

**HOUSING INITIATIVES, INC.**  
Madison, Wisconsin

**FINANCIAL STATEMENTS WITH  
SUPPLEMENTARY INFORMATION**  
December 31, 2014 and 2013

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## INDEPENDENT AUDITORS' REPORT

Board of Directors  
Housing Initiatives, Inc.  
Madison, Wisconsin

### Report on the Financial Statements

We have audited the accompanying financial statements of Housing Initiatives, Inc., which comprise the statements of financial position as of December 31, 2014 and 2013, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

## **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Housing Initiatives, Inc. as of December 31, 2014 and 2013, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Other Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The schedule of revenue and expenses by grant, schedule of real property, schedule of CDBG office funds expended by program, provider agency expense reports, and supplementary data required by WHEDA are presented for purposes of additional analysis and are not a required part of the financial statements. The schedule of expenditures of federal awards, as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, is also presented for purposes of additional analysis and is not a required part of the basic financial statements. The schedule of revenue and expenses by grant, schedule of real property, schedule of CDBG office funds expended by program, provider agency expense reports, and supplementary data required by WHEDA and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the financial statements as a whole.

## **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated July 17, 2015, on our consideration of Housing Initiatives, Inc.'s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the result of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Housing Initiatives, Inc.'s internal control over financial reporting and compliance.

*CliftonLarsonAllen LLP*

Racine, Wisconsin  
July 17, 2015

**HOUSING INITIATIVES, INC.**  
**STATEMENTS OF FINANCIAL POSITION**  
**December 31, 2014 and 2013**

	<u>2014</u>	<u>2013</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
Cash	\$ 49,370	\$ 70,188
Accounts receivable, less allowance for doubtful accounts of \$1,730 and \$0, respectively	67,020	80,679
Prepaid expenses	<u>34,352</u>	<u>26,954</u>
Total current assets	<u>150,742</u>	<u>177,821</u>
<b>PROPERTY AND EQUIPMENT - net</b>	<u>5,037,958</u>	<u>4,979,909</u>
<b>OTHER ASSETS</b>		
Replacement reserves	50,908	51,319
Loan costs - net	<u>34,562</u>	<u>35,919</u>
Total other assets	<u>85,470</u>	<u>87,238</u>
<b>TOTAL ASSETS</b>	<u>\$ 5,274,170</u>	<u>\$ 5,244,968</u>
<b>LIABILITIES AND NET DEFICIT</b>		
<b>CURRENT LIABILITIES</b>		
Current portion of notes payable	\$ 63,221	\$ 175,948
Accounts payable	30,741	79,992
Accrued expenses	23,613	48,405
Deferred revenue	<u>13,805</u>	<u>12,660</u>
Total current liabilities	<u>131,380</u>	<u>317,005</u>
<b>LONG-TERM LIABILITIES</b>		
Notes payable less current portion	1,710,374	1,444,329
Deferred loans	<u>4,631,083</u>	<u>4,537,293</u>
Total long-term liabilities	<u>6,341,457</u>	<u>5,981,622</u>
Total liabilities	6,472,837	6,298,627
<b>NET DEFICIT</b>		
Unrestricted	<u>(1,198,667)</u>	<u>(1,053,659)</u>
<b>TOTAL LIABILITIES AND NET DEFICIT</b>	<u>\$ 5,274,170</u>	<u>\$ 5,244,968</u>

The accompanying notes are an integral part of the financial statements.

**HOUSING INITIATIVES, INC.**  
**STATEMENTS OF ACTIVITIES**  
**Years Ended December 31, 2014 and 2013**

	<u>2014</u>	<u>2013</u>
<b>SUPPORT AND REVENUE</b>		
Government grants	\$ 954,164	\$ 970,209
Client rent payments	395,648	324,075
Other	<u>81,160</u>	<u>54,518</u>
 Total unrestricted support and revenue	 <u>1,430,972</u>	 <u>1,348,802</u>
 <b>EXPENSES</b>		
Program services		
Rental Assistance	465,139	490,397
Property development and management	<u>856,644</u>	<u>760,325</u>
 Total program services	 1,321,783	 1,250,722
Supporting activities		
Management and general	230,139	228,868
Fundraising	<u>24,058</u>	<u>-</u>
 Total expenses	 <u>1,575,980</u>	 <u>1,479,590</u>
 <b>Change in net deficit</b>	 (145,008)	 (130,788)
 <b>Net deficit - beginning of year</b>	 <u>(1,053,659)</u>	 <u>(922,871)</u>
 <b>Net deficit - end of year</b>	 <u>\$ (1,198,667)</u>	 <u>\$ (1,053,659)</u>

The accompanying notes are an integral part of the financial statements.

**HOUSING INITIATIVES, INC.**  
**STATEMENTS OF FUNCTIONAL EXPENSES**  
Year Ended December 31, 2014

	<u>Rental Assistance</u>	<u>Property Development and Management</u>	<u>Total Program Services</u>	<u>Management and General</u>	<u>Fundraising</u>	<u>Total Supporting Services</u>	<u>Total</u>
Personnel	\$ -	\$ 208,126	\$ 208,126	\$ 158,151	\$ 12,108	\$ 170,259	\$ 378,385
Operating	-	94,390	94,390	7,132	3,356	10,488	104,878
Property management	-	554,128	554,128	-	-	-	554,128
Professional services	-	-	-	64,856	8,594	73,450	73,450
Rental assistance	<u>465,139</u>	<u>-</u>	<u>465,139</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>465,139</u>
<b>Total expenses</b>	<u>\$ 465,139</u>	<u>\$ 856,644</u>	<u>\$ 1,321,783</u>	<u>\$ 230,139</u>	<u>\$ 24,058</u>	<u>\$ 254,197</u>	<u>\$ 1,575,980</u>

The accompanying notes are an integral part of the financial statements.

**HOUSING INITIATIVES, INC.**  
**STATEMENTS OF FUNCTIONAL EXPENSES**  
Year Ended December 31, 2013

	<u>Rental Assistance</u>	<u>Property Development and Management</u>	<u>Total Program Services</u>	<u>Management and General</u>	<u>Fundraising</u>	<u>Total Supporting Services</u>	<u>Total</u>
Personnel	\$ -	\$ 206,900	\$ 206,900	\$ 169,256	\$ -	\$ 169,256	\$ 376,156
Operating	-	82,888	82,888	9,210	-	9,210	92,098
Property management	-	470,537	470,537	-	-	-	470,537
Professional services	-	-	-	50,402	-	50,402	50,402
Rental assistance	<u>490,397</u>	<u>-</u>	<u>490,397</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>490,397</u>
<b>Total expenses</b>	<u>\$ 490,397</u>	<u>\$ 760,325</u>	<u>\$ 1,250,722</u>	<u>\$ 228,868</u>	<u>\$ -</u>	<u>\$ 228,868</u>	<u>\$ 1,479,590</u>

The accompanying notes are an integral part of the financial statements.



**HOUSING INITIATIVES, INC.**  
**STATEMENTS OF CASH FLOWS**  
**Years Ended December 31, 2014 and 2013**

	<u>2014</u>	<u>2013</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Change in net deficit	\$ (145,008)	\$ (130,788)
Adjustments to reconcile change in net deficit to net cash used in operating activities:		
Bad debt	17,162	-
Depreciation and amortization	207,501	185,434
(Increase) decrease in assets:		
Accounts receivable	(3,503)	(6,807)
Prepaid expenses	(7,398)	(3,721)
Increase (decrease) in liabilities:		
Accounts payable	(49,251)	52,690
Accrued expenses	(24,792)	25,783
Deferred revenue	1,145	(2,039)
	<u>(4,144)</u>	<u>120,552</u>
<b>NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES</b>		
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Deposits to replacement reserves	(24,607)	(21,081)
Withdrawals from replacement reserves	25,018	22,577
Withdrawals from tax and insurance escrows	-	374
Purchases of property and equipment	(55,393)	(149,641)
	<u>(54,982)</u>	<u>(147,771)</u>
<b>NET CASH USED IN INVESTING ACTIVITIES</b>		
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Principal payments on notes payable	(178,187)	(54,579)
Proceeds from notes payable	216,495	123,000
	<u>38,308</u>	<u>68,421</u>
<b>NET CASH PROVIDED BY FINANCING ACTIVITIES</b>		
Net change in cash	(20,818)	41,202
Cash - beginning of year	<u>70,188</u>	<u>28,986</u>
<b>Cash - end of year</b>	<u>\$ 49,370</u>	<u>\$ 70,188</u>
<b>SUPPLEMENTAL INFORMATION</b>		
Cash paid for interest	\$ 57,681	\$ 44,698
Noncash investing and financing transactions:		
Acquisition of properties	208,800	338,000
Deferred loans on property	(93,790)	(338,000)
Long-term financing on property	(115,010)	-

The accompanying notes are an integral part of the financial statements.

**HOUSING INITIATIVES, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2014 and 2013**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Nature of Operations**

Housing Initiatives, Inc. (HII) provides permanent housing to people who suffer with a mental illness and became homeless because of it. The primary source of support and revenue is a grant from HUD that Dane County contracts with HII to administer. HII is then able to provide rent support to over 100 clients and generate income off the rent collected from each apartment it rents.

**Basis of Presentation**

Housing Initiatives is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets.

**Accounts Receivable**

Accounts receivable are stated at the amount Housing Initiatives expects to collect from balances outstanding at year-end. Housing Initiatives provides for probable uncollectible amounts through a charge to revenue and a credit to valuation allowance based on its assessment of the current status of individual accounts. Normal accounts receivable are due the first of the month for that month's rent. Accounts receivable past due more than 60 days are considered delinquent. Delinquent receivables are written off based on individual evaluation and specific circumstances of the client.

**Property and Equipment**

Acquisitions of property and equipment in excess of \$500 are recorded at cost and depreciated over the estimated useful lives of the assets using the straight-line method. Estimated useful lives of the assets range from 3 to 30 years. Property and equipment with a value of less than \$500 are expensed against the grant that authorized the purchase. Expenditures for maintenance of property and equipment held for leasing (including those for planned major maintenance projects), repairs, and minor renewals to maintain facilities in operating condition are generally expensed as incurred. Major replacements and renewals are capitalized.

**Income Tax Status**

No provision or benefit from income taxes has been included in these financial statement since the entity is exempt from federal income taxes, except for tax on unrelated business income, under section 501(c)(4) of the Internal Revenue Code. The Organization had no unrelated business income for the year ended December 31, 2014.

**HOUSING INITIATIVES, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2014 and 2013**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)

**Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**Expense Allocation**

The costs of providing the various programs and other activities have been summarized on a functional basis in the statements of activities and the statements of functional expenses. Accordingly, certain costs have been allocated among the program services and supporting activities benefited.

*Rental Assistance* – A rental assistance program for people who have mental illness, are homeless, and are low income.

*Property Development and Management* – A program to purchase and maintain property to be used to provide shelter for people who have mental illness, are homeless, and are low income.

**Date of Management's Review**

Management has evaluated subsequent events through July 17, 2015, the date which the financial statements were available to be issued.

**NOTE 2 - PROPERTY AND EQUIPMENT**

Property and equipment at December 31, 2014 and 2013 consisted of the following:

	<b><u>2014</u></b>	<b><u>2013</u></b>
Land	\$ 969,630	\$ 928,543
Buildings	5,570,503	5,349,988
Equipment	<u>42,154</u>	<u>38,016</u>
Property and equipment	6,582,287	6,316,547
Less accumulated depreciation	<u>(1,544,329)</u>	<u>(1,336,638)</u>
Property and equipment, net	<b><u>\$ 5,037,958</u></b>	<b><u>\$ 4,979,909</u></b>

Depreciation expense for 2014 and 2013 was \$206,144 and \$186,981, respectively.

**HOUSING INITIATIVES, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2014 and 2013**

**NOTE 3 - LONG-TERM DEBT**

Notes payable at December 31, 2014 and 2013 consisted of the following:

	<u>2014</u>	<u>2013</u>
Loan payable in monthly installments of \$330 including interest at 5%, matured January 10, 2014. Secured by 425 Troy property.	\$ -	\$ 31,514
Loan payable in monthly installments interest-only payments at 5.5%, matured August 10, 2014. Secured by Karstens property.	-	90,000
Mortgage payable in monthly installments of \$424 including interest at 4%, maturing January 1, 2019. Secured by 824-826 Fairmont property.	19,146	23,378
Mortgage payable in monthly installments of \$303 including interest at 4%, maturing January 1, 2019. Secured by 810-812 Brandie property.	13,674	16,697
Mortgage payable in monthly installments of \$382 including interest at 4%, maturing January 1, 2031. Secured by 34 Powers property.	55,294	57,615
Mortgage payable in monthly installments of \$406 including interest at 4%, maturing January 1, 2029. Secured by 2005 East Washington property.	54,191	56,835
Mortgage payable in monthly installments of \$353 including interest at 4%, maturing August 1, 2030. Secured by 1822 Helene property.	49,291	51,510
Mortgage payable in monthly installments of \$497 including interest at 2%, maturing August 1, 2035. Secured by Stonebridge property.	100,589	104,500
Mortgage payable in monthly installments of \$1,848 including interest at 2%, maturing October 1, 2035. Secured by Ruskin	377,600	392,068
Mortgage payable in monthly installments of \$1,027 including interest at 2.3%, maturing January 1, 2038. Secured by Mifflin property.	218,200	225,663

**HOUSING INITIATIVES, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2014 and 2013**

**NOTE 3 - LONG-TERM DEBT** (continued)

	<u>2014</u>	<u>2013</u>
Mortgage payable in monthly installments of \$992 including interest at 4%, maturing July 1, 2038. Secured by Dayton property.	\$ 181,614	\$ 186,158
Mortgage payable in monthly installments of \$1,140 including interest at 3%, maturing March 1, 2040. Secured by Brentwood, Balsam, and Camden property.	242,511	248,811
Mortgage payable in monthly installments of \$515 including interest at 2%, maturing November 1, 2042. Secured by Pinecrest property.	132,031	135,528
Mortgage payable in monthly installments of \$890 including interest at 4.6%, maturing March 1, 2044. Secured by the Karsten and Troy properties.	171,499	-
Mortgage payable in monthly installments of \$800 including interest at 4.5%, maturing January 1, 2045. Secured by the Britta property.	<u>157,955</u>	<u>-</u>
Total long-term debt	1,773,595	1,620,277
Less current maturities	<u>(63,221)</u>	<u>(175,948)</u>
Net long-term debt	<u>\$ 1,710,374</u>	<u>\$ 1,444,329</u>

Future principal payments are as follows:

2015	\$	63,221
2016		63,272
2017		65,212
2018		67,822
2019		60,434
Thereafter		<u>1,453,634</u>
Future principal payments	<u>\$</u>	<u>1,773,595</u>

Interest expense was \$57,681 and \$44,698 for 2014 and 2013, respectively.

Loan fees are being amortized using the straight line method over 30 years. Accumulated amortization at December 31, 2014 and 2013 was \$6,157 and \$4,800, respectively. Amortization expense totaled \$1,357 and \$1,295 for 2014 and 2013, respectively.

**HOUSING INITIATIVES, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2014 and 2013**

**NOTE 3 - LONG-TERM DEBT** (continued)

**Replacement Reserves and Tax Escrow**

Housing Initiatives has entered into mortgage agreements with Wisconsin Housing and Economic Development Authority (WHEDA) that are secured by the properties listed below. In addition to the mortgage payments, Housing Initiatives is required to make monthly payments between \$67 and \$372 for each property to replacement reserve and tax escrow accounts maintained by WHEDA. The replacement reserves and interest earned thereon may be used to pay for the expenses of repairing and replacing structural elements of the properties in accordance with WHEDA's approval. The replacement reserves and tax escrow consisted of the following at December 31, 2014 and 2013:

	<u>2014</u>	<u>2013</u>
824-826 Fairmont	\$ 3,221	\$ 5,760
810-812 Brandie	4,852	5,113
2005 East Washington	1,286	2,974
1822 Helene	3,104	3,378
1110 Ruskin	4,683	4,385
Stonebridge	5,709	4,170
Mifflin	9,736	9,115
Dayton and Johnson	3,063	3,341
34 Powers	3,721	4,883
Brentwood	3,796	4,888
Pinecrest	3,037	3,312
Karsten and Troy	3,700	-
Britta	<u>1,000</u>	<u>-</u>
<b>Replacement reserves</b>	<b><u>\$ 50,908</u></b>	<b><u>\$ 51,319</u></b>

**HOUSING INITIATIVES, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2014 and 2013**

**NOTE 3 - LONG-TERM DEBT** (continued)

Housing Initiatives has received deferred loans from the City of Madison CDBG office that are payable upon the sale or change of use of the property. Deferred loans were received from the U.S. Department of Housing and Urban Development (HUD) that are payable upon the sale or change in use of the properties before December 2024. The deferred loans at December 31 are summarized as follows:

<u>Property Description</u>	<u>Funding Source</u>	<u>2014</u>	<u>2013</u>
824-826 Fairmont	City of Madison, CDBG	\$ 60,000	\$ 60,000
810-812 Brandie	City of Madison, CDBG	70,000	70,000
734-736 Fairmont	City of Madison, CDBG	103,870	103,870
2005 East Washington	City of Madison, CDBG	70,000	70,000
1822 Helene	City of Madison, CDBG	140,000	140,000
34 Powers	City of Madison, CDBG	124,000	124,000
Mifflin	City of Madison, CDBG	238,679	238,679
1110 Ruskin	City of Madison, CDBG	508,705	508,705
1110 Ruskin	City of Madison, CDBG	124,732	124,732
1110 Ruskin	Federal Home Loan Bank	54,000	54,000
Stonebridge	City of Madison, CDBG	343,200	343,200
Stonebridge	City of Madison, CDBG	200,000	200,000
Stonebridge	HUD	96,834	96,834
Johnson	City of Madison, CDBG	217,500	217,500
Dayton	City of Madison, CDBG	217,400	217,400
Dayton	HUD	117,514	117,514
2505 Brentwood	City of Madison, CDBG	216,000	216,000
5838 Balsam	City of Madison, CDBG	203,200	203,200
5028 Camden	City of Madison, CDBG-NSP	48,473	48,473
5028 Camden	City of Madison, CDBG	108,000	108,000
Las Casitas	City of Madison, CDBG-NSP	267,996	267,996
Las Casitas	City of Madison, CDBG	216,000	216,000
Las Casitas	City of Madison, CDBG-NSP	123,640	123,640
1601 Troy	City of Madison, CDBG	195,000	195,000
Pinecrest	City of Madison, CDBG	134,550	134,550
425 Troy	City of Madison, CDBG	185,000	185,000
Karstens	City of Madison, CDBG	153,000	153,000
Britta	HUD	93,790	-
		<u>\$ 4,631,083</u>	<u>\$ 4,537,293</u>

**HOUSING INITIATIVES, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2014 and 2013**

**NOTE 4 – LINE OF CREDIT**

Housing Initiatives, Inc. entered into a \$45,000 revolving line of credit on June 6, 2014 which bears interest at 7.25%. There was \$0 outstanding at December 31, 2014 and 2013. The line of credit is unsecured.

