00 | 0.00 | -17,200.00 | 750.00 | 0.00 | 14,350.00 | -550.00 | -850.00 | -850.00 | 58,446.00 |
| 2191-020 | Other Deposit Liability | 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 |
| 2191-030 | Key/Card Deposit | 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 |
| 2210-010 | Prepaid Rents-Tenant | -65.50 | 1,659.60 | -76.61 | 2,867.14 | 2,747.30 | 2,799.61 | 2,879.73 | -1,410.17 | -3,959.69 | -2,149.97 | 1,591.02 | 10.03 | 6,892.49 |

Statement (12 months)

Period = May 2022-Apr 2023

Book = Accrual ; Tree = ysi_cf

| | | May 2022 | Jun 2022 | Jul 2022 | Aug 2022 | Sep 2022 | Oct 2022 | Nov 2022 | Dec 2022 | Jan 2023 | Feb 2023 | Mar 2023 | Apr 2023 | Total |
|----------|---|----------|----------|----------|----------|----------|----------|----------|--------------|----------|----------|----------|----------|--------------|
| 2210-020 | Prepaid Rent-HUD | 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 |
| 2210-030 | Prepaid Rent Sub | 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 |
| 2210-040 | HAP Repayment | 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 |
| 2310-000 | Notes Payable - Long Term | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,399,928.04 | 0.00 | 0.00 | 0.00 | 0.00 | 1,399,928.04 |
| 2311-000 | Notes Payable - Surplus Cash | 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 |
| 2311-010 | Notes Payable - Developer Fee | 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 |
| 2311-020 | Notes Payable - Developer Fee | 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 |
| 2311-300 | Notes Payable-Land Note | 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 |
| 2320-000 | Mortgage Payable - First Mortgage | 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 |
| 2320-101 | Mortgage Payable-First Mortgage | 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 |
| 2320-102 | Mortgage Payable-First Mortgage | 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 |
| 2320-103 | Mortgage Payable-First Mortgage | 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 |
| 2322-000 | Mortgage Payable - Second Mortgage | 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 |
| 2322-010 | Other Secured 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 |
| 2323-000 | Other Notes Payable - Surplus Cash | 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 |
| 2324-000 | Other Loans and Notes Payable | 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 |
| 2324-100 | Note Payable | 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 |
| 2324-110 | Note Payable | 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 |
| 2324-120 | Note Payable | 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 |
| 2324-130 | Note Payable | 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 |
| 2324-200 | Note Payable | 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 |
| 2325-000 | Flexible Subsidy Loan Payable | 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 |
| 2390-000 | Miscellaneous Long Term Liabilities | 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 |
| 2390-010 | Deferred Swap Premium | 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 |
| 2395-000 | Contractor Payable | 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 |
| 2399-000 | Bond Premium | 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 |
| 2399-100 | Loss on SWAP | 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 |
| 3130-000 | Capital - General Partner | 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 |
| 3130-070 | Capital-Paid In | 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 |
| 3130-075 | Capital-Retained Earnings | 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 |
| 3150-010 | Capital Note Receivable - General Partner | 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 |
| 3150-020 | Capital Note Receivable - Limited Partner | 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 |
| 3150-030 | Capital Note Receivable - Special Limited Partner | 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 |
| 3200-000 | Syndication Costs | 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 |

Statement (12 months)

Period = May 2022-Apr 2023

Book = Accrual ; Tree = ysi_cf

| | May 2022 | Jun 2022 | Jul 2022 | Aug 2022 | Sep 2022 | Oct 2022 | Nov 2022 | Dec 2022 | Jan 2023 | Feb 2023 | Mar 2023 | Apr 2023 | Total |
|-------------------|-----------|------------|------------|------------|------------|------------|------------|-----------|------------|------------|-----------|------------|-------------|
| TOTAL ADJUSTMENTS | 37,213.78 | -11,831.60 | -36,216.32 | -58,659.15 | -60,761.46 | -51,413.81 | -89,438.42 | 27,351.96 | -64,549.63 | -57,157.66 | -5,169.13 | -99,805.22 | -470,436.66 |
| CASH FLOW | 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 |

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: Tyler Valley Metro Housing, LP.
29700 Woodford-Tehahapi Rd.
Keene, CA 93531

PROJECT: Tyler Valley Metro Housing
3643 Tyler Ave.
El Monte, CA 91731

APPLICATION NO: 3
PERIOD TO: June 30, 2021

Distribution to:
OWNER:

FROM Greenfield Construction, LLC
CONTRACTORS: 555 N. Broadway, Suite B-103
Los Angeles, CA 90012

VIA Y&M Architecture
ARCHITECT: 724 S. Spring Street, Suite 304
Los Angeles, CA 90014

CONTRACT FOR: General Construction
CONTRACT DATE:
PROJECT NOS:

ARCHITECT:

CONTRACTOR:

FIELD:

CONSTRUCTION
MANAGEMENT
GROUP:

CONTRACTORS APPLICATIONS FOR PAYMENT

Applications is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 21,229,359.88
2. Net Change by Change Orders \$ 0.00
3. CONTRACT SUM TO DATE (Line 1+2) \$ 21,229,359.88
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 1,842,953.37

5. RETAINAGE:
a. ___% of Completed Work
(Column D + E on G703) \$
b. ___% of Stored Material
Column F on G703) \$ 0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 93,302.25

6. TOTAL EARNED LESS RETAINED \$ 1,749,651.12
(Lines 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATE FOR PAYMENT \$ 1,217,573.81
(Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE \$ 532,077.31
9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 19,479,708.76

| CHANGE ORDER SUMMARY | | ADDITIONS | DEDUCTIONS |
|--|--|-----------|------------|
| Total Changes approved in previous months by Owner | | \$ | \$ 0.00 |
| Total Approved this Month | | \$ | \$ |
| TOTALS | | \$ 0.00 | \$ 0.00 |
| NET CHANGES by Change Order | | | 0.00 |

The Undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from Owner, and that current payment shown herein is now due

CONTRACTOR:

By: 

Date: 6.22.21

In accordance with the Contract Documents, based on on-site observations and the date comprising application, the Owner certifies to the Lender that to the best of the Owner's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and that current payment shown herein is now due

OWNER:

By: 

Date: 6.22.21

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED \$ 532,077.31

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: 

Date: 6.24.21

This Certificate is not Negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this contract.