**NOTE 5 - ECONOMIC DEPENDENCY**

Housing Initiatives, Inc. receives approximately 54% and 58% for 2014 and 2013, respectively, of its support and revenue from Dane County Department of Human Services. A significant reduction in the level of this funding could have an adverse effect on Housing Initiatives' programs and activities.

**NOTE 6 - RETIREMENT PLAN**

Housing Initiatives, Inc. adopted a Simple Employee Pension Plan in March 2001. The plan contributes 5% of all employees' defined compensation. Retirement expense for 2014 and 2013 was \$26,261 and \$27,702, respectively.

**NOTE 7 - LEASING ARRANGEMENTS**

Housing Initiatives, Inc. leases housing units to homeless persons with disabilities such as mental illness, drug and alcohol problems, or Acquired Immunodeficiency Syndrome. Lease terms are typically for one year and are cancellable with a thirty day notice from either party. Housing Initiatives collects a security deposit from each tenant that may be retained due to damages to the leased premises that exceed ordinary wear and tear, waste and neglect of the premises, and nonpayment of rent amounts and amounts owed for utilities. Property and equipment held for leasing purposes consist of the following:

	<u>2014</u>	<u>2013</u>
Land	\$ 909,730	\$ 868,643
Buildings and improvements	<u>4,413,832</u>	<u>4,193,317</u>
	5,323,562	5,061,960
Less accumulated depreciation	<u>(1,165,275)</u>	<u>(974,278)</u>
<b>Property and equipment held for leasing, net</b>	<u><u>\$ 4,158,287</u></u>	<u><u>\$ 4,087,682</u></u>

Housing Initiatives built an office building in April 2005 to be used for its operations. Additional space in the building not being used as office space is leased to nine tenants under one year lease agreements. As of December 31, 2014 and 2013 the value of the land totaled \$59,900, and the value of buildings and improvements totaled \$1,156,671. As of December 31, 2014 and 2013 accumulated depreciation totaled \$379,054 and \$334,845, respectively.

This information is an integral part of the accompanying financial statements.



## **SUPPLEMENTARY INFORMATION**

**HOUSING INITIATIVES, INC.**  
**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
**Year Ended December 31, 2014**

<b>Federal Grantor/ Pass Through Grantor/ Program Title</b>	<b>CFDA Number</b>	<b>Pass Through ID Number</b>	<b>Total Federal Expenditures</b>
<b>U.S. Department of Housing and Urban Development</b>			
Supportive Housing Program	14.235		\$ <u>308,138</u>
Pass through Dane County Department of Human Services Rental Assistance	14.238	81676	766,077
City of Madison Community Development Block Grant Office Rental Assistance	14.238		<u>215,700</u>
Total Rental Assistance			<u>981,777</u>
City of Madison - Community Development Authority Section 8 Housing Assistance Payments Program	14.195		185,019
City of Madison Community Development Block Grant Office Home Investment Partnerships (HOME)	14.239		3,436,156
City of Madison Community Development Block Grant Office Neighborhood Stabilization Program (NSP)	14.256		440,109
Continuum of Care Grant Stonebridge Supportive Services	14.267		3,068
City of Madison Community Development Block Grant Office Community Development Block Grants Entitlement Grants	14.218		<u>84,748</u>
<b>Total expenditures of federal awards</b>			<b><u>\$ 5,439,015</u></b>

See accompanying notes to schedule of expenditures of federal awards.

**HOUSING INITIATIVES, INC.**  
**NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
**December 31, 2014**

**NOTE 1 - BASIS OF PRESENTATION**

The accompanying schedule of expenditures of federal awards includes the federal grant activity of Housing Initiatives, Inc. under programs of the federal government for the year ended December 31, 2014. The information in this schedule is presented in accordance with the requirements of the Office of Management and Budget (OMB) Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations. Because the schedule presents only a selected portion of operations of Housing Initiatives, Inc., it is not intended to and does not present the financial position, changes in net assets, or cash flows of Housing Initiatives, Inc.

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Expenditures reported on the schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in OMB Circular A-122, Cost Principles for Non-Profit Organizations, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Pass-through entity identifying numbers are presented where available.

**NOTE 3 - LOANS OUTSTANDING**

The federal expenditures reported on the schedule include the balances of deferred loans for which the Department of Housing and Urban Development imposes continuing compliance requirements. At December 31, 2014, the balance of loans outstanding totals \$4,631,083.

This information is an integral part of the schedule of expenditures of federal awards.

**HOUSING INITIATIVES, INC.**  
**SCHEDULE OF REVENUE AND EXPENSES BY GRANT**  
**Year Ended December 31, 2014**

	<u>Rental Assistance</u>			<u>Other</u>	<u>Total</u>	
	<u>Dane County</u>	<u>Other</u>	<u>Eliminations</u>			<u>Total</u>
<b>SUPPORT AND REVENUE</b>						
Government grants	\$ 766,077	\$ -	\$ -	\$ 766,077	\$ 188,087	\$ 954,164
Client rent payments	-	288,864	-	288,864	106,784	395,648
Rent income	-	476,865	(476,865)	-	-	-
Other	-	-	-	-	81,160	81,160
Total revenue	<u>766,077</u>	<u>765,729</u>	<u>(476,865)</u>	<u>1,054,941</u>	<u>376,031</u>	<u>1,430,972</u>
<b>EXPENSES</b>						
Program expenses						
Personnel	-	-	-	-	208,126	208,126
Operations	-	-	-	-	648,518	648,518
Special costs	465,139	476,865	(476,865)	465,139	-	465,139
Total program expenses	<u>465,139</u>	<u>476,865</u>	<u>(476,865)</u>	<u>465,139</u>	<u>856,644</u>	<u>1,321,783</u>
Administrative expenses						
Personnel	78,795	-	-	78,795	91,464	170,259
Operations	-	-	-	-	83,938	83,938
Fundraising	-	-	-	-	-	-
Total administrative expenses	<u>78,795</u>	<u>-</u>	<u>-</u>	<u>78,795</u>	<u>175,402</u>	<u>254,197</u>
Total expenses	<u>543,934</u>	<u>476,865</u>	<u>(476,865)</u>	<u>543,934</u>	<u>1,032,046</u>	<u>1,575,980</u>
<b>Excess revenue (expenses)</b>	<u>\$ 222,143</u>	<u>\$ 288,864</u>	<u>\$ -</u>	<u>\$ 511,007</u>	<u>\$ (656,015)</u>	<u>\$ (145,008)</u>

**HOUSING INITIATIVES, INC.**  
**SCHEDULE OF REVENUE AND EXPENSES BY GRANT**  
**Year Ended December 31, 2013**

	Rental Assistance			Total	Other	Total
	Dane County	Other	Eliminations			
<b>SUPPORT AND REVENUE</b>						
Government grants	\$ 791,250	\$ -	\$ -	\$ 791,250	\$ 178,959	\$ 970,209
Client rent payments	-	251,720	-	251,720	72,355	324,075
Rent income	-	474,581	(474,581)	-	-	-
Other	-	-	-	-	54,518	54,518
	<u>791,250</u>	<u>726,301</u>	<u>(474,581)</u>	<u>1,042,970</u>	<u>305,832</u>	<u>1,348,802</u>
Total revenue						
	<u>791,250</u>	<u>726,301</u>	<u>(474,581)</u>	<u>1,042,970</u>	<u>305,832</u>	<u>1,348,802</u>
<b>EXPENSES</b>						
Program expenses						
Personnel	-	-	-	-	206,900	206,900
Operations	-	-	-	-	553,425	553,425
Special costs	713,258	251,720	(474,581)	490,397	-	490,397
	<u>713,258</u>	<u>251,720</u>	<u>(474,581)</u>	<u>490,397</u>	<u>-</u>	<u>490,397</u>
Total program expenses						
	<u>713,258</u>	<u>251,720</u>	<u>(474,581)</u>	<u>490,397</u>	<u>760,325</u>	<u>1,250,722</u>
Administrative expenses						
Personnel	77,992	-	-	77,992	91,264	169,256
Operations	-	-	-	-	59,612	59,612
Fundraising	-	-	-	-	-	-
	<u>77,992</u>	<u>-</u>	<u>-</u>	<u>77,992</u>	<u>-</u>	<u>-</u>
Total administrative expenses						
	<u>77,992</u>	<u>-</u>	<u>-</u>	<u>77,992</u>	<u>150,876</u>	<u>228,868</u>
Total expenses						
	<u>791,250</u>	<u>251,720</u>	<u>(474,581)</u>	<u>568,389</u>	<u>911,201</u>	<u>1,479,590</u>
<b>Excess revenue (expenses)</b>	<u>\$ -</u>	<u>\$ 474,581</u>	<u>\$ -</u>	<u>\$ 474,581</u>	<u>\$ (605,369)</u>	<u>\$ (130,788)</u>

**HOUSING INITIATIVES, INC.**  
**SCHEDULE OF REAL PROPERTY**  
**December 31, 2014**

<u>Property Description</u>	<u>Land</u>	<u>Buildings</u>	<u>Total Property</u>	<u>Notes Payable</u>	<u>Deferred Loans</u>	<u>Total Debt</u>
824-826 Fairmont	\$ 24,960	\$ 100,538	\$ 125,498	\$ 19,146	\$ 60,000	\$ 79,146
810-812 Brandie	23,346	108,955	132,301	13,674	70,000	83,674
734-736 Fairmont	15,806	110,161	125,967	-	103,870	103,870
2005 E. Washington	32,958	108,632	141,590	54,191	70,000	124,191
1822 Helene	57,812	210,940	268,752	49,291	140,000	189,291
34 Powers	44,189	153,178	197,367	55,294	124,000	179,294
Stonebridge	-	475,245	475,245	100,589	343,200	443,789
1110 Ruskin	59,900	1,156,671	1,216,571	377,600	687,437	1,065,037
1336 E Mifflin / 1313 Crowley	119,104	428,626	547,730	218,200	238,679	456,879
Dayton / Johnson	118,625	537,749	656,374	181,614	552,414	734,028
Stonebridge	-	321,071	321,071	-	296,834	296,834
2505 Brentwood	33,426	202,751	236,177	80,837	216,000	296,837
5838 Balsam	60,212	199,222	259,434	80,837	203,200	284,037
5028 Camden	38,526	226,281	264,807	80,837	156,473	237,310
Las Casitas	62,794	406,262	469,056	-	607,636	607,636
1601 Troy	60,492	139,414	199,906	-	195,000	195,000
Pinecrest	50,700	176,664	227,364	132,031	134,550	266,581
425 Troy	37,088	189,645	226,733	85,750	185,000	270,750
Karstens	43,420	195,970	239,390	85,749	153,000	238,749
Britta	86,272	122,528	208,800	157,955	93,790	251,745
	<u>\$ 969,630</u>	<u>\$ 5,570,503</u>	<u>\$ 6,540,133</u>	<u>\$ 1,773,595</u>	<u>\$ 4,631,083</u>	<u>\$ 6,404,678</u>

**HOUSING INITIATIVES, INC.**  
**SCHEDULE OF REAL PROPERTY**  
**December 31, 2013**

<u>Property Description</u>	<u>Land</u>	<u>Buildings</u>	<u>Total Property</u>	<u>Notes Payable</u>	<u>Deferred Loans</u>	<u>Total Debt</u>
824-826 Fairmont	\$ 24,960	\$ 100,538	\$ 125,498	\$ 23,378	\$ 60,000	\$ 83,378
810-812 Brandie	23,346	108,955	132,301	16,697	70,000	86,697
734-736 Fairmont	15,806	110,161	125,967	-	103,870	103,870
2005 E. Washington	32,958	104,382	137,340	56,835	70,000	126,835
1822 Helene	57,812	210,940	268,752	51,510	140,000	191,510
34 Powers	44,189	153,178	197,367	57,615	124,000	181,615
Stonebridge	-	475,245	475,245	104,500	343,200	447,700
1110 Ruskin	59,900	1,156,671	1,216,571	392,068	687,437	1,079,505
1336 E Mifflin / 1313 Crowley	119,104	428,626	547,730	225,663	238,679	464,342
Dayton / Johnson	118,625	526,848	645,473	186,158	552,414	738,572
Stonebridge	-	318,071	318,071	-	296,834	296,834
2505 Brentwood	33,426	202,751	236,177	82,937	216,000	298,937
5838 Balsam	60,212	199,222	259,434	82,937	203,200	286,137
5028 Camden	38,526	221,381	259,907	82,937	156,473	239,410
Las Casitas	62,794	401,950	464,744	-	607,636	607,636
1601 Troy	60,492	139,414	199,906	-	195,000	195,000
Pinecrest	50,700	176,664	227,364	135,528	134,550	270,078
425 Troy	64,905	145,389	210,294	31,514	185,000	216,514
Karstens	<u>60,788</u>	<u>169,602</u>	<u>230,390</u>	<u>90,000</u>	<u>153,000</u>	<u>243,000</u>
	<u>\$ 928,543</u>	<u>\$ 5,349,988</u>	<u>\$ 6,278,531</u>	<u>\$ 1,620,277</u>	<u>\$ 4,537,293</u>	<u>\$ 6,157,570</u>

**HOUSING INITIATIVES, INC.**  
**SCHEDULE OF CDBG OFFICE FUNDS EXPENDED BY PROGRAM**  
**Years Ended December 31, 2014 and 2013**

**2014**

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*There were no CDBG funds expended in 2014.*

**2013**

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**Property / Description**

**425 TROY**

CDBG Office funds	
CDBG - Entitlement grants - deferred loans	\$ 185,000
CDBG Office funds expended	
Building	<u>185,000</u>
Excess (deficit)	<u>\$ -</u>

**3434 KARSTENS DRIVE**

CDBG Office funds	
CDBG - Entitlement grants - deferred loans	\$ 153,000
CDBG Office funds expended	
Building	<u>153,000</u>
Excess (deficit)	<u>\$ -</u>



<b>Provider Name:</b>	Housing Initiatives, Inc.	<b>Contract #:</b>	82590	<b>*Provider Certified By:</b>	7/23/2015
<b>Program Name:</b>	Rental Assistance HUD Grant	<b>Program Group #:</b>	10027	<b>Charles M. Bridwell, MBA</b>	<b>Date</b>

	1 Approved County-Funded Budget	2 YTD County-Funded Admin Expense	3 YTD County-Funded Program Expense	4 YTD County-Funded Expense Total (= Col. 2 + 3)	5 YTD County-Funded Budget	6 YTD % Variance from Budget
<b>A. PERSONNEL</b>						
Salaries				0		
Taxes				0		
Benefits				0		
<b>Subtotal A</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>#DIV/0!</b>
<b>B. OPERATING</b>						
Insurance				0		
Professional Fees	50,104	50,104		50,104	50,104	
Audit				0		
Data Processing Fees				0		
Postage, Office, and Program Supplies				0		
Equipment/Furnishings				0		
Depreciation				0		
Telephone				0		
Training/Conference				0		
Food/Household Supplies				0		
Auto Allowance				0		
Vehicle Costs				0		
Other1:				0		
Other2:				0		
<b>Subtotal B</b>	<b>50,104</b>	<b>50,104</b>	<b>0</b>	<b>50,104</b>	<b>50,104</b>	<b>0.00%</b>
<b>C. SPACE</b>						
Rent				0		
Utilities				0		
Maintenance				0		
Mortgage Interest, Depreciation,				0		
Property Taxes				0		
<b>Subtotal C</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>#DIV/0!</b>
<b>D. SPECIAL COSTS</b>						
Assistance to Individuals	994,598	0	994,598	994,598	994,598	
<b>Subtotal D</b>	<b>994,598</b>	<b>0</b>	<b>994,598</b>	<b>994,598</b>	<b>994,598</b>	<b>0.00%</b>
<b>E. OTHER</b>						
Other3:				0		
Other4:				0		
<b>Subtotal E</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>#DIV/0!</b>
<b>F. OFF-SETTING REVENUE</b>						
<b>Show as negative numbers:</b>						
Government Benefits (SSI, SSDI, etc.)				0		
Private Pay (Trust Funds, etc.)				0		
Cost Share				0		
Other	(278,825)	0	(278,824)	(278,824)	(278,825)	
<b>Subtotal F</b>	<b>(278,825)</b>	<b>0</b>	<b>(278,824)</b>	<b>(278,824)</b>	<b>(278,825)</b>	<b>0.00%</b>
<b>TOTAL A THROUGH F</b>	<b>765,877</b>	<b>50,104</b>	<b>715,773</b>	<b>765,877</b>	<b>765,877</b>	<b>0.00%</b>

\*CERTIFICATION: I certify the expenses listed above are true, correct, and allowable, in the amount stated and have not been reimbursed heretofore.

<b>Provider Name: Housing Initiatives, Inc.</b>	<b>Contract #</b>	<b>Program Group #</b>	<b>County:</b>	
<b>Program Name: Rental Assistance HUD Grant</b>	82590	10027	<b>Provider:</b>	1/21/2014

	PRIOR YEAR --2013 FINAL COUNTY APPROVED				CURRENT YEAR -- 2014				
	1 TOTAL BUDGET	2 COUNTY FUNDED (= Col 3 + 4)	3 COUNTY FUNDED ADMIN	4 COUNTY FUNDED PROGRAM	5 TOTAL BUDGET	6 COUNTY FUNDED (= Col 7 + 8)	7 COUNTY FUNDED ADMIN	8 COUNTY FUNDED PROGRAM	9 PERCENT TO TOT CO FUNDED (=Col 6/Col 6 Tot)
<b>A. PERSONNEL</b>									
Salaries		0				0			0.00%
Taxes		0				0			0.00%
Benefits		0				0			0.00%
<b>Subtotal A</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
<b>B. OPERATING</b>									
Insurance		0				0			0.00%
Professional Fees	53,248	53,248	53,248		50,104	50,104	50,104		6.54%
Audit		0				0			0.00%
Data Processing		0				0			0.00%
Postage, Office, and Program Supplies		0				0			0.00%
Equipment/Furnishings		0				0			0.00%
Depreciation		0				0			0.00%
Telephone		0				0			0.00%
Training/Conference		0				0			0.00%
Food/Household Supplies		0				0			0.00%
Auto Allowance		0				0			0.00%
Vehicle Costs		0				0			0.00%
Other1:		0				0			0.00%
Other2:		0				0			0.00%
<b>Subtotal B</b>	<b>53,248</b>	<b>53,248</b>	<b>53,248</b>	<b>0</b>	<b>50,104</b>	<b>50,104</b>	<b>50,104</b>	<b>0</b>	<b>6.54%</b>
<b>C. SPACE</b>									
Rent		0				0			0.00%
Utilities		0				0			0.00%
Maintenance		0				0			0.00%
Mortgage Interest, Depreciation		0				0			0.00%
Property Taxes		0				0			0.00%
<b>Subtotal C</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
<b>D. SPECIAL COSTS</b>									
Assistance to Individuals	986,359	986,359		986,359	994,596	994,596		994,596	129.86%
<b>Subtotal D</b>	<b>986,359</b>	<b>986,359</b>	<b>0</b>	<b>986,359</b>	<b>994,596</b>	<b>994,596</b>	<b>0</b>	<b>994,596</b>	<b>129.86%</b>
<b>E. OTHER (Specify)</b>									
Other3: Pass through		0				0			0.00%
Other4:		0				0			0.00%
<b>Subtotal E</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
<b>This section for Adult - DD only.</b>									
<b>F. OFF-SETTING REVENUE</b>									
<b>Show as negative numbers:</b>									
Government Benefits (SSI, SSDI, etc.)		0				0			0.00%
Private Pay (Trust Funds, etc.)		0				0			0.00%
Cost Share		0				0			0.00%
Other	(251,720)	(251,720)		(251,720)	(278,825)	(278,825)		(278,825)	-36.41%
<b>Subtotal F</b>	<b>(251,720)</b>	<b>(251,720)</b>	<b>0</b>	<b>(251,720)</b>	<b>(278,825)</b>	<b>(278,825)</b>	<b>0</b>	<b>(278,825)</b>	<b>-36.41%</b>
<b>TOTAL A THROUGH F</b>	<b>787,887</b>	<b>787,887</b>	<b>53,248</b>	<b>734,639</b>	<b>765,875</b>	<b>765,875</b>	<b>50,104</b>	<b>715,771</b>	<b>100.00%</b>

Prior Year Agency Administrative Cost Percent: 6.76%

Agency Administrative Cost Percent: 6.54%

**ANNUAL SCHEDULE OF ASSETS for Multifamily Projects**

**Project Name: Dayton/Johnson**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 2768**

Description of Account	ID	Account	Amount	Totals
1100 CURREN ASSETS				
Cash - Operations		1120		
Construction Cash Account		1121		
Cash - Entity		1125		
Tenant Accounts Receivable		1130		
Allowance for Doubtful Accounts (deduct)		1131		
Accounts Receivable - WHEDA <sub>SM</sub>		1135		
Accounts and Notes Receivable - Operations		1140		
Accounts and Notes Receivable - Entity		1145		
Accounts Receivable - Interest		1160		
Interest Reduction Payment Receivable		1165		
Short Term Investments - Operations		1170		
Short Term Investments - Entity		1175		
Miscellaneous Current Assets		1190		
Insurance Escrow		1312		
Real Estate Tax or PILOT Escrow		1311		
<b>TOTAL CURRENT ASSETS</b>		<b>1100</b>		<b>\$0</b>
1191		1191		
Tenant Security Deposits - RESTRICTED ASSET				
1200 PREPAID EXPENSES		1200		
Miscellaneous Prepaid Expenses				
1300 FUNDED RESERVES				
Escrow Deposits		1310		
Reserve for Replacements		1320	\$3,063	
Other Reserve		1330		
Residual Receipts Reserve		1340		
Management Improvement and Operating Plan		1381		
Development Cost Escrow (DCE)		1390		
FHA Insurance Reserve		1392		
<b>Total Funded Reserves</b>		<b>1300</b>		<b>\$3,063</b>
1400 FIXED ASSETS				
Land		1410	\$118,625	
Buildings		1420	537,748	
Building Equipment (portable)		1440		
Furniture for Project/Tenant Use		1450		
Furnishings		1460		
Office Furniture and Equipment		1465		
Maintenance Equipment		1470		
Motor Vehicles		1480		
Miscellaneous Fixed Assets		1490		
<b>Gross Fixed Assets</b>		<b>1400</b>	<b>\$656,373</b>	
1495 ALLOWANCE ACCOUNTS				
Accumulated Depreciation		1495	\$124,867	
Total Accumulated Depreciation			\$124,867	
<b>Net Fixed Assets</b>		<b>1400</b>		<b>\$531,506</b>
1500 INVESTMENTS				
Investments - Operations		1510		
Investments - Entity		1515		
Intangible Assets		1520		
Miscellaneous Other Assets		1590		
<b>TOTAL OTHER ASSETS</b>		<b>1500</b>	<b>\$0</b>	
<b>TOTAL ASSETS</b>		<b>1000</b>		<b>\$534,569</b>

**ANNUAL SCHEDULE OF LIABILITIES AND EQUITY for Multifamily Projects**

**Project Name: Dayton/Johnson**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 2768**

Description of Account	Account	Amount	Totals
2100 CURRENT LIABILITIES	Bank Overdraft - Operations	2105	
	Accounts Payable-30 Days	2109	
	Accounts Payable - Operations	2110	
	Accounts Payable - Construction/Development	2111	
	Accounts Payable-Project Improvements Items	2112	
	Accounts Payable - Entity	2113	
	Accounts Payable-236 Excess Income Due HUD	2115	
	Accounts Payable-WHEDA <sub>SM</sub> /HUD	2116	
	Accrued Wages Payable	2120	
	Accrued Payroll Taxes Payable	2121	
	Accrued Management Fee Payable	2123	
	Accrued Interest Payable - Section 236	2130	
	Accrued Interest Payable - First Mortgage	2131	
	Accrued Interest Payable - Second Mortgage	2132	
	Accrued Interest Payable - Other Loans & Notes(Surplus Cash)	2133	
	Accrued Interest Payable - Other Loans and Notes	2134	
	Accrued Interest Payable - Flexible Subsidy Loan	2135	
	Accrued Interest Payable - Capital Improvement Loan	2136	
	Accrued Interest Payable - Operating Loss Loan	2137	
	Accrued Real Estate & Property Tax Payable	2150	
	Short Term Notes Payable	2160	
	Mortgage Payable - First Mortgage (Short Term)	2170	
	Mortgage Payable - Second Mortgage (Short Term)	2172	
	Other Loans and Notes Payable, Surplus Cash (Short Term)	2173	
	Other Loans and Notes (Short Term)	2174	
	Flexible Subsidy Loan Payable (Short Term)	2175	
	Capital Improvement Loan Payable (Short Term)	2176	
	Operating Loss Loan Payable (Short Term)	2177	
	Utility Allowances	2180	
	Miscellaneous Current Liabilities/Preservation Fee	2190	
	<b>Current Liabilities</b>		\$0
2191	Tenant Security Deposits - CONTRA ASSET	2191	
2200 PREPAID REVENUES	Prepaid Revenue	2210	
	<b>TOTAL CURRENT LIABILITIES</b>	<b>2122</b>	\$0
2300 LONG-TERM LIABILITIES	Notes Payable - Long Term	2310	
	Notes Payable - Surplus Cash	2311	
	Mortgage Payable - First Mortgage	2320	181,614
	Mortgage Payable - Second Mortgage	2322	
	Other Loans and Notes Payable - Surplus Cash	2323	
	Other Loans and Notes Payable	2324	552,414
	Flexible Subsidy Loan Payable	2325	
	Capital Improvement Loan Payable	2326	
	Operating Loss Loan Payable	2327	
	Miscellaneous Long Term Liabilities	2390	
	<b>Total Long Term Liabilities</b>	<b>2300</b>	\$734,028
	<b>TOTAL LIABILITIES</b>	<b>2000</b>	\$734,028
3033 TOTAL EQUITY	Total Equity/Retained Earnings	3033	(\$199,459)
	<b>TOTAL LIABILITIES and EQUITY/RETAINED EARNINGS</b>	<b>2033</b>	\$534,569

**SCHEDULE OF PROFIT AND LOSS for Multifamily Projects**

**Project Name:** Dayton/Johnson

**Project Number:** 2768

**Period Beginning:** 1/1/14 **thru:** 12/31/14

**Year:** 2014

Description of Account		Acct. No.	Amount	Totals
5100 RENTAL REVENUE	Rent Revenue - Gross Potential	5120	69,591	
	Tenant Assistance Payments	5121		
	Rent Revenue - Commercial/Stores @ 100%	5140		
	Rent Revenue - Garage/Parking @ 100%	5170		
	Flexible Subsidy Revenue	5180		
	Miscellaneous Rent Revenue	5190		
	Excess Rent	5191		
	Rent Revenue/Insurance	5192		
	Special Claims Revenue	5193		
	Retained Excess Income	5194		
	<b>Total Rent Revenue Potential</b>	<b>5100</b>		69,591
5200 VACANCIES	Apartment Vacancies	5220		
	Stores/Commercial Vacancies or Concessions	5240		
	Rental Concessions	5250		
	Garage/Parking Vacancies or Concessions	5270		
	Miscellaneous	5290		
	<b>Total Vacancies or Concessions</b>	<b>5200</b>		0
	<b>Net Rental Revenue (Rent Revenue less Vacancies)</b>	<b>5152</b>		69,591
5300	<b>Total Service Income</b>	<b>5300</b>		0
5400 FINANCIAL REVENUE	Financial Revenue - Project Operations	5410		
	Revenue from Investments-Residual Receipts	5430		
	Revenue from Investments-Replacement Reserve	5440	20	
	Revenue from Investments-Miscellaneous	5490		
	<b>Total Financial Revenue</b>	<b>5400</b>		20
5900 MISC. REVENUE	Laundry/Vending Income (Net)	5910		
	Tenant Charges	5920		
	Miscellaneous Revenue	5990		
	<b>Total Miscellaneous Revenue</b>	<b>5900</b>		0
	<b>Total Revenue</b>	<b>5000</b>		69,611
6200 RENT EXPENSE	Conventions and Meetings	6203		
	Management Consultants	6204		
	Advertising/Marketing Expense	6210		
	Other Rent Expense	6250		
	<b>Total Rent Expense</b>		0	
6300 ADMIN. EXPENSES	Office Salaries	6310		
	Office Expenses	6311	150	
	Office or Model Apartment Rent	6312		
	Management Fee - Residential Rents	6320		
	Management Fee - Commercial Rents	6321		
	Management Fee - Miscellaneous Income	6322		
	Manager/Superintendent Salaries	6330		
	Administrative Rent-free Unit	6331		
	Legal Expense-project only	6340		
	Audit Expense-project only	6350		
	Bookkeeping Fees/Accounting Services	6351		
	Bad Debt Expense	6370		
	Miscellaneous Administrative Expense - Relocation Expenses	6390		
	<b>Total Administrative Expense</b>		150	
6200 + 6300	<b>Total Rent &amp; Administrative Expense</b>	<b>6263</b>		150
6400 UTILITIES EXPENSE	Fuel Oil	6420		
	Electricity	6450	9,225	
	Water	6451		
	Gas	6452		
	Sewer	6453		
	<b>Total Utilities Expense</b>	<b>6400</b>		9,225

Description of Account	Acct. No.	Amount	Totals
6500 OPERATING & MAINTENANCE EXPENSE	Payroll	6510	12,684
	Supplies	6515	
	Contracts	6520	
	Operating and Maintenance Rent Free Unit	6521	
	Garbage & Trash Removal	6525	
	Security Payroll/Contract (incl. taxes and benefits)	6530	
	Security Rent Free Unit	6531	
	Heating/Cooling Repairs & Maintenance	6546	
	Snow Removal	6548	
	Vehicle/Maintenance Equipment Operation & Repairs	6570	
	Misc. Operating & Maintenance Expense	6590	8,582
	<b>Total Operating &amp; Maintenance Expense</b>	<b>6500</b>	
			21,266
6900	<b>Total Service Expense</b>	<b>6900</b>	0
6700 TAXES AND INSURANCE	Real Estate & Personal Property Taxes	6710	
	Payroll Taxes (Project's Share)	6711	1,842
	Property & Liability Insurance (Hazard)	6720	3,727
	Fidelity Bond Insurance	6721	
	Workmen's Compensation	6722	
	Health Insurance and Other Employee Benefits	6723	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	
	<b>Total Taxes and Insurance</b>	<b>6700</b>	5,569
3220	Replacement Reserve Deposits as Required by WHEDA	3220	2,421
	<b>Total Operating Expenses</b>		38,630
	<b>Net Operating Income (NOI)</b>		30,981
6800 FINANCIAL EXPENSE	Interest on Mortgage Payable	6820	8,427
	Interest on Notes Payable (Long Term)	6830	
	Interest on Notes Payable (Short Term)	6840	
	Mortgage Insurance Premium/Service Charge	6850	
	Miscellaneous Financial Expense/Preservation Fee	6890	
	<b>Total Financial Expense</b>	<b>6800</b>	8,427
	<b>Total Expenses of Operations Before Depreciation</b>	<b>6000</b>	47,057
	<b>Profit or (Loss) Before Depreciation</b>	<b>5060</b>	22,554
6600	Depreciation Expense (Total)	6601	19,119
	Amortization Expense	6610	87
	<b>Operating Profit or Loss</b>	<b>5060</b>	3,348
7100 CORPORATE OR MORTGAGOR EXPENSE	Officer's Salaries	7110	6,511
	Legal Expense	7120	
	Federal, State and Other Income Taxes	7130	
	Interest Income	7140	
	Interest on Notes Payable	7141	
	Interest on Mortgage Payable	7142	
	Other Expense	7190	
	<b>Net Entity Expenses</b>	<b>7100</b>	6,511
	<b>NET PROFIT OR (LOSS)</b>	<b>3250</b>	(3,163)
TOTAL PRINCIPAL PAYMENTS	WHEDA First Mortgage	9910	4,544
	Second Mortgage	9911	
	Other Mortgage(s)	9912	
	Reserve releases to reimburse items expensed on this schedule.	9920	
	Capital expenditures paid from project operations and expensed on this schedule.	9930	

**ANNUAL SCHEDULE OF ASSETS for Multifamily Projects**

**Project Name: Mifflin 3 Sites**

**Period Beginning: 1/1/14 thru: 12/31/14 Project Number: 2740**

Description of Account	ID	Account	Amount	Totals
1100 CURREN ASSETS				
Cash - Operations		1120		
Construction Cash Account		1121		
Cash - Entity		1125		
Tenant Accounts Receivable		1130		
Allowance for Doubtful Accounts (deduct)		1131		
Accounts Receivable - WHEDA <sub>SM</sub>		1135		
Accounts and Notes Receivable - Operations		1140		
Accounts and Notes Receivable - Entity		1145		
Accounts Receivable - Interest		1160		
Interest Reduction Payment Receivable		1165		
Short Term Investments - Operations		1170		
Short Term Investments - Entity		1175		
Miscellaneous Current Assets		1190		
Insurance Escrow		1312		
Real Estate Tax or PILOT Escrow		1311		
<b>TOTAL CURRENT ASSETS</b>		<b>1100</b>		<b>\$0</b>
1191		1191		
Tenant Security Deposits - RESTRICTED ASSET				
1200 PREPAID EXPENSES		1200		
Miscellaneous Prepaid Expenses				
1300 FUNDED RESERVES				
Escrow Deposits		1310		
Reserve for Replacements		1320	\$9,736	
Other Reserve		1330		
Residual Receipts Reserve		1340		
Management Improvement and Operating Plan		1381		
Development Cost Escrow (DCE)		1390		
FHA Insurance Reserve		1392		
<b>Total Funded Reserves</b>		<b>1300</b>		<b>\$9,736</b>
1400 FIXED ASSETS				
Land		1410	\$119,104	
Buildings		1420	749,697	
Building Equipment (portable)		1440		
Furniture for Project/Tenant Use		1450		
Furnishings		1460		
Office Furniture and Equipment		1465		
Maintenance Equipment		1470		
Motor Vehicles		1480		
Miscellaneous Fixed Assets		1490		
<b>Gross Fixed Assets</b>		<b>1400</b>	<b>\$868,801</b>	
1495 ALLOWANCE ACCOUNTS				
Accumulated Depreciation		1495	\$201,739	
Total Accumulated Depreciation			\$201,739	
<b>Net Fixed Assets</b>		<b>1400</b>		<b>\$667,062</b>
1500 INVESTMENTS				
Investments - Operations		1510		
Investments - Entity		1515		
Intangible Assets		1520		
Miscellaneous Other Assets		1590		
<b>TOTAL OTHER ASSETS</b>		<b>1500</b>	<b>\$0</b>	
<b>TOTAL ASSETS</b>		<b>1000</b>		<b>\$676,798</b>