| A COST CODE | B DESCRIPTION OF WORK | SCHEDULED VALUE | CURRENT CHANGES TO BUDGET | PREVIOUS CHANGES TO BUDGET | C REVISED BUDGET | D FROM PREVIOUS APPLICATION (D + E) | E THIS PERIOD | TOTAL COMPLETED AND STORED TO DATE | G | | H BALANCE TO FINISH (C - G) | I 10% RETAINAGE (IF VARIABLE RATE) |
|----------------|--|-----------------|---------------------------|----------------------------|---------------------|--|------------------|------------------------------------|------------|-----------|--------------------------------|---------------------------------------|
| | | | | | | | | | PREVIOUS % | % (G / C) | | |
| 440-10000 | Surveying | 56,000.00 | | | 56,000.00 | 5,600.00 | 2,800.00 | 8,400.00 | 10.00% | 15.00% | 47,600.00 | 840.00 |
| 610-10000 | Demolition | 235,000.00 | | | 235,000.00 | 235,000.00 | 0.00 | 235,000.00 | 100.00% | 100.00% | 0.00 | 23,500.00 |
| 620-20000 | Off-Site Dry Utilites | 55,000.00 | | | 55,000.00 | 0.00 | 2,750.00 | 2,750.00 | 0.00% | 5.00% | 52,250.00 | 275.00 |
| 620-30000 | On-Site Dry Utilites | 75,000.00 | | | 75,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 75,000.00 | 0.00 |
| 620-40000 | Finish Grading | 10,000.00 | | | 10,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 10,000.00 | 0.00 |
| 620-50000 | Shoring & Lagging | 550,000.00 | | | 550,000.00 | 38,500.00 | 236,500.00 | 275,000.00 | 7.00% | 50.00% | 275,000.00 | 27,500.00 |
| 630-02011 | Traffic Control | 17,500.00 | | | 17,500.00 | 525.00 | 0.00 | 525.00 | 3.00% | 3.00% | 16,975.00 | 52.50 |
| 630-02300 | Earthwork/Grading | 402,000.00 | | | 402,000.00 | 0.00 | 201,000.00 | 201,000.00 | 0.00% | 50.00% | 201,000.00 | 20,100.00 |
| 630-02361 | Termite Treatment | - | | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 0.00 | 0.00 |
| 630-02490 | Landscape & Irrigation | 225,000.00 | | | 225,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 225,000.00 | 0.00 |
| 630-02520 | On-Site Wet Utilites & Gas | 125,000.00 | | | 125,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 125,000.00 | 0.00 |
| 630-02630 | Storm Drain (Allowance) | 25,000.00 | | | 25,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 25,000.00 | 0.00 |
| 630-02640 | SWPPP | 26,750.00 | | | 26,750.00 | 802.50 | 0.00 | 802.50 | 3.00% | 3.00% | 25,947.50 | 80.25 |
| 630-02710 | Signage | 27,000.00 | | | 27,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 27,000.00 | 0.00 |
| 630-02740 | Off-Site Asphalt (Allowance) | 40,000.00 | | | 40,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 40,000.00 | 0.00 |
| 630-02762 | Stripping & Signs | 18,000.00 | | | 18,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 18,000.00 | 0.00 |
| 630-02830 | Site PL Wall/ Fencing | - | | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 0.00 | 0.00 |
| 630-02882 | Play Ground Equipment | 33,000.00 | | | 33,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 33,000.00 | 0.00 |
| 630-02895 | Monument Sign | 7,600.00 | | | 7,600.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 7,600.00 | 0.00 |
| 630-03310 | Concrete Topping Slab | 30,000.00 | | | 30,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 30,000.00 | 0.00 |
| 630-03311 | Site Concrete & Concrete Flatwork | 75,000.00 | | | 75,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 75,000.00 | 0.00 |
| 630-03312 | Off-Site Concrete (Allowance) | 60,000.00 | | | 60,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 60,000.00 | 0.00 |
| 630-03315 | Structural Concrete Podium / Walls / SOG | 2,248,000.00 | | | 2,248,000.00 | 67,440.00 | 0.00 | 67,440.00 | 3.00% | 3.00% | 2,180,560.00 | 6,744.00 |
| 630-03321 | Shot-Crete | 370,000.00 | | | 370,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 370,000.00 | 0.00 |
| 630-03322 | Gypsum Concrete | 115,000.00 | | | 115,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 115,000.00 | 0.00 |
| 630-04220 | Trash Chute System | 52,000.00 | | | 52,000.00 | 5,200.00 | 0.00 | 5,200.00 | 10.00% | 10.00% | 46,800.00 | 520.00 |
| 630-04230 | Masonry | 85,000.00 | | | 85,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 85,000.00 | 0.00 |
| 630-05100 | Structural Steel | 30,000.00 | | | 30,000.00 | 1,200.00 | 0.00 | 1,200.00 | 4.00% | 4.00% | 28,800.00 | 120.00 |
| 630-05100 | Tie-Backs | 30,000.00 | | | 30,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 30,000.00 | 0.00 |
| 630-05110 | Exterior Metal Wall Cladding | 145,000.00 | | | 145,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 145,000.00 | 0.00 |
| 630-06100 | Rough Carpentry/Trusses | 2,915,000.00 | | | 2,915,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 2,915,000.00 | 0.00 |
| 630-06100 | Sidding | 135,000.00 | | | 135,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 135,000.00 | 0.00 |
| 630-06200 | Finsih Carpentry | 480,000.00 | | | 480,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 480,000.00 | 0.00 |
| 630-06402 | Casework/Cabinets | 198,000.00 | | | 198,000.00 | 9,900.00 | 0.00 | 9,900.00 | 5.00% | 5.00% | 188,100.00 | 990.00 |
| 630-07200 | Insulation | 115,000.00 | | | 115,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 115,000.00 | 0.00 |
| 630-07340 | Roofing | 150,000.00 | | | 150,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 150,000.00 | 0.00 |

| A | B | | | | C | D | E | G | | H | I | |
|-----------|-------------------------------------|----------------------|---------------------------|----------------------------|----------------------|-----------------------------------|-------------------|------------------------------------|--------------|--------------|---------------------------|----------------------------------|
| COST CODE | DESCRIPTION OF WORK | SCHEDULED VALUE | CURRENT CHANGES TO BUDGET | PREVIOUS CHANGES TO BUDGET | REVISED BUDGET | FROM PREVIOUS APPLICATION (D + E) | THIS PERIOD | TOTAL COMPLETED AND STORED TO DATE | PREVIOUS % | % (G / C) | BALANCE TO FINISH (C - G) | 10% RETAINAGE (IF VARIABLE RATE) |
| | | | | | | | | | | | | |
| 630-07611 | Water Proofing & Deck Coatings | 254,000.00 | | | 254,000.00 | 0.00 | 5,080.00 | 5,080.00 | 0.00% | 2.00% | 248,920.00 | 508.00 |
| 630-07620 | Sheet Metal | 80,000.00 | | | 80,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 80,000.00 | 0.00 |
| 630-07620 | Seismic Expansion Joints | 55,000.00 | | | 55,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 55,000.00 | 0.00 |
| 630-07920 | Caulking & Fire Stop | 28,000.00 | | | 28,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 28,000.00 | 0.00 |
| 630-08210 | Storefront Doors & Glazing | 85,000.00 | | | 85,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 85,000.00 | 0.00 |
| 630-08300 | Vehicle Gate Motor W/Remotes | 47,000.00 | | | 47,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 47,000.00 | 0.00 |
| 630-08520 | Nail-On windows | 125,000.00 | | | 125,000.00 | 6,250.00 | 0.00 | 6,250.00 | 5.00% | 5.00% | 118,750.00 | 625.00 |
| 630-08820 | Shower Doors | - | | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 0.00 | 0.00 |
| 630-09200 | Lath & Plaster | 903,000.00 | | | 903,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 903,000.00 | 0.00 |
| 630-09200 | Scaffolding | 115,000.00 | | | 115,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 115,000.00 | 0.00 |
| 630-09250 | Drywall | 1,235,000.00 | | | 1,235,000.00 | 0.00 | 12,350.00 | 12,350.00 | 0.00% | 1.00% | 1,222,650.00 | 1,235.00 |
| 630-09320 | Flooring | 280,000.00 | | | 280,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 280,000.00 | 0.00 |
| 630-09330 | Ceramic Tile | 35,000.00 | | | 35,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 35,000.00 | 0.00 |
| 630-09510 | Acoustical Ceiling | 30,000.00 | | | 30,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 30,000.00 | 0.00 |
| 630-09900 | Painting | 275,000.00 | | | 275,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 275,000.00 | 0.00 |
| 630-09910 | Paint Murals (Allowance) | 40,000.00 | | | 40,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 40,000.00 | 0.00 |
| 630-10220 | Fire Extinguishers | 8,000.00 | | | 8,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 8,000.00 | 0.00 |
| 630-10800 | Bath Accessories & Mail Boxes | 30,000.00 | | | 30,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 30,000.00 | 0.00 |
| 630-11450 | Residential Equipment | 116,000.00 | | | 116,000.00 | 5,800.00 | 0.00 | 5,800.00 | 5.00% | 5.00% | 110,200.00 | 580.00 |
| 630-11456 | Countertops | 115,000.00 | | | 115,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 115,000.00 | 0.00 |
| 630-12512 | Window Covering | 20,000.00 | | | 20,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 20,000.00 | 0.00 |
| 630-13150 | Misc. Interior and Site Rails | 100,000.00 | | | 100,000.00 | 0.00 | 5,000.00 | 5,000.00 | 0.00% | 5.00% | 95,000.00 | 500.00 |
| 630-13150 | Metal Shade Structures / Trellisses | 55,000.00 | | | 55,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 55,000.00 | 0.00 |
| 630-13150 | Balcony Railings | 170,000.00 | | | 170,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 170,000.00 | 0.00 |
| 630-14000 | Elevators | 145,000.00 | | | 145,000.00 | 0.00 | 50,750.00 | 50,750.00 | 0.00% | 35.00% | 94,250.00 | 5,075.00 |
| 630-14000 | Construction Man Lift | | | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 0.00 | 0.00 |
| 630-15200 | Fire Sprinklers | 290,000.00 | | | 290,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 290,000.00 | 0.00 |
| 630-15200 | DAS System | | | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 0.00 | 0.00 |
| 630-15400 | Plumbing | 1,383,000.00 | | | 1,383,000.00 | 13,830.00 | 20,745.00 | 34,575.00 | 1.00% | 2.50% | 1,348,425.00 | 3,457.50 |
| 630-15859 | HVAC | 1,020,000.00 | | | 1,020,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 1,020,000.00 | 0.00 |
| 630-16050 | Electrical | 1,480,000.00 | | | 1,480,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 1,480,000.00 | 0.00 |
| 630-16051 | Low Voltage System | 200,000.00 | | | 200,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 200,000.00 | 0.00 |
| 630-16075 | Solar Hot Water | 115,000.00 | | | 115,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 115,000.00 | 0.00 |
| 630-28500 | Final Clean-up | 60,000.00 | | | 60,000.00 | 0.00 | 6,000.00 | 6,000.00 | 0.00% | 10.00% | 54,000.00 | 600.00 |
| 640-50100 | Bicycle Storage Racks | 7,500.00 | | | 7,500.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 7,500.00 | 0.00 |
| 640-70000 | Site Furnishings (Allowance) | 10,000.00 | | | 10,000.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00% | 10,000.00 | 0.00 |
| | | - | | | | | | | | | | |
| | Total Hard Cost | 18,079,850.00 | - | - | 18,079,850.00 | 390,047.50 | 542,975.00 | 933,022.50 | 2.16% | 5.16% | 17,146,827.50 | 93,302.25 |
| 660-10000 | General Conditions | 1,084,791.00 | | | 1,084,791.00 | 216,958.20 | 0.00 | 216,958.20 | 20.00% | 20.00% | 867,832.80 | 0.00 |