**ANNUAL SCHEDULE OF LIABILITIES AND EQUITY for Multifamily Projects**

**Project Name: Mifflin 3 Sites**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 2740**

Description of Account	Account	Amount	Totals
2100 CURRENT LIABILITIES	Bank Overdraft - Operations	2105	
	Accounts Payable-30 Days	2109	
	Accounts Payable - Operations	2110	
	Accounts Payable - Construction/Development	2111	
	Accounts Payable-Project Improvements Items	2112	
	Accounts Payable - Entity	2113	
	Accounts Payable-236 Excess Income Due HUD	2115	
	Accounts Payable-WHEDA <sub>SM</sub> /HUD	2116	
	Accrued Wages Payable	2120	
	Accrued Payroll Taxes Payable	2121	
	Accrued Management Fee Payable	2123	
	Accrued Interest Payable - Section 236	2130	
	Accrued Interest Payable - First Mortgage	2131	
	Accrued Interest Payable - Second Mortgage	2132	
	Accrued Interest Payable - Other Loans & Notes(Surplus Cash)	2133	
	Accrued Interest Payable - Other Loans and Notes	2134	
	Accrued Interest Payable - Flexible Subsidy Loan	2135	
	Accrued Interest Payable - Capital Improvement Loan	2136	
	Accrued Interest Payable - Operating Loss Loan	2137	
	Accrued Real Estate & Property Tax Payable	2150	
	Short Term Notes Payable	2160	
	Mortgage Payable - First Mortgage (Short Term)	2170	
	Mortgage Payable - Second Mortgage (Short Term)	2172	
	Other Loans and Notes Payable, Surplus Cash (Short Term)	2173	
	Other Loans and Notes (Short Term)	2174	
	Flexible Subsidy Loan Payable (Short Term)	2175	
	Capital Improvement Loan Payable (Short Term)	2176	
	Operating Loss Loan Payable (Short Term)	2177	
	Utility Allowances	2180	
	Miscellaneous Current Liabilities/Preservation Fee	2190	
	<b>Current Liabilities</b>		\$0
2191	Tenant Security Deposits - CONTRA ASSET	2191	
2200 PREPAID REVENUES	Prepaid Revenue	2210	
	<b>TOTAL CURRENT LIABILITIES</b>	<b>2122</b>	\$0
2300 LONG-TERM LIABILITIES	Notes Payable - Long Term	2310	
	Notes Payable - Surplus Cash	2311	
	Mortgage Payable - First Mortgage	2320	218,200
	Mortgage Payable - Second Mortgage	2322	
	Other Loans and Notes Payable - Surplus Cash	2323	
	Other Loans and Notes Payable	2324	535,513
	Flexible Subsidy Loan Payable	2325	
	Capital Improvement Loan Payable	2326	
	Operating Loss Loan Payable	2327	
	Miscellaneous Long Term Liabilities	2390	
	<b>Total Long Term Liabilities</b>	<b>2300</b>	\$753,713
	<b>TOTAL LIABILITIES</b>	<b>2000</b>	\$753,713
3033 TOTAL EQUITY	Total Equity/Retained Earnings	3033	(\$76,915)
	<b>TOTAL LIABILITIES and EQUITY/RETAINED EARNINGS</b>	<b>2033</b>	\$676,798



**SCHEDULE OF PROFIT AND LOSS for Multifamily Projects**

**Project Name:** Mifflin 3 Site

**Project Number:** 2740

**Period Beginning:** 1/1/14 **thru:** 12/31/14

**Year:** 2014

Description of Account		Acct. No.	Amount	Totals
5100 RENTAL REVENUE	Rent Revenue - Gross Potential	5120	73,166	
	Tenant Assistance Payments	5121		
	Rent Revenue - Commercial/Stores @ 100%	5140		
	Rent Revenue - Garage/Parking @ 100%	5170		
	Flexible Subsidy Revenue	5180		
	Miscellaneous Rent Revenue	5190		
	Excess Rent	5191		
	Rent Revenue/Insurance	5192		
	Special Claims Revenue	5193		
	Retained Excess Income	5194		
	<b>Total Rent Revenue Potential</b>	<b>5100</b>		73,166
5200 VACANCIES	Apartment Vacancies	5220		
	Stores/Commercial Vacancies or Concessions	5240		
	Rental Concessions	5250		
	Garage/Parking Vacancies or Concessions	5270		
	Miscellaneous	5290		
	<b>Total Vacancies or Concessions</b>	<b>5200</b>		0
	<b>Net Rental Revenue (Rent Revenue less Vacancies)</b>	<b>5152</b>		73,166
5300	<b>Total Service Income</b>	<b>5300</b>		0
5400 FINANCIAL REVENUE	Financial Revenue - Project Operations	5410		
	Revenue from Investments-Residual Receipts	5430		
	Revenue from Investments-Replacement Reserve	5440	76	
	Revenue from Investments-Miscellaneous	5490		
	<b>Total Financial Revenue</b>	<b>5400</b>		76
5900 MISC. REVENUE	Laundry/Vending Income (Net)	5910		
	Tenant Charges	5920		
	Miscellaneous Revenue	5990	0	
	<b>Total Miscellaneous Revenue</b>	<b>5900</b>		0
	<b>Total Revenue</b>	<b>5000</b>		73,242
6200 RENT EXPENSE	Conventions and Meetings	6203		
	Management Consultants	6204		
	Advertising/Marketing Expense	6210		
	Other Rent Expense	6250		
		<b>Total Rent Expense</b>		0
6300 ADMIN. EXPENSES	Office Salaries	6310		
	Office Expenses	6311	874	
	Office or Model Apartment Rent	6312		
	Management Fee - Residential Rents	6320		
	Management Fee - Commercial Rents	6321		
	Management Fee - Miscellaneous Income	6322		
	Manager/Superintendent Salaries	6330		
	Administrative Rent-free Unit	6331		
	Legal Expense-project only	6340		
	Audit Expense-project only	6350		
	Bookkeeping Fees/Accounting Services	6351		
	Bad Debt Expense	6370		
	Miscellaneous Administrative Expense Condo Fees	6390	7,296	
	<b>Total Administrative Expense</b>		8,170	
6200 + 6300	<b>Total Rent &amp; Administrative Expense</b>	<b>6263</b>		8,170
6400 UTILITIES EXPENSE	Fuel Oil	6420		
	Electricity	6450	13,595	
	Water	6451		
	Gas	6452		
	Sewer	6453		
	<b>Total Utilities Expense</b>	<b>6400</b>		13,595

Description of Account	Acct. No.	Amount	Totals
6500 OPERATING & MAINTENANCE EXPENSE	Payroll	6510	19,026
	Supplies	6515	
	Contracts	6520	
	Operating and Maintenance Rent Free Unit	6521	
	Garbage & Trash Removal	6525	
	Security Payroll/Contract (incl. taxes and benefits)	6530	
	Security Rent Free Unit	6531	
	Heating/Cooling Repairs & Maintenance	6546	
	Snow Removal	6548	
	Vehicle/Maintenance Equipment Operation & Repairs	6570	
	Misc. Operating & Maintenance Expense	6590	11,288
	<b>Total Operating &amp; Maintenance Expense</b>	<b>6500</b>	<b>30,314</b>
6900	<b>Total Service Expense</b>	<b>6900</b>	<b>0</b>
6700 TAXES AND INSURANCE	Real Estate & Personal Property Taxes	6710	1
	Payroll Taxes (Project's Share)	6711	2,763
	Property & Liability Insurance (Hazard)	6720	4,840
	Fidelity Bond Insurance	6721	
	Workmen's Compensation	6722	
	Health Insurance and Other Employee Benefits	6723	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	
	<b>Total Taxes and Insurance</b>	<b>6700</b>	<b>7,604</b>
3220	Replacement Reserve Deposits as Required by WHEDA	3220	4,545
	<b>Total Operating Expenses</b>		<b>64,228</b>
	<b>Net Operating Income (NOI)</b>		<b>9,014</b>
6800 FINANCIAL EXPENSE	Interest on Mortgage Payable	6820	5,106
	Interest on Notes Payable (Long Term)	6830	
	Interest on Notes Payable (Short Term)	6840	
	Mortgage Insurance Premium/Service Charge	6850	
	Miscellaneous Financial Expense/Preservation Fee	6890	
	<b>Total Financial Expense</b>	<b>6800</b>	<b>5,106</b>
	<b>Total Expenses of Operations Before Depreciation</b>	<b>6000</b>	<b>69,334</b>
	<b>Profit or (Loss) Before Depreciation</b>	<b>5060</b>	<b>3,908</b>
6600	Depreciation Expense (Total)	6601	25,865
	Amortization Expense	6610	57
	<b>Operating Profit or Loss</b>	<b>5060</b>	<b>(22,014)</b>
7100 CORPORATE OR MORTGAGOR EXPENSE	Officer's Salaries	7110	9,766
	Legal Expense	7120	
	Federal, State and Other Income Taxes	7130	
	Interest Income	7140	
	Interest on Notes Payable	7141	
	Interest on Mortgage Payable	7142	
	Other Expense	7190	
	<b>Net Entity Expenses</b>	<b>7100</b>	<b>9,766</b>
	<b>NET PROFIT OR (LOSS)</b>	<b>3250</b>	<b>(31,780)</b>
TOTAL PRINCIPAL PAYMENTS	WHEDA First Mortgage	9910	7,463
	Second Mortgage	9911	
	Other Mortgage(s)	9912	
	Reserve releases to reimburse items expensed on this schedule.	9920	
	Capital expenditures paid from project operations and expensed on this schedule.	9930	

**ANNUAL SCHEDULE OF ASSETS for Multifamily Projects**

**Project Name: Washington**

**Period Beginning: 1/1/14 thru: 12/31/14 Project Number: 1759**

Description of Account	ID	Account	Amount	Totals
1100 CURRENT ASSETS				
Cash - Operations		1120		
Construction Cash Account		1121		
Cash - Entity		1125		
Tenant Accounts Receivable		1130		
Allowance for Doubtful Accounts (deduct)		1131		
Accounts Receivable - WHEDA <sub>SM</sub>		1135		
Accounts and Notes Receivable - Operations		1140		
Accounts and Notes Receivable - Entity		1145		
Accounts Receivable - Interest		1160		
Interest Reduction Payment Receivable		1165		
Short Term Investments - Operations		1170		
Short Term Investments - Entity		1175		
Miscellaneous Current Assets		1190		
Insurance Escrow		1312		
Real Estate Tax or PILOT Escrow		1311		
<b>TOTAL CURRENT ASSETS</b>		<b>1100</b>		<b>\$0</b>
1191		1191		
Tenant Security Deposits - RESTRICTED ASSET				
1200 PREPAID EXPENSES		1200		
Miscellaneous Prepaid Expenses				
1300 FUNDED RESERVES				
Escrow Deposits		1310		
Reserve for Replacements		1320	\$1,286	
Other Reserve		1330		
Residual Receipts Reserve		1340		
Management Improvement and Operating Plan		1381		
Development Cost Escrow (DCE)		1390		
FHA Insurance Reserve		1392		
<b>Total Funded Reserves</b>		<b>1300</b>		<b>\$1,286</b>
1400 FIXED ASSETS				
Land		1410	\$32,958	
Buildings		1420	108,632	
Building Equipment (portable)		1440		
Furniture for Project/Tenant Use		1450		
Furnishings		1460		
Office Furniture and Equipment		1465		
Maintenance Equipment		1470		
Motor Vehicles		1480		
Miscellaneous Fixed Assets		1490		
<b>Gross Fixed Assets</b>		<b>1400</b>	<b>\$141,590</b>	
1495 ALLOWANCE ACCOUNTS				
Accumulated Depreciation		1495	\$60,847	
Total Accumulated Depreciation			\$60,847	
<b>Net Fixed Assets</b>		<b>1400</b>		<b>\$80,743</b>
1500 INVESTMENTS				
Investments - Operations		1510		
Investments - Entity		1515		
Intangible Assets		1520		
Miscellaneous Other Assets		1590		
<b>TOTAL OTHER ASSETS</b>		<b>1500</b>	<b>\$0</b>	
<b>TOTAL ASSETS</b>		<b>1000</b>		<b>\$82,029</b>

**ANNUAL SCHEDULE OF LIABILITIES AND EQUITY for Multifamily Projects**

**Project Name: Washington**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 1759**

Description of Account	Account	Amount	Totals
2100 CURRENT LIABILITIES	Bank Overdraft - Operations	2105	
	Accounts Payable-30 Days	2109	
	Accounts Payable - Operations	2110	
	Accounts Payable - Construction/Development	2111	
	Accounts Payable-Project Improvements Items	2112	
	Accounts Payable - Entity	2113	
	Accounts Payable-236 Excess Income Due HUD	2115	
	Accounts Payable-WHEDA <sub>SM</sub> /HUD	2116	
	Accrued Wages Payable	2120	
	Accrued Payroll Taxes Payable	2121	
	Accrued Management Fee Payable	2123	
	Accrued Interest Payable - Section 236	2130	
	Accrued Interest Payable - First Mortgage	2131	
	Accrued Interest Payable - Second Mortgage	2132	
	Accrued Interest Payable - Other Loans & Notes(Surplus Cash)	2133	
	Accrued Interest Payable - Other Loans and Notes	2134	
	Accrued Interest Payable - Flexible Subsidy Loan	2135	
	Accrued Interest Payable - Capital Improvement Loan	2136	
	Accrued Interest Payable - Operating Loss Loan	2137	
	Accrued Real Estate & Property Tax Payable	2150	
	Short Term Notes Payable	2160	
	Mortgage Payable - First Mortgage (Short Term)	2170	
	Mortgage Payable - Second Mortgage (Short Term)	2172	
	Other Loans and Notes Payable, Surplus Cash (Short Term)	2173	
	Other Loans and Notes (Short Term)	2174	
	Flexible Subsidy Loan Payable (Short Term)	2175	
	Capital Improvement Loan Payable (Short Term)	2176	
	Operating Loss Loan Payable (Short Term)	2177	
	Utility Allowances	2180	
	Miscellaneous Current Liabilities/Preservation Fee	2190	
	<b>Current Liabilities</b>		\$0
2191	Tenant Security Deposits - CONTRA ASSET	2191	
2200 PREPAID REVENUES	Prepaid Revenue	2210	
	<b>TOTAL CURRENT LIABILITIES</b>	<b>2122</b>	\$0
2300 LONG-TERM LIABILITIES	Notes Payable - Long Term	2310	
	Notes Payable - Surplus Cash	2311	
	Mortgage Payable - First Mortgage	2320	54,191
	Mortgage Payable - Second Mortgage	2322	
	Other Loans and Notes Payable - Surplus Cash	2323	
	Other Loans and Notes Payable	2324	70,000
	Flexible Subsidy Loan Payable	2325	
	Capital Improvement Loan Payable	2326	
	Operating Loss Loan Payable	2327	
	Miscellaneous Long Term Liabilities	2390	
	<b>Total Long Term Liabilities</b>	<b>2300</b>	\$124,191
	<b>TOTAL LIABILITIES</b>	<b>2000</b>	\$124,191
3033 TOTAL EQUITY	Total Equity/Retained Earnings	3033	(\$42,162)
	<b>TOTAL LIABILITIES and EQUITY/RETAINED EARNINGS</b>	<b>2033</b>	\$82,029

**SCHEDULE OF PROFIT AND LOSS for Multifamily Projects**

Project Name: <b>Washington</b>		1759	
Period Beginning: <b>1/1/14</b> thru: <b>12/31/14</b>		Year: <b>2014</b>	
Description of Account	Acct. No.	Amount	Totals
5100 RENTAL REVENUE	Rent Revenue - Gross Potential	5120	10,944
	Tenant Assistance Payments	5121	
	Rent Revenue - Commercial/Stores @ 100%	5140	
	Rent Revenue - Garage/Parking @ 100%	5170	
	Flexible Subsidy Revenue	5180	
	Miscellaneous Rent Revenue	5190	
	Excess Rent	5191	
	Rent Revenue/Insurance	5192	
	Special Claims Revenue	5193	
	Retained Excess Income	5194	
	<b>Total Rent Revenue Potential</b>	<b>5100</b>	<b>10,944</b>
5200 VACANCIES	Apartment Vacancies	5220	
	Stores/Commercial Vacancies or Concessions	5240	
	Rental Concessions	5250	
	Garage/Parking Vacancies or Concessions	5270	
	Miscellaneous	5290	
	<b>Total Vacancies or Concessions</b>	<b>5200</b>	<b>0</b>
	<b>Net Rental Revenue (Rent Revenue less Vacancies)</b>	<b>5152</b>	<b>10,944</b>
5300	<b>Total Service Income</b>	<b>5300</b>	<b>0</b>
5400 FINANCIAL REVENUE	Financial Revenue - Project Operations	5410	
	Revenue from Investments-Residual Receipts	5430	
	Revenue from Investments-Replacement Reserve	5440	11
	Revenue from Investments-Miscellaneous	5490	
	<b>Total Financial Revenue</b>	<b>5400</b>	<b>11</b>
5900 MISC. REVENUE	Laundry/Vending Income (Net)	5910	
	Tenant Charges	5920	
	Miscellaneous Revenue	5990	
	<b>Total Miscellaneous Revenue</b>	<b>5900</b>	<b>0</b>
	<b>Total Revenue</b>	<b>5000</b>	<b>10,955</b>
6200 RENT EXPENSE	Conventions and Meetings	6203	
	Management Consultants	6204	
	Advertising/Marketing Expense	6210	
	Other Rent Expense	6250	
	<b>Total Rent Expense</b>		<b>0</b>
6300 ADMIN. EXPENSES	Office Salaries	6310	
	Office Expenses	6311	
	Office or Model Apartment Rent	6312	
	Management Fee - Residential Rents	6320	
	Management Fee - Commercial Rents	6321	
	Management Fee - Miscellaneous Income	6322	
	Manager/Superintendent Salaries	6330	
	Administrative Rent-free Unit	6331	
	Legal Expense-project only	6340	
	Audit Expense-project only	6350	
	Bookkeeping Fees/Accounting Services	6351	
	Bad Debt Expense	6370	
	Miscellaneous Administrative Expense	6390	
	<b>Total Administrative Expense</b>		<b>0</b>
6200 + 6300	<b>Total Rent &amp; Administrative Expense</b>	<b>6263</b>	<b>0</b>
6400 UTILITIES EXPENSE	Fuel Oil	6420	
	Electricity	6450	3,591
	Water	6451	
	Gas	6452	
	Sewer	6453	
	<b>Total Utilities Expense</b>	<b>6400</b>	<b>3,591</b>

Description of Account	Acct. No.	Amount	Totals
6500 OPERATING & MAINTENANCE EXPENSE	Payroll	6510	4,756
	Supplies	6515	
	Contracts	6520	
	Operating and Maintenance Rent Free Unit	6521	
	Garbage & Trash Removal	6525	
	Security Payroll/Contract (incl. taxes and benefits)	6530	
	Security Rent Free Unit	6531	
	Heating/Cooling Repairs & Maintenance	6546	
	Snow Removal	6548	
	Vehicle/Maintenance Equipment Operation & Repairs	6570	
	Misc. Operating & Maintenance Expense	6590	2,199
	<b>Total Operating &amp; Maintenance Expense</b>	<b>6500</b>	<b>6,955</b>
6900	<b>Total Service Expense</b>	<b>6900</b>	<b>0</b>
6700 TAXES AND INSURANCE	Real Estate & Personal Property Taxes	6710	
	Payroll Taxes (Project's Share)	6711	691
	Property & Liability Insurance (Hazard)	6720	830
	Fidelity Bond Insurance	6721	
	Workmen's Compensation	6722	
	Health Insurance and Other Employee Benefits	6723	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	
	<b>Total Taxes and Insurance</b>	<b>6700</b>	<b>1,521</b>
3220	Replacement Reserve Deposits as Required by WHEDA	3220	812
	<b>Total Operating Expenses</b>		<b>12,878</b>
	<b>Net Operating Income (NOI)</b>		<b>(1,923)</b>
6800 FINANCIAL EXPENSE	Interest on Mortgage Payable	6820	2,225
	Interest on Notes Payable (Long Term)	6830	
	Interest on Notes Payable (Short Term)	6840	
	Mortgage Insurance Premium/Service Charge	6850	
	Miscellaneous Financial Expense/Preservation Fee	6890	
	<b>Total Financial Expense</b>	<b>6800</b>	<b>2,225</b>
	<b>Total Expenses of Operations Before Depreciation</b>	<b>6000</b>	<b>15,103</b>
	<b>Profit or (Loss) Before Depreciation</b>	<b>5060</b>	<b>(4,148)</b>
6600	Depreciation Expense (Total)	6601	3,528
	Amortization Expense	6610	
	<b>Operating Profit or Loss</b>	<b>5060</b>	<b>(7,675)</b>
7100 CORPORATE OR MORTGAGOR EXPENSE	Officer's Salaries	7110	2,442
	Legal Expense	7120	
	Federal, State and Other Income Taxes	7130	
	Interest Income	7140	
	Interest on Notes Payable	7141	
	Interest on Mortgage Payable	7142	
	Other Expense	7190	
	<b>Net Entity Expenses</b>	<b>7100</b>	<b>2,442</b>
	<b>NET PROFIT OR (LOSS)</b>	<b>3250</b>	<b>(10,117)</b>
TOTAL PRINCIPAL PAYMENTS	WHEDA First Mortgage	9910	2,644
	Second Mortgage	9911	
	Other Mortgage(s)	9912	
	Reserve releases to reimburse items expensed on this schedule.	9920	
	Capital expenditures paid from project operations and expensed on this schedule.	9930	

**ANNUAL SCHEDULE OF ASSETS for Multifamily Projects**

**Project Name: Stonebridge**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 2681**

Description of Account	ID	Account	Amount	Totals
1100 CURRENT ASSETS				
Cash - Operations		1120		
Construction Cash Account		1121		
Cash - Entity		1125		
Tenant Accounts Receivable		1130		
Allowance for Doubtful Accounts (deduct)		1131		
Accounts Receivable - WHEDA <sub>SM</sub>		1135		
Accounts and Notes Receivable - Operations		1140		
Accounts and Notes Receivable - Entity		1145		
Accounts Receivable - Interest		1160		
Interest Reduction Payment Receivable		1165		
Short Term Investments - Operations		1170		
Short Term Investments - Entity		1175		
Miscellaneous Current Assets		1190		
Insurance Escrow		1312		
Real Estate Tax or PILOT Escrow		1311		
<b>TOTAL CURRENT ASSETS</b>		<b>1100</b>		<b>\$0</b>
1191		1191		
Tenant Security Deposits - RESTRICTED ASSET				
1200 PREPAID EXPENSES		1200		
Miscellaneous Prepaid Expenses				
1300 FUNDED RESERVES				
Escrow Deposits		1310		
Reserve for Replacements		1320	\$5,709	
Other Reserve		1330		
Residual Receipts Reserve		1340		
Management Improvement and Operating Plan		1381		
Development Cost Escrow (DCE)		1390		
FHA Insurance Reserve		1392		
<b>Total Funded Reserves</b>		<b>1300</b>		<b>\$5,709</b>
1400 FIXED ASSETS				
Land		1410		
Buildings		1420	475,245	
Building Equipment (portable)		1440		
Furniture for Project/Tenant Use		1450		
Furnishings		1460		
Office Furniture and Equipment		1465		
Maintenance Equipment		1470		
Motor Vehicles		1480		
Miscellaneous Fixed Assets		1490		
<b>Gross Fixed Assets</b>		<b>1400</b>	<b>\$475,245</b>	
1495 ALLOWANCE ACCOUNTS				
Accumulated Depreciation		1495	\$156,855	
Total Accumulated Depreciation			\$156,855	
<b>Net Fixed Assets</b>		<b>1400</b>		<b>\$318,390</b>
1500 INVESTMENTS				
Investments - Operations		1510		
Investments - Entity		1515		
Intangible Assets		1520		
Miscellaneous Other Assets		1590		
<b>TOTAL OTHER ASSETS</b>		<b>1500</b>	<b>\$0</b>	
<b>TOTAL ASSETS</b>		<b>1000</b>		<b>\$324,099</b>

**ANNUAL SCHEDULE OF LIABILITIES AND EQUITY for Multifamily Projects**

**Project Name: Stonebridge**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 2681**

Description of Account	Account	Amount	Totals
2100 CURRENT LIABILITIES	Bank Overdraft - Operations	2105	
	Accounts Payable-30 Days	2109	
	Accounts Payable - Operations	2110	
	Accounts Payable - Construction/Development	2111	
	Accounts Payable-Project Improvements Items	2112	
	Accounts Payable - Entity	2113	
	Accounts Payable-236 Excess Income Due HUD	2115	
	Accounts Payable-WHEDA <sub>SM</sub> /HUD	2116	
	Accrued Wages Payable	2120	
	Accrued Payroll Taxes Payable	2121	
	Accrued Management Fee Payable	2123	
	Accrued Interest Payable - Section 236	2130	
	Accrued Interest Payable - First Mortgage	2131	
	Accrued Interest Payable - Second Mortgage	2132	
	Accrued Interest Payable - Other Loans & Notes(Surplus Cash)	2133	
	Accrued Interest Payable - Other Loans and Notes	2134	
	Accrued Interest Payable - Flexible Subsidy Loan	2135	
	Accrued Interest Payable - Capital Improvement Loan	2136	
	Accrued Interest Payable - Operating Loss Loan	2137	
	Accrued Real Estate & Property Tax Payable	2150	
	Short Term Notes Payable	2160	
	Mortgage Payable - First Mortgage (Short Term)	2170	
	Mortgage Payable - Second Mortgage (Short Term)	2172	
	Other Loans and Notes Payable, Surplus Cash (Short Term)	2173	
	Other Loans and Notes (Short Term)	2174	
	Flexible Subsidy Loan Payable (Short Term)	2175	
	Capital Improvement Loan Payable (Short Term)	2176	
	Operating Loss Loan Payable (Short Term)	2177	
	Utility Allowances	2180	
	Miscellaneous Current Liabilities/Preservation Fee	2190	
	<b>Current Liabilities</b>		\$0
2191	Tenant Security Deposits - CONTRA ASSET	2191	
2200 PREPAID REVENUES	Prepaid Revenue	2210	
	<b>TOTAL CURRENT LIABILITIES</b>	<b>2122</b>	\$0
2300 LONG-TERM LIABILITIES	Notes Payable - Long Term	2310	
	Notes Payable - Surplus Cash	2311	
	Mortgage Payable - First Mortgage	2320	100,589
	Mortgage Payable - Second Mortgage	2322	
	Other Loans and Notes Payable - Surplus Cash	2323	
	Other Loans and Notes Payable	2324	343,200
	Flexible Subsidy Loan Payable	2325	
	Capital Improvement Loan Payable	2326	
	Operating Loss Loan Payable	2327	
	Miscellaneous Long Term Liabilities	2390	
	<b>Total Long Term Liabilities</b>	<b>2300</b>	\$443,789
	<b>TOTAL LIABILITIES</b>	<b>2000</b>	\$443,789
3033 TOTAL EQUITY	Total Equity/Retained Earnings	3033	(\$119,690)
	<b>TOTAL LIABILITIES and EQUITY/RETAINED EARNINGS</b>	<b>2033</b>	\$324,099



**SCHEDULE OF PROFIT AND LOSS for Multifamily Projects**

**Project Name: Stonebridge**

**Project Number: 2681**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Year: 2014**

Description of Account		Acct. No.	Amount	Totals
5100 RENTAL REVENUE	Rent Revenue - Gross Potential	5120	65,467	
	Tenant Assistance Payments	5121		
	Rent Revenue - Commercial/Stores @ 100%	5140		
	Rent Revenue - Garage/Parking @ 100%	5170		
	Flexible Subsidy Revenue	5180		
	Miscellaneous Rent Revenue	5190		
	Excess Rent	5191		
	Rent Revenue/Insurance	5192		
	Special Claims Revenue	5193		
	Retained Excess Income	5194		
	<b>Total Rent Revenue Potential</b>	<b>5100</b>		65,467
5200 VACANCIES	Apartment Vacancies	5220		
	Stores/Commercial Vacancies or Concessions	5240		
	Rental Concessions	5250		
	Garage/Parking Vacancies or Concessions	5270		
	Miscellaneous	5290		
	<b>Total Vacancies or Concessions</b>	<b>5200</b>		0
	<b>Net Rental Revenue (Rent Revenue less Vacancies)</b>	<b>5152</b>		65,467
5300	<b>Total Service Income</b>	<b>5300</b>		0
5400 FINANCIAL REVENUE	Financial Revenue - Project Operations	5410		
	Revenue from Investments-Residual Receipts	5430		
	Revenue from Investments-Replacement Reserve	5440	36	
	Revenue from Investments-Miscellaneous	5490		
	<b>Total Financial Revenue</b>	<b>5400</b>		36
5900 MISC. REVENUE	Laundry/Vending Income (Net)	5910		
	Tenant Charges	5920		
	Miscellaneous Revenue	5990		
	<b>Total Miscellaneous Revenue</b>	<b>5900</b>		0
	<b>Total Revenue</b>	<b>5000</b>		65,503
6200 RENT EXPENSE	Conventions and Meetings	6203		
	Management Consultants	6204		
	Advertising/Marketing Expense	6210		
	Other Rent Expense	6250		
	<b>Total Rent Expense</b>		0	
6300 ADMIN. EXPENSES	Office Salaries	6310		
	Office Expenses	6311	150	
	Office or Model Apartment Rent	6312		
	Management Fee - Residential Rents	6320		
	Management Fee - Commercial Rents	6321		
	Management Fee - Miscellaneous Income	6322		
	Manager/Superintendent Salaries	6330		
	Administrative Rent-free Unit	6331		
	Legal Expense-project only	6340		
	Audit Expense-project only	6350		
	Bookkeeping Fees/Accounting Services	6351		
	Bad Debt Expense	6370		
	Miscellaneous Administrative Expense - Condo Fees	6390	10,944	
	<b>Total Administrative Expense</b>		11,094	
6200 + 6300	<b>Total Rent &amp; Administrative Expense</b>	<b>6263</b>		11,094
6400 UTILITIES EXPENSE	Fuel Oil	6420		
	Electricity	6450	2,771	
	Water	6451		
	Gas	6452		
	Sewer	6453		
	<b>Total Utilities Expense</b>	<b>6400</b>		2,771

Description of Account	Acct. No.	Amount	Totals
6500 OPERATING & MAINTENANCE EXPENSE	Payroll	6510	7,927
	Supplies	6515	
	Contracts	6520	
	Operating and Maintenance Rent Free Unit	6521	
	Garbage & Trash Removal	6525	
	Security Payroll/Contract (incl. taxes and benefits)	6530	
	Security Rent Free Unit	6531	
	Heating/Cooling Repairs & Maintenance	6546	
	Snow Removal	6548	
	Vehicle/Maintenance Equipment Operation & Repairs	6570	
	Misc. Operating & Maintenance Expense	6590	645
	<b>Total Operating &amp; Maintenance Expense</b>	<b>6500</b>	<b>8,572</b>
6900	<b>Total Service Expense</b>	<b>6900</b>	<b>0</b>
6700 TAXES AND INSURANCE	Real Estate & Personal Property Taxes	6710	
	Payroll Taxes (Project's Share)	6711	1,151
	Property & Liability Insurance (Hazard)	6720	2,767
	Fidelity Bond Insurance	6721	
	Workmen's Compensation	6722	
	Health Insurance and Other Employee Benefits	6723	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	
	<b>Total Taxes and Insurance</b>	<b>6700</b>	<b>3,918</b>
3220	Replacement Reserve Deposits as Required by WHEDA	3220	1,539
	<b>Total Operating Expenses</b>		<b>27,894</b>
	<b>Net Operating Income (NOI)</b>		<b>37,609</b>
6800 FINANCIAL EXPENSE	Interest on Mortgage Payable	6820	2,051
	Interest on Notes Payable (Long Term)	6830	
	Interest on Notes Payable (Short Term)	6840	
	Mortgage Insurance Premium/Service Charge	6850	
	Miscellaneous Financial Expense/Preservation Fee	6890	
	<b>Total Financial Expense</b>	<b>6800</b>	<b>2,051</b>
	<b>Total Expenses of Operations Before Depreciation</b>	<b>6000</b>	<b>29,945</b>
	<b>Profit or (Loss) Before Depreciation</b>	<b>5060</b>	<b>35,558</b>
6600	Depreciation Expense (Total)	6601	16,952
	Amortization Expense	6610	
	<b>Operating Profit or Loss</b>	<b>5060</b>	<b>18,607</b>
7100 CORPORATE OR MORTGAGOR EXPENSE	Officer's Salaries	7110	4,069
	Legal Expense	7120	
	Federal, State and Other Income Taxes	7130	
	Interest Income	7140	
	Interest on Notes Payable	7141	
	Interest on Mortgage Payable	7142	
	Other Expense	7190	
	<b>Net Entity Expenses</b>	<b>7100</b>	<b>4,069</b>
	<b>NET PROFIT OR (LOSS)</b>	<b>3250</b>	<b>14,538</b>
TOTAL PRINCIPAL PAYMENTS	WHEDA First Mortgage	9910	3,911
	Second Mortgage	9911	
	Other Mortgage(s)	9912	
	Reserve releases to reimburse items expensed on this schedule.	9920	
	Capital expenditures paid from project operations and expensed on this schedule.	9930	

**ANNUAL SCHEDULE OF ASSETS for Multifamily Projects**

**Project Name: Powers**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 2606**

Description of Account	ID	Account	Amount	Totals
1100 CURRENT ASSETS				
Cash - Operations		1120		
Construction Cash Account		1121		
Cash - Entity		1125		
Tenant Accounts Receivable		1130		
Allowance for Doubtful Accounts (deduct)		1131		
Accounts Receivable - WHEDA <sub>SM</sub>		1135		
Accounts and Notes Receivable - Operations		1140		
Accounts and Notes Receivable - Entity		1145		
Accounts Receivable - Interest		1160		
Interest Reduction Payment Receivable		1165		
Short Term Investments - Operations		1170		
Short Term Investments - Entity		1175		
Miscellaneous Current Assets		1190		
Insurance Escrow		1312		
Real Estate Tax or PILOT Escrow		1311		
<b>TOTAL CURRENT ASSETS</b>		<b>1100</b>		<b>\$0</b>
1191		1191		
Tenant Security Deposits - RESTRICTED ASSET				
1200 PREPAID EXPENSES		1200		
Miscellaneous Prepaid Expenses				
1300 FUNDED RESERVES				
Escrow Deposits		1310		
Reserve for Replacements		1320	\$3,721	
Other Reserve		1330		
Residual Receipts Reserve		1340		
Management Improvement and Operating Plan		1381		
Development Cost Escrow (DCE)		1390		
FHA Insurance Reserve		1392		
<b>Total Funded Reserves</b>		<b>1300</b>		<b>\$3,721</b>
1400 FIXED ASSETS				
Land		1410	\$44,189	
Buildings		1420	153,178	
Building Equipment (portable)		1440		
Furniture for Project/Tenant Use		1450		
Furnishings		1460		
Office Furniture and Equipment		1465		
Maintenance Equipment		1470		
Motor Vehicles		1480		
Miscellaneous Fixed Assets		1490		
<b>Gross Fixed Assets</b>		<b>1400</b>	<b>\$197,367</b>	
1495 ALLOWANCE ACCOUNTS				
Accumulated Depreciation		1495	\$72,277	
Total Accumulated Depreciation			\$72,277	
<b>Net Fixed Assets</b>		<b>1400</b>		<b>\$125,090</b>
1500 INVESTMENTS				
Investments - Operations		1510		
Investments - Entity		1515		
Intangible Assets		1520		
Miscellaneous Other Assets		1590		
<b>TOTAL OTHER ASSETS</b>		<b>1500</b>	<b>\$0</b>	
<b>TOTAL ASSETS</b>		<b>1000</b>		<b>\$128,811</b>