| A | B | | | | C | D | E | G | | H | I | |
|-----------|---------------------|-------------------------|---------------------------|----------------------------|-------------------------|-----------------------------------|----------------------|------------------------------------|--------------|--------------|---------------------------|----------------------------------|
| COST CODE | DESCRIPTION OF WORK | SCHEDULED VALUE | CURRENT CHANGES TO BUDGET | PREVIOUS CHANGES TO BUDGET | REVISED BUDGET | FROM PREVIOUS APPLICATION (D + E) | THIS PERIOD | TOTAL COMPLETED AND STORED TO DATE | PREVIOUS % | % (G / C) | BALANCE TO FINISH (C - G) | 10% RETAINAGE (IF VARIABLE RATE) |
| | | 670-10000 | Overhead | 361,597.00 | | | 361,597.00 | 7,810.50 | 10,849.95 | 18,660.45 | 2.16% | 5.16% |
| 670-20000 | Contractor fee | 1,084,791.00 | | | 1,084,791.00 | 23,431.49 | 32,549.86 | 55,981.35 | 2.16% | 5.16% | 1,028,809.65 | 0.00 |
| 660-40000 | Performance bond | 309,165.44 | | | 309,165.44 | 309,165.44 | 0.00 | 309,165.44 | 100.00% | 100.00% | 0.00 | 0.00 |
| 140-50000 | G L Insurance | 309,165.44 | | | 309,165.44 | 309,165.44 | 0.00 | 309,165.44 | 100.00% | 100.00% | 0.00 | 0.00 |
| 690-10000 | Contingency (owner) | - | | | 0.00 | 0.00 | | 0.00 | 0.00% | 0.00% | 0.00 | 0.00 |
| | GRAND TOTAL | \$ 21,229,359.88 | \$ - | \$ - | \$ 21,229,359.88 | \$ 1,256,578.56 | \$ 586,374.81 | \$1,842,953.37 | 5.92% | 8.68% | \$19,386,406.50 | \$93,302.25 |

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: Greenfield Construction, LLC

Name of Customer: Tyler Valley Metro Housing, LP

Job Location: 3643 Tyler Avenue, El Monte, CA 91731

Owner: Tyler Valley Metro Housing, LP

Through Date: 06/30/2021

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: Tyler Valley Metro Housing, LP

Amount of Check: \$ 532,077.31

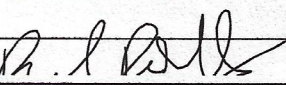
Check Payable to: Greenfield Construction, LLC

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: _____
Amount(s) of unpaid progress payment(s): \$ _____
 - (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature: 

Claimant's Title: Richard Rollins, Vice President

Date of Signature: 06/18/2021

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: Greenfield Construction, LLC

Name of Customer: Tyler Valley Metro Housing, LP

Job Location: 3643 Tyler Avenue, El Monte, CA 91731

Owner: Tyler Valley Metro Housing, LP

Through Date: 05/31/2021

Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has received the following progress payment:


\$ 382,284.73

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature: 

Claimant's Title: Richard Rollins, Vice President

Date of Signature:

AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
Tyler Valley Metro
3649 Tyler Avenue
El Segundo, California 91731

CONTRACT INFORMATION:
Contract For: Architectural Services
Date: September 29, 2020

CERTIFICATE INFORMATION:
Certificate Number: 001
Date: January 16, 2023

OWNER: *(name and address)*
Tyler Valley Metro Housing, L.P.
29700 Woodford Tehachapi Rd.
Keene, CA 93531


ARCHITECT: *(name and address)*
Maffris Architects, Inc.,
dba YM Architects
724 S. Spring Street, Suite 304
Los Angeles, CA 90014

CONTRACTOR: *(name and address)*
Greenfield Construction
316 W. 2nd Street, Suite 600
Los Angeles, CA 90012

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.

(Identify the Work, or portion thereof, that is substantially complete.)

PROJECT

| | | | |
|------------------------------|---|------------------------|--------------------------------|
| YM Architects |  | Kevin Maffris, AIA | January 16, 2023 |
| ARCHITECT <i>(Firm Name)</i> | SIGNATURE | PRINTED NAME AND TITLE | DATE OF SUBSTANTIAL COMPLETION |

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

January 16, 2023

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:

(Identify the list of Work to be completed or corrected.)

None



The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within thirty (30) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$3,000.00 (please see attached)

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

| | | | |
|----------------------------------|---|-------------------------|-----------|
| Greenfield Construction |  | Richard Rollins | 1-20-23 |
| CONTRACTOR <i>(Firm Name)</i> | SIGNATURE | PRINTED NAME AND TITLE | DATE |
| Tyler Valley Metro Housing, L.P. |  | Paul S. Park, Secretary | 1-19-2023 |
| OWNER <i>(Firm Name)</i> | SIGNATURE | PRINTED NAME AND TITLE | DATE |

Tyler-Valley Metro
Unit Mix & Targeting

City of El Monte
Closing Proforma
03/16/21

Version:
Revised:

AVERAGE AFFORDABILITY 46.8%

| AMI | NO. UNITS | PERCENT | AMI | NO. UNITS | PERCENT |
|--------------|-----------|---------|--------------|-----------|-------------|
| 20% | 0 | 0% | 75% | 0 | 0% |
| 30% | 16 | 30% | 80% | 0 | 0% |
| 35% | 0 | 0% | 85% | 0 | 0% |
| 40% | 0 | 0% | 90% | 0 | 0% |
| 45% | 2 | 4% | 95% | 0 | 0% |
| 50% | 19 | 36% | 100% | 0 | 0% |
| 55% | 0 | 0% | 105% | 0 | 0% |
| 60% | 16 | 30% | 110% | 0 | 0% |
| 65% | 0 | 0% | 115% | 0 | 0% |
| 70% | 0 | 0% | 120% | 0 | 0% |
| TOTAL | | | TOTAL | 53 | 100% |

| BEDROOMS | UNITS | MGR | PERCENT | UTILITY ALLOWANCE | TOTAL NET MONTHLY RENT | GROSS ANNUAL INCOME |
|--------------|-----------|----------|-------------|-------------------|------------------------|---------------------|
| 0 | 0 | 0 | 0% | 0 | 0 | 0 |
| 1 | 25 | 0 | 47% | 98 | 23,311 | 279,732 |
| 2 | 13 | 1 | 26% | 123 | 12,972 | 155,664 |
| 3 | 14 | 0 | 26% | 150 | 16,198 | 194,376 |
| 4 | 0 | 0 | 0% | 0 | 0 | 0 |
| TOTAL | 52 | 1 | 100% | | 52,481 | 629,772 |

| UNIT DESCRIPTION | PERCENT | NO. OF UNITS | NO. OF BEDROOMS | NO. OF BATHROOMS | SET-ASIDE | SF PER UNIT | MONTHLY CONTRACT RENT | UTILITY ALLOWANCE | PER UNIT NET RENT | MONTHLY INCOME | GROSS ANNUAL INCOME | MONTHLY RENT/SF |
|----------------------------|---------|--------------|-----------------|------------------|------------|---------------|-----------------------|-------------------|-------------------|----------------|---------------------|-----------------|
| 2 Units 30%AMI 1Br/1Ba | 3.8% | 2 | 1 | 1 | 30% | 569 | 633 | 98 | 535 | 1,070 | 12,840 | 0.94 |
| 2 Units 30%AMI 2Br/1Ba | 3.8% | 2 | 2 | 1 | 30% | 810 | 760 | 123 | 637 | 1,274 | 15,288 | 0.79 |
| 2 Units Sec.8 PBV 3Br/2Ba | 3.8% | 2 | 3 | 2 | 30% | 1,095 | 878 | 150 | 728 | 1,456 | 17,472 | 0.66 |
| 2 Units 30%AMI 1Br/1Ba | 3.8% | 2 | 1 | 1 | 30% | 569 | 633 | 98 | 535 | 1,070 | 12,840 | 0.94 |
| 2 Units 30%AMI 2Br/1Ba | 3.8% | 2 | 2 | 1 | 30% | 810 | 760 | 123 | 637 | 1,274 | 15,288 | 0.79 |
| 2 Units Sec.8 PBV 3Br/2Ba | 3.8% | 2 | 3 | 2 | 30% | 1,095 | 878 | 150 | 728 | 1,456 | 17,472 | 0.66 |
| 2 Units 30%AMI 1Br/1Ba | 3.8% | 2 | 1 | 1 | 30% | 569 | 633 | 98 | 535 | 1,070 | 12,840 | 0.94 |
| 1 Units 30%AMI 2Br/1Ba | 1.9% | 1 | 2 | 1 | 30% | 810 | 760 | 123 | 637 | 1,274 | 15,288 | 0.79 |
| 1 Units 45%AMI 2Br/1Ba | 1.9% | 1 | 2 | 1 | 45% | 810 | 1,140 | 123 | 1,017 | 1,017 | 12,204 | 1.26 |
| 1 Units Sec.8 PBV 3Br/2Ba | 1.9% | 1 | 3 | 2 | 30% | 1,095 | 878 | 150 | 728 | 1,456 | 17,472 | 0.66 |
| 1 Units Sec.8 PBV 3Br/2Ba | 1.9% | 1 | 3 | 2 | 45% | 1,095 | 1,317 | 150 | 1,167 | 1,167 | 14,004 | 1.07 |
| 10 Units 50%AMI 1Br/1Ba | 18.9% | 10 | 1 | 1 | 50% | 569 | 1,056 | 98 | 958 | 9,580 | 114,960 | 1.68 |
| 4 Units 50%AMI 2Br/1Ba | 7.5% | 4 | 2 | 1 | 50% | 810 | 1,267 | 123 | 1,144 | 4,576 | 54,912 | 1.41 |
| 3 Units 50%AMI 3Br/2Ba | 5.7% | 3 | 3 | 2 | 50% | 810 | 1,464 | 150 | 1,314 | 3,942 | 47,304 | 1.62 |
| 2 Units Sec.8 PBV 3Br/2Ba | 3.8% | 2 | 3 | 2 | 50% | 1,095 | 1,464 | 150 | 1,314 | 2,628 | 31,536 | 1.20 |
| 9 Units 60%AMI 1Br/1Ba | 17.0% | 9 | 1 | 1 | 60% | 569 | 1,267 | 98 | 1,169 | 10,521 | 126,252 | 2.05 |
| 3 Units 60%AMI 2Br/1Ba | 5.7% | 3 | 2 | 1 | 60% | 810 | 1,521 | 123 | 1,398 | 4,194 | 50,328 | 1.73 |
| 3 Units 60%AMI 3Br/2Ba | 5.7% | 3 | 3 | 2 | 60% | 1,095 | 1,757 | 150 | 1,607 | 4,821 | 57,852 | 1.47 |
| 1 Units 60%AMI MGR 2Br/1Ba | 1.9% | 1 | 2 | 1 | 60% | 810 | MGR | | | | | |
| TOTAL OR AVERAGE | | 53 | | | 47% | 40,040 | 19,066 | | 16,788 | 52,481 | 629,772 | 1.38 |

AVERAGE AFFORDABILITY 37%

| AMI | NO. UNITS | PERCENT | AMI | NO. UNITS | PERCENT |
|--------------|-----------|---------|----------|-------------|---------|
| 10% | 0 | 0% | 75% | 0 | 0% |
| 30% | 5 | 63% | 80% | 0 | 0% |
| 35% | 0 | 0% | 85% | 0 | 0% |
| 40% | 0 | 0% | 90% | 0 | 0% |
| 45% | 1 | 13% | 95% | 0 | 0% |
| 50% | 2 | 25% | 100% | 0 | 0% |
| 55% | 0 | 0% | 105% | 0 | 0% |
| 60% | 0 | 0% | 110% | 0 | 0% |
| 65% | 0 | 0% | 115% | 0 | 0% |
| 70% | 0 | 0% | 120% | 0 | 0% |
| TOTAL | | | 8 | 100% | |

| BR | UNIT MIX UNITS | MGR | PERCENT | UTILITY ALLOWANCE | NET MONTHLY RENT | GROSS ANNUAL INCOME |
|--------------|----------------|----------|-------------|-------------------|------------------|---------------------|
| 0 | 0 | 0 | 0% | 0 | 0 | 0 |
| 1 | 0 | 0 | 0% | 98 | 0 | 0 |
| 2 | 0 | 0 | 0% | 123 | 0 | 0 |
| 3 | 8 | 0 | 100% | 150 | 0 | 147,324 |
| 4 | 0 | 0 | 0% | 0 | 0 | 0 |
| TOTAL | 8 | 0 | 100% | | 0 | 147,324 |

| UNIT DESCRIPTION | PERCENT | NO. OF UNITS | NO. OF BEDROOMS | SET-ASIDE | SF PER UNIT | TCAC RENT | UTILITY ALLOWANCE | NET TCAC RENT | PUBLIC SUBSIDY RENT (FMR) | NET MONTHLY RENT | GROSS ANNUAL INCOME | SUBSIDY MONTHLY RENT/SF |
|-------------------------|---------|--------------|-----------------|------------|--------------|--------------|-------------------|---------------|---------------------------|------------------|---------------------|-------------------------|
| 2 Units 30% PBV | 3.8% | 2 | 3 | 30% | 1,095 | 878 | 0 | 878 | 2,614 | 1,736 | 41,664 | 1.59 |
| 2 Units 30% PBV | 3.8% | 2 | 3 | 30% | 1,095 | 878 | 0 | 878 | 2,614 | 1,736 | 41,664 | 1.59 |
| 1 Units 30% PBV | 1.9% | 1 | 3 | 30% | 1,095 | 878 | 0 | 878 | 2,614 | 1,736 | 20,832 | 1.59 |
| 1 Units 45% PBV | 1.9% | 1 | 3 | 45% | 1,095 | 1,317 | 0 | 1,317 | 2,614 | 1,297 | 15,564 | 1.18 |
| 2 Units 50% PBV | 3.8% | 2 | 3 | 50% | 1,095 | 1,464 | 0 | 1,464 | 2,614 | 1,150 | 27,600 | 1.05 |
| TOTAL OR AVERAGE | | 8 | | 37% | 8,760 | 5,415 | | 5,415 | | 7,655 | 147,324 | 1.40 |