**ANNUAL SCHEDULE OF LIABILITIES AND EQUITY for Multifamily Projects**

**Project Name: Powers**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 2606**

Description of Account	Account	Amount	Totals
2100 CURRENT LIABILITIES	Bank Overdraft - Operations	2105	
	Accounts Payable-30 Days	2109	
	Accounts Payable - Operations	2110	
	Accounts Payable - Construction/Development	2111	
	Accounts Payable-Project Improvements Items	2112	
	Accounts Payable - Entity	2113	
	Accounts Payable-236 Excess Income Due HUD	2115	
	Accounts Payable-WHEDA <sub>SM</sub> /HUD	2116	
	Accrued Wages Payable	2120	
	Accrued Payroll Taxes Payable	2121	
	Accrued Management Fee Payable	2123	
	Accrued Interest Payable - Section 236	2130	
	Accrued Interest Payable - First Mortgage	2131	
	Accrued Interest Payable - Second Mortgage	2132	
	Accrued Interest Payable - Other Loans & Notes(Surplus Cash)	2133	
	Accrued Interest Payable - Other Loans and Notes	2134	
	Accrued Interest Payable - Flexible Subsidy Loan	2135	
	Accrued Interest Payable - Capital Improvement Loan	2136	
	Accrued Interest Payable - Operating Loss Loan	2137	
	Accrued Real Estate & Property Tax Payable	2150	
	Short Term Notes Payable	2160	
	Mortgage Payable - First Mortgage (Short Term)	2170	
	Mortgage Payable - Second Mortgage (Short Term)	2172	
	Other Loans and Notes Payable, Surplus Cash (Short Term)	2173	
	Other Loans and Notes (Short Term)	2174	
	Flexible Subsidy Loan Payable (Short Term)	2175	
	Capital Improvement Loan Payable (Short Term)	2176	
	Operating Loss Loan Payable (Short Term)	2177	
	Utility Allowances	2180	
	Miscellaneous Current Liabilities/Preservation Fee	2190	
	<b>Current Liabilities</b>		\$0
2191	Tenant Security Deposits - CONTRA ASSET	2191	
2200 PREPAID REVENUES	Prepaid Revenue	2210	
	<b>TOTAL CURRENT LIABILITIES</b>	<b>2122</b>	\$0
2300 LONG-TERM LIABILITIES	Notes Payable - Long Term	2310	
	Notes Payable - Surplus Cash	2311	
	Mortgage Payable - First Mortgage	2320	55,294
	Mortgage Payable - Second Mortgage	2322	
	Other Loans and Notes Payable - Surplus Cash	2323	
	Other Loans and Notes Payable	2324	124,000
	Flexible Subsidy Loan Payable	2325	
	Capital Improvement Loan Payable	2326	
	Operating Loss Loan Payable	2327	
	Miscellaneous Long Term Liabilities	2390	
	<b>Total Long Term Liabilities</b>	<b>2300</b>	\$179,294
	<b>TOTAL LIABILITIES</b>	<b>2000</b>	\$179,294
3033 TOTAL EQUITY	Total Equity/Retained Earnings	3033	(\$50,483)
	<b>TOTAL LIABILITIES and EQUITY/RETAINED EARNINGS</b>	<b>2033</b>	\$128,811

**SCHEDULE OF PROFIT AND LOSS for Multifamily Projects**

**Project Name: Powers**

**Project Number: 2606**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Year: 2014**

Description of Account	Acct. No.	Amount	Totals
5100 RENTAL REVENUE	Rent Revenue - Gross Potential	5120	27,765
	Tenant Assistance Payments	5121	
	Rent Revenue - Commercial/Stores @ 100%	5140	
	Rent Revenue - Garage/Parking @ 100%	5170	
	Flexible Subsidy Revenue	5180	
	Miscellaneous Rent Revenue	5190	
	Excess Rent	5191	
	Rent Revenue/Insurance	5192	
	Special Claims Revenue	5193	
	Retained Excess Income	5194	
	<b>Total Rent Revenue Potential</b>	<b>5100</b>	<b>27,765</b>
5200 VACANCIES	Apartment Vacancies	5220	
	Stores/Commercial Vacancies or Concessions	5240	
	Rental Concessions	5250	
	Garage/Parking Vacancies or Concessions	5270	
	Miscellaneous	5290	
	<b>Total Vacancies or Concessions</b>	<b>5200</b>	<b>0</b>
	<b>Net Rental Revenue (Rent Revenue less Vacancies)</b>	<b>5152</b>	<b>27,765</b>
5300	<b>Total Service Income</b>	<b>5300</b>	<b>0</b>
5400 FINANCIAL REVENUE	Financial Revenue - Project Operations	5410	
	Revenue from Investments-Residual Receipts	5430	
	Revenue from Investments-Replacement Reserve	5440	37
	Revenue from Investments-Miscellaneous	5490	
	<b>Total Financial Revenue</b>	<b>5400</b>	<b>37</b>
5900 MISC. REVENUE	Laundry/Vending Income (Net)	5910	
	Tenant Charges	5920	
	Miscellaneous Revenue	5990	
	<b>Total Miscellaneous Revenue</b>	<b>5900</b>	<b>0</b>
	<b>Total Revenue</b>	<b>5000</b>	<b>27,802</b>
6200 RENT EXPENSE	Conventions and Meetings	6203	
	Management Consultants	6204	
	Advertising/Marketing Expense	6210	
	Other Rent Expense	6250	
	<b>Total Rent Expense</b>		<b>0</b>
6300 ADMIN. EXPENSES	Office Salaries	6310	
	Office Expenses	6311	
	Office or Model Apartment Rent	6312	
	Management Fee - Residential Rents	6320	
	Management Fee - Commercial Rents	6321	
	Management Fee - Miscellaneous Income	6322	
	Manager/Superintendent Salaries	6330	
	Administrative Rent-free Unit	6331	
	Legal Expense-project only	6340	
	Audit Expense-project only	6350	
	Bookkeeping Fees/Accounting Services	6351	
	Bad Debt Expense	6370	
	Miscellaneous Administrative Expense	6390	
	<b>Total Administrative Expense</b>		<b>0</b>
6200 + 6300	<b>Total Rent &amp; Administrative Expense</b>	<b>6263</b>	<b>0</b>
6400 UTILITIES EXPENSE	Fuel Oil	6420	
	Electricity	6450	5,036
	Water	6451	
	Gas	6452	
	Sewer	6453	
	<b>Total Utilities Expense</b>	<b>6400</b>	<b>5,036</b>

Description of Account	Acct. No.	Amount	Totals
6500 OPERATING & MAINTENANCE EXPENSE	Payroll	6510	4,756
	Supplies	6515	
	Contracts	6520	
	Operating and Maintenance Rent Free Unit	6521	
	Garbage & Trash Removal	6525	
	Security Payroll/Contract (incl. taxes and benefits)	6530	
	Security Rent Free Unit	6531	
	Heating/Cooling Repairs & Maintenance	6546	
	Snow Removal	6548	
	Vehicle/Maintenance Equipment Operation & Repairs	6570	
	Misc. Operating & Maintenance Expense	6590	6,023
	<b>Total Operating &amp; Maintenance Expense</b>	<b>6500</b>	<b>10,779</b>
6900	<b>Total Service Expense</b>	<b>6900</b>	<b>0</b>
6700 TAXES AND INSURANCE	Real Estate & Personal Property Taxes	6710	
	Payroll Taxes (Project's Share)	6711	691
	Property & Liability Insurance (Hazard)	6720	1,235
	Fidelity Bond Insurance	6721	
	Workmen's Compensation	6722	
	Health Insurance and Other Employee Benefits	6723	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	
	<b>Total Taxes and Insurance</b>	<b>6700</b>	<b>1,926</b>
3220	Replacement Reserve Deposits as Required by WHEDA	3220	838
	<b>Total Operating Expenses</b>		<b>18,580</b>
	<b>Net Operating Income (NOI)</b>		<b>9,222</b>
6800 FINANCIAL EXPENSE	Interest on Mortgage Payable	6820	2,262
	Interest on Notes Payable (Long Term)	6830	
	Interest on Notes Payable (Short Term)	6840	
	Mortgage Insurance Premium/Service Charge	6850	
	Miscellaneous Financial Expense/Preservation Fee	6890	
	<b>Total Financial Expense</b>	<b>6800</b>	<b>2,262</b>
	<b>Total Expenses of Operations Before Depreciation</b>	<b>6000</b>	<b>20,842</b>
	<b>Profit or (Loss) Before Depreciation</b>	<b>5060</b>	<b>6,960</b>
6600	Depreciation Expense (Total)	6601	5,461
	Amortization Expense	6610	
	<b>Operating Profit or Loss</b>	<b>5060</b>	<b>1,499</b>
7100 CORPORATE OR MORTGAGOR EXPENSE	Officer's Salaries	7110	2,442
	Legal Expense	7120	
	Federal, State and Other Income Taxes	7130	
	Interest Income	7140	
	Interest on Notes Payable	7141	
	Interest on Mortgage Payable	7142	
	Other Expense	7190	
	<b>Net Entity Expenses</b>	<b>7100</b>	<b>2,442</b>
	<b>NET PROFIT OR (LOSS)</b>	<b>3250</b>	<b>(943)</b>
TOTAL PRINCIPAL PAYMENTS	WHEDA First Mortgage	9910	2,321
	Second Mortgage	9911	
	Other Mortgage(s)	9912	
	Reserve releases to reimburse items expensed on this schedule.	9920	
	Capital expenditures paid from project operations and expensed on this schedule.	9930	

**ANNUAL SCHEDULE OF ASSETS for Multifamily Projects**

**Project Name: Helene**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 1780**

Description of Account		ID	Account	Amount	Totals
1100 CURRENT ASSETS	Cash - Operations		1120		
	Construction Cash Account		1121		
	Cash - Entity		1125		
	Tenant Accounts Receivable		1130		
	Allowance for Doubtful Accounts (deduct)		1131		
	Accounts Receivable - WHEDA <sub>SM</sub>		1135		
	Accounts and Notes Receivable - Operations		1140		
	Accounts and Notes Receivable - Entity		1145		
	Accounts Receivable - Interest		1160		
	Interest Reduction Payment Receivable		1165		
	Short Term Investments - Operations		1170		
	Short Term Investments - Entity		1175		
	Miscellaneous Current Assets		1190		
	Insurance Escrow		1312		
	Real Estate Tax or PILOT Escrow		1311		
		<b>TOTAL CURRENT ASSETS</b>		<b>1100</b>	
1191	Tenant Security Deposits - RESTRICTED ASSET		1191		
1200 PREPAID EXPENSES	Miscellaneous Prepaid Expenses		1200		
1300 FUNDED RESERVES	Escrow Deposits		1310		
	Reserve for Replacements		1320	\$3,104	
	Other Reserve		1330		
	Residual Receipts Reserve		1340		
	Management Improvement and Operating Plan		1381		
	Development Cost Escrow (DCE)		1390		
	FHA Insurance Reserve		1392		
	<b>Total Funded Reserves</b>		<b>1300</b>		\$3,104
1400 FIXED ASSETS	Land		1410	\$57,812	
	Buildings		1420	210,940	
	Building Equipment (portable)		1440		
	Furniture for Project/Tenant Use		1450		
	Furnishings		1460		
	Office Furniture and Equipment		1465		
	Maintenance Equipment		1470		
	Motor Vehicles		1480		
	Miscellaneous Fixed Assets		1490		
		<b>Gross Fixed Assets</b>		<b>1400</b>	<b>\$268,752</b>
1495 ALLOWANCE ACCOUNTS	Accumulated Depreciation		1495	\$95,326	
	Total Accumulated Depreciation			\$95,326	
	<b>Net Fixed Assets</b>		<b>1400</b>		\$173,426
1500 INVESTMENTS	Investments - Operations		1510		
	Investments - Entity		1515		
	Intangible Assets		1520		
	Miscellaneous Other Assets		1590		
	<b>TOTAL OTHER ASSETS</b>		<b>1500</b>	\$0	
	<b>TOTAL ASSETS</b>		<b>1000</b>		\$176,530

**ANNUAL SCHEDULE OF LIABILITIES AND EQUITY for Multifamily Projects**

**Project Name: Helene**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 1780**

Description of Account	Account	Amount	Totals
2100 CURRENT LIABILITIES	Bank Overdraft - Operations	2105	
	Accounts Payable-30 Days	2109	
	Accounts Payable - Operations	2110	
	Accounts Payable - Construction/Development	2111	
	Accounts Payable-Project Improvements Items	2112	
	Accounts Payable - Entity	2113	
	Accounts Payable-236 Excess Income Due HUD	2115	
	Accounts Payable-WHEDA <sub>SM</sub> /HUD	2116	
	Accrued Wages Payable	2120	
	Accrued Payroll Taxes Payable	2121	
	Accrued Management Fee Payable	2123	
	Accrued Interest Payable - Section 236	2130	
	Accrued Interest Payable - First Mortgage	2131	
	Accrued Interest Payable - Second Mortgage	2132	
	Accrued Interest Payable - Other Loans & Notes(Surplus Cash)	2133	
	Accrued Interest Payable - Other Loans and Notes	2134	
	Accrued Interest Payable - Flexible Subsidy Loan	2135	
	Accrued Interest Payable - Capital Improvement Loan	2136	
	Accrued Interest Payable - Operating Loss Loan	2137	
	Accrued Real Estate & Property Tax Payable	2150	
	Short Term Notes Payable	2160	
	Mortgage Payable - First Mortgage (Short Term)	2170	
	Mortgage Payable - Second Mortgage (Short Term)	2172	
	Other Loans and Notes Payable, Surplus Cash (Short Term)	2173	
	Other Loans and Notes (Short Term)	2174	
	Flexible Subsidy Loan Payable (Short Term)	2175	
	Capital Improvement Loan Payable (Short Term)	2176	
	Operating Loss Loan Payable (Short Term)	2177	
	Utility Allowances	2180	
	Miscellaneous Current Liabilities/Preservation Fee	2190	
	<b>Current Liabilities</b>		\$0
2191	Tenant Security Deposits - CONTRA ASSET	2191	
2200 PREPAID REVENUES	Prepaid Revenue	2210	
	<b>TOTAL CURRENT LIABILITIES</b>	<b>2122</b>	\$0
2300 LONG-TERM LIABILITIES	Notes Payable - Long Term	2310	
	Notes Payable - Surplus Cash	2311	
	Mortgage Payable - First Mortgage	2320	49,291
	Mortgage Payable - Second Mortgage	2322	
	Other Loans and Notes Payable - Surplus Cash	2323	
	Other Loans and Notes Payable	2324	140,000
	Flexible Subsidy Loan Payable	2325	
	Capital Improvement Loan Payable	2326	
	Operating Loss Loan Payable	2327	
	Miscellaneous Long Term Liabilities	2390	
	<b>Total Long Term Liabilities</b>	<b>2300</b>	\$189,291
	<b>TOTAL LIABILITIES</b>	<b>2000</b>	\$189,291
3033 TOTAL EQUITY	Total Equity/Retained Earnings	3033	(\$12,761)
	<b>TOTAL LIABILITIES and EQUITY/RETAINED EARNINGS</b>	<b>2033</b>	\$176,530



**SCHEDULE OF PROFIT AND LOSS for Multifamily Projects**

**Project Name: Helene**

**Project Number: 1780**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Year: 2014**

Description of Account		Acct. No.	Amount	Totals
5100 RENTAL REVENUE	Rent Revenue - Gross Potential	5120	40,636	
	Tenant Assistance Payments	5121		
	Rent Revenue - Commercial/Stores @ 100%	5140		
	Rent Revenue - Garage/Parking @ 100%	5170		
	Flexible Subsidy Revenue	5180		
	Miscellaneous Rent Revenue	5190		
	Excess Rent	5191		
	Rent Revenue/Insurance	5192		
	Special Claims Revenue	5193		
	Retained Excess Income	5194		
	<b>Total Rent Revenue Potential</b>	<b>5100</b>		40,636
5200 VACANCIES	Apartment Vacancies	5220		
	Stores/Commercial Vacancies or Concessions	5240		
	Rental Concessions	5250		
	Garage/Parking Vacancies or Concessions	5270		
	Miscellaneous	5290		
	<b>Total Vacancies or Concessions</b>	<b>5200</b>		0
<b>Net Rental Revenue (Rent Revenue less Vacancies)</b>		<b>5152</b>		40,636
5300	<b>Total Service Income</b>	<b>5300</b>		0
5400 FINANCIAL REVENUE	Financial Revenue - Project Operations	5410		
	Revenue from Investments-Residual Receipts	5430		
	Revenue from Investments-Replacement Reserve	5440	24	
	Revenue from Investments-Miscellaneous	5490		
	<b>Total Financial Revenue</b>	<b>5400</b>		24
5900 MISC. REVENUE	Laundry/Vending Income (Net)	5910		
	Tenant Charges	5920		
	Miscellaneous Revenue	5990		
<b>Total Miscellaneous Revenue</b>		<b>5900</b>		0
<b>Total Revenue</b>		<b>5000</b>		40,660
6200 RENT EXPENSE	Conventions and Meetings	6203		
	Management Consultants	6204		
	Advertising/Marketing Expense	6210		
	Other Rent Expense	6250		
	<b>Total Rent Expense</b>		0	
6300 ADMIN. EXPENSES	Office Salaries	6310		
	Office Expenses	6311		
	Office or Model Apartment Rent	6312		
	Management Fee - Residential Rents	6320		
	Management Fee - Commercial Rents	6321		
	Management Fee - Miscellaneous Income	6322		
	Manager/Superintendent Salaries	6330		
	Administrative Rent-free Unit	6331		
	Legal Expense-project only	6340		
	Audit Expense-project only	6350		
	Bookkeeping Fees/Accounting Services	6351		
	Bad Debt Expense	6370		
	Miscellaneous Administrative Expense	6390		
	<b>Total Administrative Expense</b>		0	
6200 + 6300	<b>Total Rent &amp; Administrative Expense</b>	<b>6263</b>		0
6400 UTILITIES EXPENSE	Fuel Oil	6420		
	Electricity	6450	7,094	
	Water	6451		
	Gas	6452		
	Sewer	6453		
	<b>Total Utilities Expense</b>	<b>6400</b>		7,094