Tyler-Valley Metro

Sources & Uses

City of El Monte
Closing Proforma
03/16/21

| PERMANENT SOURCES | PERCENT | BALANCE | |
|------------------------------|-------------|-------------------|----------------|
| | | TOTAL | PER UNIT |
| Net Investor Equity | 54% | 20,121,000 | 379,642 |
| Permanent Loan | 11% | 4,037,659 | 76,182 |
| Overhang Tranche | 0% | 0 | 0 |
| Fixed Rate Mortgage (3) | 0% | 0 | 0 |
| Accrual Mortgage | 0% | 0 | 0 |
| Variable Interest Mortgage | 0% | 0 | 0 |
| City of El Monte ARHD Loan | 1% | 500,000 | 9,434 |
| HCD TOD | 27% | 10,000,000 | 188,679 |
| Cash Flow Mortgage (3) | 0% | 0 | 0 |
| Cash Flow Mortgage (4) | 0% | 0 | 0 |
| Deferred Developer Fee | 0% | 0 | 0 |
| General Partner Equity | 0% | 0 | 0 |
| City of El Monte Land Note | 3% | 974,546 | 18,388 |
| City of El Monte Fee Waivers | 4% | 1,614,866 | 30,469 |
| Interest on Surplus Funds | 0% | 0 | 0 |
| NOI During Construction | 0% | 0 | 0 |
| TOTAL SOURCES | 100% | 37,248,071 | 702,794 |

| USES OF FUNDS | TOTAL | ACQUISITION | ELIGIBLE RES. COST | INELIGIBLE COST | TOTAL |
|---|-------------------|-------------|--------------------|------------------|----------------|
| | | | | | PER UNIT |
| Land at \$4,697,431 Per Acre or \$107.84 Per SF | 3,474,546 | 0 | 0 | 3,474,546 | 65,557 |
| Demolition | 154,727 | 0 | 0 | 154,727 | 2,919 |
| Predevelopment Interest | 281,050 | 0 | 0 | 281,050 | 5,303 |
| Hard Cost Residential 21,229,360 400,554 | 14,034,222 | 0 | 14,034,222 | 0 | 264,797 |
| Site Improvements | 3,890,901 | 0 | 3,890,901 | 0 | 73,413 |
| General Conditions, Profit & Overhead 14.00% | 2,531,179 | 0 | 2,531,179 | 0 | 47,758 |
| GC Bond / Insurance / Letter of Credit 3.00% | 618,331 | 0 | 618,331 | 0 | 11,667 |
| Hard Cost Contingency 5.00% | 1,061,468 | 0 | 1,061,468 | 0 | 20,028 |
| Construction Interest 2.45% | 1,415,444 | 0 | 710,198 | 705,246 | 26,706 |
| Bridge Interest 10.00% | 0 | 0 | 0 | 0 | 0 |
| Construction Loan Fees | 219,000 | 0 | 219,000 | 0 | 4,132 |
| Permanent Loan Fees | 0 | 0 | 0 | 0 | 0 |
| Bridge Loan Fees | 0 | 0 | 0 | 0 | 0 |
| 4% Related Costs | 0 | 0 | 0 | 0 | 0 |
| Accounting & Audit | 25,000 | 0 | 25,000 | 0 | 472 |
| Admin, Repro. & Reimb. | 15,000 | 0 | 15,000 | 0 | 283 |
| Appraisal / Market Study | 22,700 | 0 | 22,700 | 0 | 428 |
| Architecture (Architect, Landscape Architect) | 1,027,500 | 0 | 1,027,500 | 0 | 19,387 |
| Civil & Geotechnical Engineering | 246,820 | 0 | 246,820 | 0 | 4,657 |
| Consultants (CM, LEED, Utilities, Sp. Ins., etc.) | 652,875 | 0 | 472,994 | 179,881 | 12,318 |
| Environmental (EIR, Phase I, Asbestos, etc.) | 31,000 | 0 | 31,000 | 0 | 585 |
| Syndication Fees | 25,000 | 0 | 0 | 25,000 | 472 |
| Furnishings | 175,000 | 0 | 175,000 | 0 | 3,302 |
| Impact Fees | 2,414,495 | 0 | 759,629 | 1,654,866 | 45,557 |
| Insurance | 315,000 | 0 | 315,000 | 0 | 5,943 |
| Legal | 326,515 | 0 | 215,177 | 111,338 | 6,161 |
| Marketing & Lease-up | 54,000 | 0 | 0 | 54,000 | 1,019 |
| Other (JPMC Plan & Cost Review / Inspections) | 40,000 | 0 | 40,000 | 0 | 755 |
| Other (Specify) | 0 | 0 | 0 | 0 | 0 |
| Other (Specify) | 0 | 0 | 0 | 0 | 0 |
| Other (Specify) | 0 | 0 | 0 | 0 | 0 |
| Permit Fees | 469,898 | 0 | 469,898 | 0 | 8,866 |
| Property Taxes | 147,486 | 0 | 117,486 | 30,000 | 2,783 |
| Relocation | 0 | 0 | 0 | 0 | 0 |
| Reserve- Operating & Debt Service (6-Mon) | 349,368 | 0 | 0 | 349,368 | 6,592 |
| Reserve- Transit Passes / Transition Reserve | 400,000 | 0 | 0 | 400,000 | 7,547 |
| Soft Cost Contingency 4.91% | 309,874 | 0 | 309,874 | 0 | 5,847 |
| Tax Credit Fees (App., Mon., & Res.) | 199,672 | 0 | 0 | 199,672 | 3,767 |
| Title & Recording | 120,000 | 0 | 96,926 | 23,074 | 2,264 |
| Developer Fee- 4% Hybrid | 0 | 0 | 0 | 0 | 0 |
| Developer Fee | 2,200,000 | 0 | 1,400,000 | 800,000 | 41,509 |
| TOTAL USES | 37,248,071 | 0 | 28,805,303 | 8,442,768 | 702,794 |

| OPERATING EXPENSES SUMMATION | TOTAL | PER UNIT |
|--|----------------|---------------------|
| Management Fee | 38,160 | 720 |
| Real Estate Taxes | 9,500 | 179 |
| Insurance - Property | 66,012 | 1,246 |
| Utilities | 34,500 | 651 |
| Payroll | 108,588 | 2,049 |
| Repairs & Maintenance | 11,628 | 219 |
| Marketing | 3,322 | 63 |
| Administrative | 48,705 | 919 |
| Contract Services | 52,884 | 998 |
| Manager Rent | 0 | 0 |
| Agency Debt Service | 0 | 0 |
| Social Services | 30,000 | 566 |
| Community Facilities District (CFD) | 0 | 0 |
| Internet (TCAC Site Amenity Election) | 0 | 0 |
| Other (Transit Passes:) | 0 | 0 |
| Other (LA CDC Annual Trustee Monitoring Fee) | 0 | 0 |
| Other (HCD Loan Payment 0.42%) | 42,000 | 792 |
| Replacement Reserve | 26,500 | 500 |
| TOTAL | 471,799 | 8,902 |
| W/O SERVICES | TOTAL | 8,336 |
| W/O SVS, RR, RE TAXES | TOTAL | 7,657 |
| W/O SVC'S, RR, RE, CFD, ADS, INT | TOTAL | 6,864 |

Tyler-Valley Metro

Draw Schedule

City of El Monte

Closing Proforma

Version:

03/16/21

Revised:

| 36 Apr-24 | 37 May-24 | 38 Jun-24 | 39 Jul-24 | 40 Aug-24 | 41 Sep-24 | TOTAL | OVER/ (UNDER) |
|--------------|--------------|--------------|--------------|--------------|--------------|------------|------------------|
| 0 | 0 | 0 | 0 | 0 | 0 | 20,121,000 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 4,037,659 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 500,000 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 10,000,000 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 974,546 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 1,614,866 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 37,248,071 | 0 |

| 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 100.00% | OVER/ (UNDER) |
|-------|-------|-------|-------|-------|-------|------------|------------------|
| 0 | 0 | 0 | 0 | 0 | 0 | 3,474,546 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 154,727 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 281,050 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 14,034,222 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 3,890,901 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 2,531,179 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 618,331 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 1,061,468 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 1,415,444 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 219,000 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 25,000 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 15,000 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 22,700 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 1,027,500 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 246,820 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 652,875 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 31,000 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 25,000 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 175,000 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 2,414,495 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 315,000 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 326,515 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 54,000 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 40,000 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 469,898 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 147,486 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 349,368 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 400,000 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 309,874 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 199,672 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 120,000 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 2,200,000 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 37,248,071 | 0 |

| | | | | | |
|---|---|---|---|---|---|
| 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 |

| Apr-24 | May-24 | Jun-24 | Jul-24 | Aug-24 | Sep-24 |
|--------|--------|--------|--------|--------|--------|
| 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 |

| | | | | | |
|---|---|---|---|---|---|
| 0 | 0 | 0 | 0 | 0 | 0 |
|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 |

| Apr-24 | May-24 | Jun-24 | Jul-24 | Aug-24 | Sep-24 |
|--------|--------|--------|--------|--------|--------|
| 0 | 0 | 0 | 0 | 0 | 0 |
| 150 | 150 | 150 | 150 | 150 | 150 |
| 283% | 283% | 283% | 283% | 283% | 283% |

| TOTAL | | | | | | |
|---------|---------|---------|---------|---------|---------|-----------|
| 172,824 | 172,824 | 172,824 | 172,824 | 172,824 | 172,824 | 1,465,550 |
| 111,273 | 111,273 | 111,273 | 111,273 | 111,273 | 111,273 | 943,599 |
| 0 | 0 | 0 | 0 | 0 | 0 | 337,298 |

Tyler-Valley Metro

Cash Flow Statement - Detailed

City of El Monte

Closing Proforma

Version:

Revised:

03/16/21

| 9 2031 | 10 2032 | 11 2033 | 12 2034 | 13 2035 | 14 2036 | 15 2037 |
|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 741,568 | 756,399 | 771,527 | 786,958 | 802,697 | 818,751 | 835,126 |
| 6,629 | 6,762 | 6,897 | 7,035 | 7,176 | 7,319 | 7,466 |
| 748,197 | 763,161 | 778,424 | 793,993 | 809,873 | 826,070 | 842,591 |
| (49,685) | (50,679) | (51,692) | (52,726) | (53,781) | (54,856) | (55,953) |
| (444) | (453) | (462) | (471) | (481) | (490) | (500) |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 172,614 | 176,066 | 179,587 | 183,179 | 186,842 | 190,579 | 194,391 |
| (8,631) | (8,803) | (8,979) | (9,159) | (9,342) | (9,529) | (9,720) |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 862,051 | 879,292 | 896,878 | 914,815 | 933,111 | 951,774 | 970,809 |

| | | | | | | |
|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 48,340 | 49,790 | 51,284 | 52,822 | 54,407 | 56,039 | 57,720 |
| 12,125 | 12,488 | 12,863 | 13,249 | 13,646 | 14,056 | 14,477 |
| 81,795 | 84,249 | 86,777 | 89,380 | 92,061 | 94,823 | 97,668 |
| 42,749 | 44,031 | 45,352 | 46,713 | 48,114 | 49,558 | 51,044 |
| 134,551 | 138,588 | 142,745 | 147,028 | 151,438 | 155,982 | 160,661 |
| 14,409 | 14,841 | 15,286 | 15,745 | 16,217 | 16,704 | 17,205 |
| 4,116 | 4,240 | 4,367 | 4,498 | 4,633 | 4,772 | 4,915 |
| 60,350 | 62,161 | 64,026 | 65,947 | 67,925 | 69,963 | 72,062 |
| 65,528 | 67,494 | 69,519 | 71,605 | 73,753 | 75,965 | 78,244 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 37,173 | 38,288 | 39,437 | 40,620 | 41,838 | 43,094 | 44,386 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 52,042 | 53,603 | 55,211 | 56,868 | 58,574 | 60,331 | 62,141 |
| 32,836 | 33,821 | 34,836 | 35,881 | 36,957 | 38,066 | 39,208 |
| 586,015 | 603,595 | 621,703 | 640,354 | 659,565 | 679,352 | 699,732 |

| | | | | | | |
|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 276,036 | 275,696 | 275,174 | 274,461 | 273,547 | 272,422 | 271,077 |
|----------------|----------------|----------------|----------------|----------------|----------------|----------------|

| | | | | | | |
|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 226,935 | 226,935 | 226,935 | 226,935 | 226,935 | 226,935 | 226,935 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 226,935 | 226,935 | 226,935 | 226,935 | 226,935 | 226,935 | 226,935 |

| | | | | | | |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 49,101 | 48,761 | 48,239 | 47,526 | 46,611 | 45,487 | 44,142 |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|

| | | | | | | |
|-------|-------|-------|-------|-------|-------|-------|
| 1.22 | 1.21 | 1.21 | 1.21 | 1.21 | 1.20 | 1.19 |
| 88.3% | 88.5% | 88.6% | 88.8% | 89.0% | 89.2% | 89.4% |

Tyler-Valley Metro

TCAC Base Limits

Version:
Revised:

City of El Monte
Closing Proforma
03/16/21

County: Los Angeles
4% or 9% Tax Credits 9%

| UNIT TYPE | | 4% LIMITS | 9% LIMITS |
|-----------|----|-----------|-----------|
| 0 | BR | 293,352 | 254,238 |
| 1 | BR | 338,232 | 293,134 |
| 2 | BR | 408,000 | 353,600 |
| 3 | BR | 522,240 | 452,608 |
| 4 | BR | 581,808 | 504,234 |

| BEDROOM | TCAC | UNIT MIX MGR | TOTAL BASIS LIMIT |
|--------------|-----------|--------------|-------------------|
| 0 | 0 | 0 | 0 |
| 1 | 25 | 0 | 7,328,350 |
| 2 | 13 | 1 | 4,596,800 |
| 3 | 14 | 0 | 6,336,512 |
| 4 | 0 | 0 | 0 |
| TOTAL | 52 | | 18,261,662 |

ADDITIONAL BASIS ADJUSTMENTS

| | | | |
|--|-----|-------|------------------|
| 20% for Prevailing Wage | YES | 20.0% | 3,652,332 |
| 5% for Project Labor Agreement | NO | 5.0% | 0 |
| 7% for Parking Underneath Residential Units (not "tuck under" parking) | YES | 7.0% | 1,278,316 |
| 2% for Day Care Center | NO | 2.0% | 0 |
| 2% for 100% Special Needs | NO | 2.0% | 0 |
| 10% applying under Section 10325 or Section 10326, include one or more of the features | YES | 5.0% | 913,083 |
| 15% for Seismic / Environmental | NO | 15.0% | 0 |
| Local Development Impact Fees. Waived Impact Fees Are Ineligible. | YES | | 759,629 |
| 10% where at least 95% of the project's upper floor units are serviced by an elevator | YES | 10.0% | 1,826,166 |
| 10% for (i) in a county that has an unadjusted 9% threshold basis limit for a 2-BR equal to or | NO | 10.0% | 0 |
| TOTAL ADDITIONAL BASIS ADJUSTMENTS | | | 8,429,527 |