Description of Account	Acct. No.	Amount	Totals
6500 OPERATING & MAINTENANCE EXPENSE	Payroll	6510	6,342
	Supplies	6515	
	Contracts	6520	
	Operating and Maintenance Rent Free Unit	6521	
	Garbage & Trash Removal	6525	
	Security Payroll/Contract (incl. taxes and benefits)	6530	
	Security Rent Free Unit	6531	
	Heating/Cooling Repairs & Maintenance	6546	
	Snow Removal	6548	
	Vehicle/Maintenance Equipment Operation & Repairs	6570	
	Misc. Operating & Maintenance Expense	6590	6,399
	<b>Total Operating &amp; Maintenance Expense</b>	<b>6500</b>	<b>12,741</b>
6900	<b>Total Service Expense</b>	<b>6900</b>	<b>0</b>
6700 TAXES AND INSURANCE	Real Estate & Personal Property Taxes	6710	
	Payroll Taxes (Project's Share)	6711	921
	Property & Liability Insurance (Hazard)	6720	1,863
	Fidelity Bond Insurance	6721	
	Workmen's Compensation	6722	
	Health Insurance and Other Employee Benefits	6723	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	
	<b>Total Taxes and Insurance</b>	<b>6700</b>	<b>2,784</b>
3220	Replacement Reserve Deposits as Required by WHEDA	3220	1,226
	<b>Total Operating Expenses</b>		<b>23,844</b>
	<b>Net Operating Income (NOI)</b>		<b>16,816</b>
6800 FINANCIAL EXPENSE	Interest on Mortgage Payable	6820	2,018
	Interest on Notes Payable (Long Term)	6830	
	Interest on Notes Payable (Short Term)	6840	
	Mortgage Insurance Premium/Service Charge	6850	
	Miscellaneous Financial Expense/Preservation Fee	6890	
	<b>Total Financial Expense</b>	<b>6800</b>	<b>2,018</b>
	<b>Total Expenses of Operations Before Depreciation</b>	<b>6000</b>	<b>25,862</b>
	<b>Profit or (Loss) Before Depreciation</b>	<b>5060</b>	<b>14,798</b>
6600	Depreciation Expense (Total)	6601	7,362
	Amortization Expense	6610	
	<b>Operating Profit or Loss</b>	<b>5060</b>	<b>7,436</b>
7100 CORPORATE OR MORTGAGOR EXPENSE	Officer's Salaries	7110	3,255
	Legal Expense	7120	
	Federal, State and Other Income Taxes	7130	
	Interest Income	7140	
	Interest on Notes Payable	7141	
	Interest on Mortgage Payable	7142	
	Other Expense	7190	
	<b>Net Entity Expenses</b>	<b>7100</b>	<b>3,255</b>
	<b>NET PROFIT OR (LOSS)</b>	<b>3250</b>	<b>4,181</b>
TOTAL PRINCIPAL PAYMENTS	WHEDA First Mortgage	9910	2,219
	Second Mortgage	9911	
	Other Mortgage(s)	9912	
	Reserve releases to reimburse items expensed on this schedule.	9920	
	Capital expenditures paid from project operations and expensed on this schedule.	9930	

**ANNUAL SCHEDULE OF ASSETS for Multifamily Projects**

**Project Name: Fairmont**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 1724**

Description of Account	ID	Account	Amount	Totals
1100 CURRENT ASSETS				
Cash - Operations		1120		
Construction Cash Account		1121		
Cash - Entity		1125		
Tenant Accounts Receivable		1130		
Allowance for Doubtful Accounts (deduct)		1131		
Accounts Receivable - WHEDA <sub>SM</sub>		1135		
Accounts and Notes Receivable - Operations		1140		
Accounts and Notes Receivable - Entity		1145		
Accounts Receivable - Interest		1160		
Interest Reduction Payment Receivable		1165		
Short Term Investments - Operations		1170		
Short Term Investments - Entity		1175		
Miscellaneous Current Assets		1190		
Insurance Escrow		1312		
Real Estate Tax or PILOT Escrow		1311		
<b>TOTAL CURRENT ASSETS</b>		<b>1100</b>		<b>\$0</b>
1191		1191		
Tenant Security Deposits - RESTRICTED ASSET				
1200 PREPAID EXPENSES		1200		
Miscellaneous Prepaid Expenses				
1300 FUNDED RESERVES				
Escrow Deposits		1310		
Reserve for Replacements		1320	\$3,221	
Other Reserve		1330		
Residual Receipts Reserve		1340		
Management Improvement and Operating Plan		1381		
Development Cost Escrow (DCE)		1390		
FHA Insurance Reserve		1392		
<b>Total Funded Reserves</b>		<b>1300</b>		<b>\$3,221</b>
1400 FIXED ASSETS				
Land		1410	\$40,766	
Buildings		1420	210,699	
Building Equipment (portable)		1440		
Furniture for Project/Tenant Use		1450		
Furnishings		1460		
Office Furniture and Equipment		1465		
Maintenance Equipment		1470		
Motor Vehicles		1480		
Miscellaneous Fixed Assets		1490		
<b>Gross Fixed Assets</b>		<b>1400</b>	<b>\$251,465</b>	
1495 ALLOWANCE ACCOUNTS				
Accumulated Depreciation		1495	\$129,109	
Total Accumulated Depreciation			\$129,109	
<b>Net Fixed Assets</b>		<b>1400</b>		<b>\$122,356</b>
1500 INVESTMENTS				
Investments - Operations		1510		
Investments - Entity		1515		
Intangible Assets		1520		
Miscellaneous Other Assets		1590		
<b>TOTAL OTHER ASSETS</b>		<b>1500</b>	<b>\$0</b>	
<b>TOTAL ASSETS</b>		<b>1000</b>		<b>\$125,577</b>

**ANNUAL SCHEDULE OF LIABILITIES AND EQUITY for Multifamily Projects**

**Project Name: Fairmont**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 1724**

Description of Account	Account	Amount	Totals
2100 CURRENT LIABILITIES	Bank Overdraft - Operations	2105	
	Accounts Payable-30 Days	2109	
	Accounts Payable - Operations	2110	
	Accounts Payable - Construction/Development	2111	
	Accounts Payable-Project Improvements Items	2112	
	Accounts Payable - Entity	2113	
	Accounts Payable-236 Excess Income Due HUD	2115	
	Accounts Payable-WHEDA <sub>SM</sub> /HUD	2116	
	Accrued Wages Payable	2120	
	Accrued Payroll Taxes Payable	2121	
	Accrued Management Fee Payable	2123	
	Accrued Interest Payable - Section 236	2130	
	Accrued Interest Payable - First Mortgage	2131	
	Accrued Interest Payable - Second Mortgage	2132	
	Accrued Interest Payable - Other Loans & Notes(Surplus Cash)	2133	
	Accrued Interest Payable - Other Loans and Notes	2134	
	Accrued Interest Payable - Flexible Subsidy Loan	2135	
	Accrued Interest Payable - Capital Improvement Loan	2136	
	Accrued Interest Payable - Operating Loss Loan	2137	
	Accrued Real Estate & Property Tax Payable	2150	
	Short Term Notes Payable	2160	
	Mortgage Payable - First Mortgage (Short Term)	2170	
	Mortgage Payable - Second Mortgage (Short Term)	2172	
	Other Loans and Notes Payable, Surplus Cash (Short Term)	2173	
	Other Loans and Notes (Short Term)	2174	
	Flexible Subsidy Loan Payable (Short Term)	2175	
	Capital Improvement Loan Payable (Short Term)	2176	
	Operating Loss Loan Payable (Short Term)	2177	
	Utility Allowances	2180	
	Miscellaneous Current Liabilities/Preservation Fee	2190	
	<b>Current Liabilities</b>		\$0
2191	Tenant Security Deposits - CONTRA ASSET	2191	
2200 PREPAID REVENUES	Prepaid Revenue	2210	
	<b>TOTAL CURRENT LIABILITIES</b>	<b>2122</b>	\$0
2300 LONG-TERM LIABILITIES	Notes Payable - Long Term	2310	
	Notes Payable - Surplus Cash	2311	
	Mortgage Payable - First Mortgage	2320	19,146
	Mortgage Payable - Second Mortgage	2322	
	Other Loans and Notes Payable - Surplus Cash	2323	
	Other Loans and Notes Payable	2324	163,870
	Flexible Subsidy Loan Payable	2325	
	Capital Improvement Loan Payable	2326	
	Operating Loss Loan Payable	2327	
	Miscellaneous Long Term Liabilities	2390	
	<b>Total Long Term Liabilities</b>	<b>2300</b>	\$183,016
	<b>TOTAL LIABILITIES</b>	<b>2000</b>	\$183,016
3033 TOTAL EQUITY	Total Equity/Retained Earnings	3033	(\$57,440)
	<b>TOTAL LIABILITIES and EQUITY/RETAINED EARNINGS</b>	<b>2033</b>	\$125,577

**SCHEDULE OF PROFIT AND LOSS for Multifamily Projects**

Project Name: Fairmont		Project Number: 1724	
Period Beginning: 1/1/14 thru: 12/31/14		Year: 2014	
Description of Account	Acct. No.	Amount	Totals
5100 RENTAL REVENUE	Rent Revenue - Gross Potential	5120	19,511
	Tenant Assistance Payments	5121	
	Rent Revenue - Commercial/Stores @ 100%	5140	
	Rent Revenue - Garage/Parking @ 100%	5170	
	Flexible Subsidy Revenue	5180	
	Miscellaneous Rent Revenue	5190	
	Excess Rent	5191	
	Rent Revenue/Insurance	5192	
	Special Claims Revenue	5193	
	Retained Excess Income	5194	
	<b>Total Rent Revenue Potential</b>	<b>5100</b>	19,511
5200 VACANCIES	Apartment Vacancies	5220	
	Stores/Commercial Vacancies or Concessions	5240	
	Rental Concessions	5250	
	Garage/Parking Vacancies or Concessions	5270	
	Miscellaneous	5290	
	<b>Total Vacancies or Concessions</b>	<b>5200</b>	0
	<b>Net Rental Revenue (Rent Revenue less Vacancies)</b>	<b>5152</b>	19,511
5300	<b>Total Service Income</b>	<b>5300</b>	0
5400 FINANCIAL REVENUE	Financial Revenue - Project Operations	5410	
	Revenue from Investments-Residual Receipts	5430	
	Revenue from Investments-Replacement Reserve	5440	28
	Revenue from Investments-Miscellaneous	5490	
	<b>Total Financial Revenue</b>	<b>5400</b>	28
5900 MISC. REVENUE	Laundry/Vending Income (Net)	5910	
	Tenant Charges	5920	
	Miscellaneous Revenue	5990	
	<b>Total Miscellaneous Revenue</b>	<b>5900</b>	0
	<b>Total Revenue</b>	<b>5000</b>	19,539
6200 RENT EXPENSE	Conventions and Meetings	6203	
	Management Consultants	6204	
	Advertising/Marketing Expense	6210	
	Other Rent Expense	6250	
	<b>Total Rent Expense</b>		0
6300 ADMIN. EXPENSES	Office Salaries	6310	
	Office Expenses	6311	
	Office or Model Apartment Rent	6312	
	Management Fee - Residential Rents	6320	
	Management Fee - Commercial Rents	6321	
	Management Fee - Miscellaneous Income	6322	
	Manager/Superintendent Salaries	6330	
	Administrative Rent-free Unit	6331	
	Legal Expense-project only	6340	
	Audit Expense-project only	6350	
	Bookkeeping Fees/Accounting Services	6351	
	Bad Debt Expense	6370	
	Miscellaneous Administrative Expense	6390	0
	<b>Total Administrative Expense</b>		0
6200 + 6300	<b>Total Rent &amp; Administrative Expense</b>	<b>6263</b>	0
6400 UTILITIES EXPENSE	Fuel Oil	6420	
	Electricity	6450	3,932
	Water	6451	
	Gas	6452	
	Sewer	6453	
	<b>Total Utilities Expense</b>	<b>6400</b>	3,932

Description of Account	Acct. No.	Amount	Totals
6500 OPERATING & MAINTENANCE EXPENSE	Payroll	6510	3,171
	Supplies	6515	
	Contracts	6520	
	Operating and Maintenance Rent Free Unit	6521	
	Garbage & Trash Removal	6525	
	Security Payroll/Contract (incl. taxes and benefits)	6530	
	Security Rent Free Unit	6531	
	Heating/Cooling Repairs & Maintenance	6546	
	Snow Removal	6548	
	Vehicle/Maintenance Equipment Operation & Repairs	6570	
	Misc. Operating & Maintenance Expense	6590	924
	<b>Total Operating &amp; Maintenance Expense</b>	<b>6500</b>	<b>4,095</b>
6900	<b>Total Service Expense</b>	<b>6900</b>	<b>0</b>
6700 TAXES AND INSURANCE	Real Estate & Personal Property Taxes	6710	
	Payroll Taxes (Project's Share)	6711	460
	Property & Liability Insurance (Hazard)	6720	899
	Fidelity Bond Insurance	6721	
	Workmen's Compensation	6722	
	Health Insurance and Other Employee Benefits	6723	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	
	<b>Total Taxes and Insurance</b>	<b>6700</b>	<b>1,359</b>
3220	Replacement Reserve Deposits as Required by WHEDA	3220	830
	<b>Total Operating Expenses</b>		<b>10,216</b>
	<b>Net Operating Income (NOI)</b>		<b>9,323</b>
6800 FINANCIAL EXPENSE	Interest on Mortgage Payable	6820	858
	Interest on Notes Payable (Long Term)	6830	
	Interest on Notes Payable (Short Term)	6840	
	Mortgage Insurance Premium/Service Charge	6850	
	Miscellaneous Financial Expense/Preservation Fee	6890	
	<b>Total Financial Expense</b>	<b>6800</b>	<b>858</b>
	<b>Total Expenses of Operations Before Depreciation</b>	<b>6000</b>	<b>11,074</b>
	<b>Profit or (Loss) Before Depreciation</b>	<b>5060</b>	<b>8,466</b>
6600	Depreciation Expense (Total)	6601	3,275
	Amortization Expense	6610	
	<b>Operating Profit or Loss</b>	<b>5060</b>	<b>5,191</b>
7100 CORPORATE OR MORTGAGOR EXPENSE	Officer's Salaries	7110	1,628
	Legal Expense	7120	
	Federal, State and Other Income Taxes	7130	
	Interest Income	7140	
	Interest on Notes Payable	7141	
	Interest on Mortgage Payable	7142	
	Other Expense	7190	
	<b>Net Entity Expenses</b>	<b>7100</b>	<b>1,628</b>
	<b>NET PROFIT OR (LOSS)</b>	<b>3250</b>	<b>3,563</b>
TOTAL PRINCIPAL PAYMENTS	WHEDA First Mortgage	9910	4,232
	Second Mortgage	9911	
	Other Mortgage(s)	9912	
	Reserve releases to reimburse items expensed on this schedule.	9920	
	Capital expenditures paid from project operations and expensed on this schedule.	9930	

**ANNUAL SCHEDULE OF ASSETS for Multifamily Projects**

**Project Name: Brandie**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 1732**

Description of Account	ID	Account	Amount	Totals
1100 CURREN ASSETS				
Cash - Operations		1120		
Construction Cash Account		1121		
Cash - Entity		1125		
Tenant Accounts Receivable		1130		
Allowance for Doubtful Accounts (deduct)		1131		
Accounts Receivable - WHEDA <sub>SM</sub>		1135		
Accounts and Notes Receivable - Operations		1140		
Accounts and Notes Receivable - Entity		1145		
Accounts Receivable - Interest		1160		
Interest Reduction Payment Receivable		1165		
Short Term Investments - Operations		1170		
Short Term Investments - Entity		1175		
Miscellaneous Current Assets		1190		
Insurance Escrow		1312		
Real Estate Tax or PILOT Escrow		1311		
<b>TOTAL CURRENT ASSETS</b>		<b>1100</b>		<b>\$0</b>
1191		1191		
Tenant Security Deposits - RESTRICTED ASSET				
1200 PREPAID EXPENSES		1200		
Miscellaneous Prepaid Expenses				
1300 FUNDED RESERVES				
Escrow Deposits		1310		
Reserve for Replacements		1320	\$4,852	
Other Reserve		1330		
Residual Receipts Reserve		1340		
Management Improvement and Operating Plan		1381		
Development Cost Escrow (DCE)		1390		
FHA Insurance Reserve		1392		
<b>Total Funded Reserves</b>		<b>1300</b>		<b>\$4,852</b>
1400 FIXED ASSETS				
Land		1410	\$23,346	
Buildings		1420	108,955	
Building Equipment (portable)		1440		
Furniture for Project/Tenant Use		1450		
Furnishings		1460		
Office Furniture and Equipment		1465		
Maintenance Equipment		1470		
Motor Vehicles		1480		
Miscellaneous Fixed Assets		1490		
<b>Gross Fixed Assets</b>		<b>1400</b>	<b>\$132,301</b>	
1495 ALLOWANCE ACCOUNTS				
Accumulated Depreciation		1495	\$65,961	
Total Accumulated Depreciation			\$65,961	
<b>Net Fixed Assets</b>		<b>1400</b>		<b>\$66,340</b>
1500 INVESTMENTS				
Investments - Operations		1510		
Investments - Entity		1515		
Intangible Assets		1520		
Miscellaneous Other Assets		1590		
<b>TOTAL OTHER ASSETS</b>		<b>1500</b>	<b>\$0</b>	
<b>TOTAL ASSETS</b>		<b>1000</b>		<b>\$71,192</b>

**ANNUAL SCHEDULE OF LIABILITIES AND EQUITY for Multifamily Projects**

**Project Name: Brandie**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 1732**

Description of Account	Account	Amount	Totals
2100 CURRENT LIABILITIES	Bank Overdraft - Operations	2105	
	Accounts Payable-30 Days	2109	
	Accounts Payable - Operations	2110	
	Accounts Payable - Construction/Development	2111	
	Accounts Payable-Project Improvements Items	2112	
	Accounts Payable - Entity	2113	
	Accounts Payable-236 Excess Income Due HUD	2115	
	Accounts Payable-WHEDA <sub>SM</sub> /HUD	2116	
	Accrued Wages Payable	2120	
	Accrued Payroll Taxes Payable	2121	
	Accrued Management Fee Payable	2123	
	Accrued Interest Payable - Section 236	2130	
	Accrued Interest Payable - First Mortgage	2131	
	Accrued Interest Payable - Second Mortgage	2132	
	Accrued Interest Payable - Other Loans & Notes(Surplus Cash)	2133	
	Accrued Interest Payable - Other Loans and Notes	2134	
	Accrued Interest Payable - Flexible Subsidy Loan	2135	
	Accrued Interest Payable - Capital Improvement Loan	2136	
	Accrued Interest Payable - Operating Loss Loan	2137	
	Accrued Real Estate & Property Tax Payable	2150	
	Short Term Notes Payable	2160	
	Mortgage Payable - First Mortgage (Short Term)	2170	
	Mortgage Payable - Second Mortgage (Short Term)	2172	
	Other Loans and Notes Payable, Surplus Cash (Short Term)	2173	
	Other Loans and Notes (Short Term)	2174	
	Flexible Subsidy Loan Payable (Short Term)	2175	
	Capital Improvement Loan Payable (Short Term)	2176	
	Operating Loss Loan Payable (Short Term)	2177	
	Utility Allowances	2180	
	Miscellaneous Current Liabilities/Preservation Fee	2190	
	<b>Current Liabilities</b>		\$0
2191	Tenant Security Deposits - CONTRA ASSET	2191	
2200 PREPAID REVENUES	Prepaid Revenue	2210	
	<b>TOTAL CURRENT LIABILITIES</b>	<b>2122</b>	\$0
2300 LONG-TERM LIABILITIES	Notes Payable - Long Term	2310	
	Notes Payable - Surplus Cash	2311	
	Mortgage Payable - First Mortgage	2320	13,674
	Mortgage Payable - Second Mortgage	2322	
	Other Loans and Notes Payable - Surplus Cash	2323	
	Other Loans and Notes Payable	2324	70,000
	Flexible Subsidy Loan Payable	2325	
	Capital Improvement Loan Payable	2326	
	Operating Loss Loan Payable	2327	
	Miscellaneous Long Term Liabilities	2390	
	<b>Total Long Term Liabilities</b>	<b>2300</b>	\$83,674
	<b>TOTAL LIABILITIES</b>	<b>2000</b>	\$83,674
3033 TOTAL EQUITY	Total Equity/Retained Earnings	3033	(\$12,482)
	<b>TOTAL LIABILITIES and EQUITY/RETAINED EARNINGS</b>	<b>2033</b>	\$71,192