TOTAL ADJUSTED THRESHOLD BASIS LIMIT 26,691,189

HIGH COST ANALYSIS

| | |
|--|-------------------|
| Total Eligible Basis | 28,805,303 |
| Total Threshold Basis Limit | 26,691,189 |
| PERCENT OF ADJUSTED THRESHOLD BASIS | 107.92% |
| HIGH COST TEST | ACCEPTABLE |

| DETERMINATION OF ELIGIBLE AND QUALIFIED BASIS | ACQUISITION | ELIGIBLE RES. COST | ELIGIBLE STATE |
|--|-------------------|--------------------|----------------|
| Total Eligible Costs: | 0 | 28,805,303 | 28,805,303 |
| Ineligible Amounts: | | | |
| Subtract All Grant Proceeds Used to Finance Costs in Eligible Basis: | 0 | 0 | 0 |
| Subtract Non-Qualified Non-Recourse Financing: | 0 | 0 | 0 |
| Subtract Non-Qualifying Portion of Higher Quality Units: | 0 | 0 | 0 |
| Subtract Photovoltaic Credit (as applicable): | 0 | 0 | 0 |
| Subtract Historic Credit (residential portion only): | 0 | 0 | 0 |
| Subtract Ineligible Basis related to Excess Parking: | 0 | 0 | 0 |
| Subtract (specify other ineligible amounts): | 0 | 0 | 0 |
| TOTAL INELIGIBLE COSTS: | 0 | 0 | 0 |
| Total Eligible Basis Amount Voluntarily Excluded: | 0 | 10,007,978 | 28,805,303 |
| Total Basis Reduction: | 0 | (10,007,978) | (28,805,303) |
| TOTAL REQUESTED UNADJUSTED ELIGIBLE BASIS: | 0 | 18,797,325 | 0 |
| QCT / DDA | 100% | 130% | 100% |
| Total Adjusted Eligible Basis: | 0 | 24,436,522 | 0 |
| Applicable Fraction: | 100% | 100% | 100% |
| Qualified Basis: | 0 | 24,436,522 | 0 |
| TOTAL QUALIFIED BASIS: | 24,436,522 | | 0 |

| DETERMINATION OF FEDERAL CREDIT | ACQUISITION | ELIGIBLE RES. COST | ELIGIBLE STATE |
|--|------------------|--------------------|----------------|
| QUALIFIED BASIS: | 0 | 24,436,522 | 0 |
| APPLICABLE PERCENTAGE / CREDIT RATE: | 3.12% | 9.00% | 30.00% |
| SUBTOTAL ANNUAL FEDERAL CREDIT: | 0 | 2,199,287 | 0 |
| TOTAL COMBINED ANNUAL FEDERAL CREDIT: | 2,199,287 | | 0 |

DETERMINATION OF TAX CREDITS

| | | |
|---|-----------|-----------|
| MAXIMUM ANNUAL FEDERAL CREDITS | 3,370,220 | 8,641,591 |
| MAXIMUM ANNUAL FEDERAL CREDITS WITH VOLUNTARY REDUCTION | 2,199,287 | 0 |
| REQUESTED CREDIT RESERVATIONS | 2,199,287 | 0 |

Tyler-Valley Metro

TCAC 2nd Tiebreaker Analysis

City of El Monte

Closing Proforma

03/16/21

Version:

Revised:

Committed Permanent Leveraged Soft Financing

Total Residential Project Development Costs

+ ((# -

Total Residential Project Development Costs

) / 3

LEVERAGED SOFT FINANCING

BASIS REDUCTION

| DESCRIPTION | AMOUNT | INCLUDE | AMOUNT |
|--|------------|---------|-------------------|
| Capitalized Value of Rent Differentials of | | | |
| Public Rent/operating Subsidies | 1,359,555 | YES | 1,359,555 |
| City of El Monte Land Note | 974,546 | YES | 974,546 |
| City of El Monte Fee Waivers | 1,614,866 | YES | 1,614,866 |
| <u>List Leveraged Soft Financing excluding donated</u> | | | |
| Net Investor Equity | 20,121,000 | NO | 0 |
| Permanent Loan | 4,037,659 | NO | 0 |
| Overhang Tranche | 0 | NO | 0 |
| Fixed Rate Mortgage (3) | 0 | NO | 0 |
| Accrual Mortgage | 0 | NO | 0 |
| Variable Interest Mortgage | 0 | NO | 0 |
| City of El Monte ARHD Loan | 500,000 | YES | 500,000 |
| HCD TOD | 10,000,000 | YES | 10,000,000 |
| Cash Flow Mortgage (3) | 0 | YES | 0 |
| Cash Flow Mortgage (4) | 0 | YES | 0 |
| Deferred Developer Fee | 0 | NO | 0 |
| General Partner Equity | 0 | NO | 0 |
| Interest on Surplus Funds | 0 | NO | 0 |
| NOI During Construction | 0 | NO | 0 |
| TOTAL LEVERAGED SOURCES | | | 14,448,967 |

| | |
|---|----------|
| Total Basis Reduction | 0 |
| 4% Residential Project Development Cost | 0 |
| 4% Commercial Project Development Cost | 0 |
| 4% Total Project Cost | 0 |

LESS:

| | | |
|--|---|--|
| Excess Purchase Price Over Appraised Value | 0 | *Enter a positive number, which will be automatically subtracted from the TOTAL soft financing |
| Ineligible Offsites | 0 | *Enter a positive number, which will be automatically subtracted from the TOTAL soft financing |

Total Leveraged Soft Financing Excluding Donated Land And Fee Waivers: **\$10,500,000**

TOTAL LEVERAGED SOFT FINANCING: **\$14,448,967**

MIXED USE PROJECTS

For mixed-use projects, the permanent public fund numerator must be discounted/reduced by the Mixed-Use ratio below.

Mixed-Use Projects = Total Commercial Cost / Total Proj. Cost: **0.00%**

THE PRORATED COMMERCIAL COST DEDUCTION TO SOFT FUNDS MUST BE CALCULATED FIRST, BEFORE APPLYING ANY SIZE OR SUBSIDY ADJUSTMENT/INCREASE (REGULATION SECTION 10325(c)(10)(A)) TO THE NUMERATOR. TCAC staff may adjust this ratio as deemed appropriate.

Sample formula (commercial costs) for numerator Committed Permanent Leveraged Soft Financing defraying residential costs = G44*(1-J49)

SIZE FACTOR CALCULATION

| | YES | HYBRID (NEW CONSTRUCTION) | UNITS | MGR |
|----------------------|----------------|-----------------------------|--------------------|-----|
| New Construction | | | | |
| 9% Total Units: | 53 | 4% Development Units | Total Units: 52 | 1 |
| 9% Tax Credit Units: | 53 | 4% Tax Credits: 0 | Mgr(s) Restricted: | YES |
| SIZE FACTOR: | 1.01500 | Total Tax Credits: 53 | | |

HIGH/HIGHEST RESOURCE

| | | | |
|--|-----|-----|-----------|
| N/A | YES | 0% | 0% |
| Non-rural project, Census Tract is Highest Resource (20 percentage points) | NO | 20% | 0% |
| Non-rural project, Census Tract is High Resource (10 percentage points) | NO | 10% | 0% |
| Rural project, Census Tract is Highest Resource (10 percentage points) | NO | 10% | 0% |
| Rural project, Census Tract is High Resource (5 percentage points) | NO | 5% | 0% |
| HIGH/HIGHEST RESOURCE TOTAL 2ND TIEBREAKER BOOST | | | 0% |

FINAL TIE BREAKER CALCULATION

| | | | |
|--|------------|--------------------------------------|------------|
| Leveraged Soft Financing Less Commercial Proration | 14,448,967 | Requested Unadjusted Eligible Basis: | 18,797,325 |
| Leveraged Soft Financing With Size Factor | 14,665,701 | | |
| 14,665,701 | + ((# - | 18,797,325 |) / 3 |
| 37,248,071 | | 37,248,071 | |
| 39.373% | + | 16.512% | |

55.8846%

Tyler-Valley Metro

Assumptions

Version:
Revised:

City of El Monte
Closing Proforma
03/16/21

PAYMENT OF DEVELOPER FEE

| EVENT | DATE | TOTAL | PERCENT OF FEE |
|-----------------------------------|--------|------------------|----------------|
| Pre-Development Loan | Apr-21 | 0 | 0.00% |
| Construction Closing | Apr-21 | 0 | 0.00% |
| HCD Standard Agreement | May-21 | 800,000 | 36.36% |
| 50% Completion | Feb-22 | 0 | 0.00% |
| 75% Completion | Feb-22 | 0 | 0.00% |
| Construction Completion | Oct-22 | 0 | 0.00% |
| X Months After Completion | Jan-23 | 220,000 | 10.00% |
| Perm Conversion | Jul-23 | 930,000 | 42.27% |
| X Months After Perm Conversion | Jul-23 | 0 | 0.00% |
| Receipt 8609 | Nov-23 | 250,000 | 11.36% |
| X Months After Rental Achievement | Nov-23 | 0 | 0.00% |
| TOTAL | | 2,200,000 | 100.00% |

TAX CREDITS

| DESCRIPTION | |
|---------------------------------|-----------|
| Federal Credit Price | 0.91 |
| Federal Annual Credit Request | 2,199,287 |
| 2nd Tiebreaker Score | 55.885% |
| "4%" or "9%" | 9% |
| Federal New or Rehab Credits at | 9.00% |
| High/Highest Resource Boost | 0.00% |

EQUITY DISTRIBUTIONS

| PAYMENT EVENT | MONTH | CUMULATIVE MONTHS | EVENT DATE | PERCENT |
|-----------------------------------|-----------|-------------------|------------|----------------|
| Pre-Development Loan | 0 | 0 | 1-Apr | 0.00% |
| Construction Closing | 0 | 0 | 1-Apr | 4.97% |
| HCD Standard Agreement | 1 | 1 | 1-May | 5.03% |
| 50% Completion | 9 | 10 | 1-Feb | 0.00% |
| 75% Completion | 0 | 10 | 1-Feb | 0.00% |
| Construction Completion | 8 | 18 | 1-Oct | 0.00% |
| X Months After Completion | 3 | 21 | 1-Jan | 9.96% |
| Perm Conversion | 9 | 27 | 1-Jul | 78.80% |
| X Months After Perm Conversion | 0 | 27 | 1-Jul | 0.00% |
| Receipt 8609 | 4 | 31 | 1-Nov | 1.24% |
| X Months After Rental Achievement | 0 | 31 | 1-Nov | 0.00% |
| TOTAL | 34 | | | 100.00% |

Tyler-Valley Metro

Assumptions

Version:

Revised:

City of El Monte

Closing Proforma

03/16/21

CONSTRUCTION LOAN

| | |
|--|------------------|
| Lender | Construction Loa |
| Principal Amount | 29,200,000 |
| Construction Loan Interest Rate | 2.45% |
| Bridge Loan Interest Rate | 10.00% |
| Interest on Surplus Funds - GIC Rate Tax-Exem | 0.00% |
| Funding Format (Up Front, As Needed, or Force As Needed) | |
| Avg. Retainage % | 10.00% |
| Construction / Bridge Loan Origination Fee %: | 0.75% |

FIXED RATE MORTGAGE (1)

| | | | |
|------------------------------|----------------|----------------------|---------|
| Lender | Permanent Loan | | |
| Loan Closing Date (MM/YY) | Jul-23 | | |
| Principal Amount (Requested) | 4,037,659 | Present Debt Service | 226,935 |
| Principal Amount Eligible | 4,037,659 | Max Debt Service | 226,935 |
| Amortization (Months) | 480 | | |
| Interest Rate | 4.79% | DELTA | 0 |
| DCR | 1.15 | | |
| Loan Origination Fee %: | 0.75% | | |
| Servicing Fee Rate | 0.00% | | |
| Servicing Fee (Fixed or DB) | FIXED | | |
| Include in Minimum Gain | YES | | |

Tyler-Valley Metro

Assumptions

Version:

Revised:

City of El Monte

Closing Proforma

03/16/21

CASH FLOW MORTGAGE (1)

| | | | |
|--------------------------------|----------------------------|--------------------------------|--------|
| Lender | City of El Monte ARHD Loan | | |
| Distribution Level | 4 | | |
| Loan Closing Date (MM/YY) | 1-Mar | Accrue Interest (YES or NO) | YES |
| Principal Amount | 500,000 | Simple or Compounded | SIMPLE |
| Interest Rate | 3.00% | Amortize Principal (YES or NO) | NO |
| Percent of Available Cash Flow | 50.00% | Include in Minimum Gain | YES |
| Amortization (Months) | 0 | Term (Months) | 660 |
| Loan Closed & Info Entered? | YES | | |

CASH FLOW MORTGAGE (2)

| | | | |
|--------------------------------|------------|--------------------------------|--------|
| Lender | HCD TOD | | |
| Distribution Level | 5 | | |
| Loan Closing Date (MM/YY) | 44,986 | Accrue Interest (YES or NO) | YES |
| Principal Amount | 10,000,000 | Simple or Compounded | SIMPLE |
| Interest Rate | 3.00% | Amortize Principal (YES or NO) | NO |
| Percent of Available Cash Flow | 50.00% | Include in Minimum Gain | YES |
| Amortization (Months) | 0 | Term (Months) | 660 |
| Loan Closed & Info Entered? | YES | | |

Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

| | | Jan 2023 | Feb 2023 | Mar 2023 | Total |
|----------|--------------------------------|----------|------------|----------|------------|
| 5000-000 | INCOME | | | | |
| 5100-000 | RENT REVENUE | | | | |
| 5120-000 | Rent Revenue - Gross Potential | 0.00 | 0.00 | 223.74 | 223.74 |
| 5199-999 | TOTAL RENT REVENUE | 0.00 | 0.00 | 223.74 | 223.74 |
| 5299-999 | NET RENTAL REVENUE | 0.00 | 0.00 | 223.74 | 223.74 |
| 5900-000 | OTHER REVENUE | | | | |
| 5920-040 | Application Processing Fees | 0.00 | 0.00 | 588.00 | 588.00 |
| 5990-999 | TOTAL OTHER REVENUE | 0.00 | 0.00 | 588.00 | 588.00 |
| 5999-999 | TOTAL REVENUE | 0.00 | 0.00 | 811.74 | 811.74 |
| 6000-000 | EXPENSES | | | | |
| 6300-000 | ADMINISTRATIVE EXPENSES | | | | |
| 6311-010 | Telephone and Communications | 0.00 | -10,600.00 | 0.00 | -10,600.00 |
| 6311-050 | Software | 0.00 | 205.68 | 0.00 | 205.68 |
| 6320-000 | Management Fee | 3,180.00 | 3,180.00 | 3,180.00 | 9,540.00 |
| 6375-000 | Community Services Coordinator | 2,500.00 | 2,500.00 | 2,500.00 | 7,500.00 |
| 6399-999 | TOTAL ADMINISTRATIVE EXPENSE | 5,680.00 | -4,714.32 | 5,680.00 | 6,645.68 |
| 7000-000 | ENTITY EXPENSES | | | | |
| 7100-000 | MORTGAGOR ENTITY EXPENSES | | | | |
| 7130-000 | State Tax | 0.00 | 0.00 | 800.00 | 800.00 |

Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

| | | Jan 2023 | Feb 2023 | Mar 2023 | Total |
|----------|--|-----------|-----------|-----------|-----------|
| 7141-000 | <i>INTEREST ON NOTES PAYABLE FROM SURPLUS CASH</i> | | | | |
| 7190-000 | OTHER EXPENSES | | | | |
| 7199-999 | TOTAL ENTITY EXPENSES | 0.00 | 0.00 | 800.00 | 800.00 |
| 7200-999 | TOTAL OPERATING EXPENSES | 5,680.00 | -4,714.32 | 6,480.00 | 7,445.68 |
| 9199-000 | TOTAL EXPENSES | 5,680.00 | -4,714.32 | 6,480.00 | 7,445.68 |
| 9900-999 | OPERATING PROFIT OR (LOSS) | -5,680.00 | 4,714.32 | -5,668.26 | -6,633.94 |