**SCHEDULE OF PROFIT AND LOSS for Multifamily Projects**

**Project Name: Brandie**

**Project Number: 1732**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Year: 2014**

Description of Account		Acct. No.	Amount	Totals
5100 RENTAL REVENUE	Rent Revenue - Gross Potential	5120	26,484	
	Tenant Assistance Payments	5121		
	Rent Revenue - Commercial/Stores @ 100%	5140		
	Rent Revenue - Garage/Parking @ 100%	5170		
	Flexible Subsidy Revenue	5180		
	Miscellaneous Rent Revenue	5190		
	Excess Rent	5191		
	Rent Revenue/Insurance	5192		
	Special Claims Revenue	5193		
	Retained Excess Income	5194		
	<b>Total Rent Revenue Potential</b>	<b>5100</b>		26,484
5200 VACANCIES	Apartment Vacancies	5220		
	Stores/Commercial Vacancies or Concessions	5240		
	Rental Concessions	5250		
	Garage/Parking Vacancies or Concessions	5270		
	Miscellaneous	5290		
	<b>Total Vacancies or Concessions</b>	<b>5200</b>		0
<b>Net Rental Revenue (Rent Revenue less Vacancies)</b>		<b>5152</b>		26,484
5300	<b>Total Service Income</b>	<b>5300</b>		0
5400 FINANCIAL REVENUE	Financial Revenue - Project Operations	5410		
	Revenue from Investments-Residual Receipts	5430		
	Revenue from Investments-Replacement Reserve	5440	36	
	Revenue from Investments-Miscellaneous	5490		
	<b>Total Financial Revenue</b>	<b>5400</b>		36
5900 MISC. REVENUE	Laundry/Vending Income (Net)	5910		
	Tenant Charges	5920		
	Miscellaneous Revenue	5990		
	<b>Total Miscellaneous Revenue</b>	<b>5900</b>		0
<b>Total Revenue</b>		<b>5000</b>		26,520
6200 RENT EXPENSE	Conventions and Meetings	6203		
	Management Consultants	6204		
	Advertising/Marketing Expense	6210		
	Other Rent Expense	6250		
	<b>Total Rent Expense</b>		0	
6300 ADMIN. EXPENSES	Office Salaries	6310		
	Office Expenses	6311		
	Office or Model Apartment Rent	6312		
	Management Fee - Residential Rents	6320		
	Management Fee - Commercial Rents	6321		
	Management Fee - Miscellaneous Income	6322		
	Manager/Superintendent Salaries	6330		
	Administrative Rent-free Unit	6331		
	Legal Expense-project only	6340		
	Audit Expense-project only	6350		
	Bookkeeping Fees/Accounting Services	6351		
	Bad Debt Expense	6370		
	Miscellaneous Administrative Expense	6390		
	<b>Total Administrative Expense</b>		0	
6200 + 6300	<b>Total Rent &amp; Administrative Expense</b>	<b>6263</b>		0
6400 UTILITIES EXPENSE	Fuel Oil	6420		
	Electricity	6450	4,068	
	Water	6451		
	Gas	6452		
	Sewer	6453		
	<b>Total Utilities Expense</b>	<b>6400</b>		4,068

Description of Account	Acct. No.	Amount	Totals
6500 OPERATING & MAINTENANCE EXPENSE	Payroll	6510	3,171
	Supplies	6515	
	Contracts	6520	
	Operating and Maintenance Rent Free Unit	6521	
	Garbage & Trash Removal	6525	
	Security Payroll/Contract (incl. taxes and benefits)	6530	
	Security Rent Free Unit	6531	
	Heating/Cooling Repairs & Maintenance	6546	
	Snow Removal	6548	
	Vehicle/Maintenance Equipment Operation & Repairs	6570	
	Misc. Operating & Maintenance Expense	6590	351
	<b>Total Operating &amp; Maintenance Expense</b>	<b>6500</b>	<b>3,522</b>
6900	<b>Total Service Expense</b>	<b>6900</b>	<b>0</b>
6700 TAXES AND INSURANCE	Real Estate & Personal Property Taxes	6710	
	Payroll Taxes (Project's Share)	6711	460
	Property & Liability Insurance (Hazard)	6720	880
	Fidelity Bond Insurance	6721	
	Workmen's Compensation	6722	
	Health Insurance and Other Employee Benefits	6723	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	
	<b>Total Taxes and Insurance</b>	<b>6700</b>	<b>1,340</b>
3220	Replacement Reserve Deposits as Required by WHEDA	3220	839
	<b>Total Operating Expenses</b>		<b>9,769</b>
	<b>Net Operating Income (NOI)</b>		<b>16,751</b>
6800 FINANCIAL EXPENSE	Interest on Mortgage Payable	6820	610
	Interest on Notes Payable (Long Term)	6830	
	Interest on Notes Payable (Short Term)	6840	
	Mortgage Insurance Premium/Service Charge	6850	
	Miscellaneous Financial Expense/Preservation Fee	6890	
	<b>Total Financial Expense</b>	<b>6800</b>	<b>610</b>
	<b>Total Expenses of Operations Before Depreciation</b>	<b>6000</b>	<b>10,379</b>
	<b>Profit or (Loss) Before Depreciation</b>	<b>5060</b>	<b>16,141</b>
6600	Depreciation Expense (Total)	6601	3,332
	Amortization Expense	6610	
	<b>Operating Profit or Loss</b>	<b>5060</b>	<b>12,809</b>
7100 CORPORATE OR MORTGAGOR EXPENSE	Officer's Salaries	7110	1,628
	Legal Expense	7120	
	Federal, State and Other Income Taxes	7130	
	Interest Income	7140	
	Interest on Notes Payable	7141	
	Interest on Mortgage Payable	7142	
	Other Expense	7190	
	<b>Net Entity Expenses</b>	<b>7100</b>	<b>1,628</b>
	<b>NET PROFIT OR (LOSS)</b>	<b>3250</b>	<b>11,181</b>
TOTAL PRINCIPAL PAYMENTS	WHEDA First Mortgage	9910	3,023
	Second Mortgage	9911	
	Other Mortgage(s)	9912	
	Reserve releases to reimburse items expensed on this schedule.	9920	
	Capital expenditures paid from project operations and expensed on this schedule.	9930	

**ANNUAL SCHEDULE OF ASSETS for Multifamily Projects**

**Project Name: Ruskin**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 2676**

Description of Account	ID	Account	Amount	Totals
1100 CURREN ASSETS				
Cash - Operations		1120		
Construction Cash Account		1121		
Cash - Entity		1125		
Tenant Accounts Receivable		1130		
Allowance for Doubtful Accounts (deduct)		1131		
Accounts Receivable - WHEDA <sub>SM</sub>		1135		
Accounts and Notes Receivable - Operations		1140		
Accounts and Notes Receivable - Entity		1145		
Accounts Receivable - Interest		1160		
Interest Reduction Payment Receivable		1165		
Short Term Investments - Operations		1170		
Short Term Investments - Entity		1175		
Miscellaneous Current Assets		1190		
Insurance Escrow		1312		
Real Estate Tax or PILOT Escrow		1311		
<b>TOTAL CURRENT ASSETS</b>		<b>1100</b>		<b>\$0</b>
1191		1191		
Tenant Security Deposits - RESTRICTED ASSET				
1200 PREPAID EXPENSES		1200		
Miscellaneous Prepaid Expenses				
1300 FUNDED RESERVES				
Escrow Deposits		1310		
Reserve for Replacements		1320	\$4,683	
Other Reserve		1330		
Residual Receipts Reserve		1340		
Management Improvement and Operating Plan		1381		
Development Cost Escrow (DCE)		1390		
FHA Insurance Reserve		1392		
<b>Total Funded Reserves</b>		<b>1300</b>		<b>\$4,683</b>
1400 FIXED ASSETS				
Land		1410	\$59,900	
Buildings		1420	1,156,671	
Building Equipment (portable)		1440		
Furniture for Project/Tenant Use		1450		
Furnishings		1460		
Office Furniture and Equipment		1465		
Maintenance Equipment		1470		
Motor Vehicles		1480		
Miscellaneous Fixed Assets		1490		
<b>Gross Fixed Assets</b>		<b>1400</b>	<b>\$1,216,571</b>	
1495 ALLOWANCE ACCOUNTS				
Accumulated Depreciation		1495	\$379,054	
Total Accumulated Depreciation			\$379,054	
<b>Net Fixed Assets</b>		<b>1400</b>		<b>\$837,518</b>
1500 INVESTMENTS				
Investments - Operations		1510		
Investments - Entity		1515		
Intangible Assets		1520		
Miscellaneous Other Assets		1590		
<b>TOTAL OTHER ASSETS</b>		<b>1500</b>	<b>\$0</b>	
<b>TOTAL ASSETS</b>		<b>1000</b>		<b>\$842,201</b>

**ANNUAL SCHEDULE OF LIABILITIES AND EQUITY for Multifamily Projects**

**Project Name: Ruskin**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 2676**

Description of Account	Account	Amount	Totals
2100 CURRENT LIABILITIES	Bank Overdraft - Operations	2105	
	Accounts Payable-30 Days	2109	
	Accounts Payable - Operations	2110	
	Accounts Payable - Construction/Development	2111	
	Accounts Payable-Project Improvements Items	2112	
	Accounts Payable - Entity	2113	
	Accounts Payable-236 Excess Income Due HUD	2115	
	Accounts Payable-WHEDA <sub>SM</sub> /HUD	2116	
	Accrued Wages Payable	2120	
	Accrued Payroll Taxes Payable	2121	
	Accrued Management Fee Payable	2123	
	Accrued Interest Payable - Section 236	2130	
	Accrued Interest Payable - First Mortgage	2131	
	Accrued Interest Payable - Second Mortgage	2132	
	Accrued Interest Payable - Other Loans & Notes(Surplus Cash)	2133	
	Accrued Interest Payable - Other Loans and Notes	2134	
	Accrued Interest Payable - Flexible Subsidy Loan	2135	
	Accrued Interest Payable - Capital Improvement Loan	2136	
	Accrued Interest Payable - Operating Loss Loan	2137	
	Accrued Real Estate & Property Tax Payable	2150	
	Short Term Notes Payable	2160	
	Mortgage Payable - First Mortgage (Short Term)	2170	
	Mortgage Payable - Second Mortgage (Short Term)	2172	
	Other Loans and Notes Payable, Surplus Cash (Short Term)	2173	
	Other Loans and Notes (Short Term)	2174	
	Flexible Subsidy Loan Payable (Short Term)	2175	
	Capital Improvement Loan Payable (Short Term)	2176	
	Operating Loss Loan Payable (Short Term)	2177	
	Utility Allowances	2180	
	Miscellaneous Current Liabilities/Preservation Fee	2190	
	<b>Current Liabilities</b>		\$0
2191	Tenant Security Deposits - CONTRA ASSET	2191	
2200 PREPAID REVENUES	Prepaid Revenue	2210	
	<b>TOTAL CURRENT LIABILITIES</b>	<b>2122</b>	\$0
2300 LONG-TERM LIABILITIES	Notes Payable - Long Term	2310	
	Notes Payable - Surplus Cash	2311	
	Mortgage Payable - First Mortgage	2320	377,600
	Mortgage Payable - Second Mortgage	2322	
	Other Loans and Notes Payable - Surplus Cash	2323	
	Other Loans and Notes Payable	2324	687,437
	Flexible Subsidy Loan Payable	2325	
	Capital Improvement Loan Payable	2326	
	Operating Loss Loan Payable	2327	
	Miscellaneous Long Term Liabilities	2390	
	<b>Total Long Term Liabilities</b>	<b>2300</b>	\$1,065,037
	<b>TOTAL LIABILITIES</b>	<b>2000</b>	\$1,065,037
3033 TOTAL EQUITY	Total Equity/Retained Earnings	3033	(\$222,836)
	<b>TOTAL LIABILITIES and EQUITY/RETAINED EARNINGS</b>	<b>2033</b>	\$842,201

**SCHEDULE OF PROFIT AND LOSS for Multifamily Projects**

**Project Name: Ruskin**

**Project Number: 2676**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Year: 2014**

Description of Account		Acct. No.	Amount	Totals
5100 RENTAL REVENUE	Rent Revenue - Gross Potential	5120	81,294	
	Tenant Assistance Payments	5121		
	Rent Revenue - Commercial/Stores @ 100%	5140		
	Rent Revenue - Garage/Parking @ 100%	5170		
	Flexible Subsidy Revenue	5180		
	Miscellaneous Rent Revenue	5190		
	Excess Rent	5191		
	Rent Revenue/Insurance	5192		
	Special Claims Revenue	5193		
	Retained Excess Income	5194		
	<b>Total Rent Revenue Potential</b>	<b>5100</b>		81,294
5200 VACANCIES	Apartment Vacancies	5220		
	Stores/Commercial Vacancies or Concessions	5240		
	Rental Concessions	5250		
	Garage/Parking Vacancies or Concessions	5270		
	Miscellaneous	5290		
	<b>Total Vacancies or Concessions</b>	<b>5200</b>		0
<b>Net Rental Revenue (Rent Revenue less Vacancies)</b>		<b>5152</b>		81,294
5300	<b>Total Service Income</b>	<b>5300</b>		0
5400 FINANCIAL REVENUE	Financial Revenue - Project Operations	5410		
	Revenue from Investments-Residual Receipts	5430		
	Revenue from Investments-Replacement Reserve	5440	40	
	Revenue from Investments-Miscellaneous	5490		
<b>Total Financial Revenue</b>		<b>5400</b>		40
5900 MISC. REVENUE	Laundry/Vending Income (Net)	5910		
	Tenant Charges	5920		
	Miscellaneous Revenue	5990		
<b>Total Miscellaneous Revenue</b>		<b>5900</b>		0
<b>Total Revenue</b>		<b>5000</b>		81,334
6200 RENT EXPENSE	Conventions and Meetings	6203		
	Management Consultants	6204		
	Advertising/Marketing Expense	6210		
	Other Rent Expense	6250		
	<b>Total Rent Expense</b>		0	
6300 ADMIN. EXPENSES	Office Salaries	6310		
	Office Expenses	6311	243	
	Office or Model Apartment Rent	6312		
	Management Fee - Residential Rents	6320		
	Management Fee - Commercial Rents	6321		
	Management Fee - Miscellaneous Income	6322		
	Manager/Superintendent Salaries	6330		
	Administrative Rent-free Unit	6331		
	Legal Expense-project only	6340		
	Audit Expense-project only	6350		
	Bookkeeping Fees/Accounting Services	6351		
	Bad Debt Expense	6370		
	Miscellaneous Administrative Expense	6390		
	<b>Total Administrative Expense</b>		243	
6200 + 6300	<b>Total Rent &amp; Administrative Expense</b>	<b>6263</b>		243
6400 UTILITIES EXPENSE	Fuel Oil	6420		
	Electricity	6450	16,560	
	Water	6451		
	Gas	6452		
	Sewer	6453		
	<b>Total Utilities Expense</b>	<b>6400</b>		16,560

Description of Account	Acct. No.	Amount	Totals
6500 OPERATING & MAINTENANCE EXPENSE	Payroll	6510	14,269
	Supplies	6515	
	Contracts	6520	
	Operating and Maintenance Rent Free Unit	6521	
	Garbage & Trash Removal	6525	
	Security Payroll/Contract (incl. taxes and benefits)	6530	
	Security Rent Free Unit	6531	
	Heating/Cooling Repairs & Maintenance	6546	
	Snow Removal	6548	
	Vehicle/Maintenance Equipment Operation & Repairs	6570	
	Misc. Operating & Maintenance Expense	6590	14,606
	<b>Total Operating &amp; Maintenance Expense</b>	<b>6500</b>	<b>28,875</b>
6900	<b>Total Service Expense</b>	<b>6900</b>	<b>0</b>
6700 TAXES AND INSURANCE	Real Estate & Personal Property Taxes	6710	
	Payroll Taxes (Project's Share)	6711	2,072
	Property & Liability Insurance (Hazard)	6720	4,822
	Fidelity Bond Insurance	6721	
	Workmen's Compensation	6722	
	Health Insurance and Other Employee Benefits	6723	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	
	<b>Total Taxes and Insurance</b>	<b>6700</b>	<b>6,894</b>
3220	Replacement Reserve Deposits as Required by WHEDA	3220	2,298
	<b>Total Operating Expenses</b>		<b>54,869</b>
	<b>Net Operating Income (NOI)</b>		<b>26,465</b>
6800 FINANCIAL EXPENSE	Interest on Mortgage Payable	6820	7,707
	Interest on Notes Payable (Long Term)	6830	
	Interest on Notes Payable (Short Term)	6840	
	Mortgage Insurance Premium/Service Charge	6850	
	Miscellaneous Financial Expense/Preservation Fee	6890	
	<b>Total Financial Expense</b>	<b>6800</b>	<b>7,707</b>
	<b>Total Expenses of Operations Before Depreciation</b>	<b>6000</b>	<b>62,576</b>
	<b>Profit or (Loss) Before Depreciation</b>	<b>5060</b>	<b>18,757</b>
6600	Depreciation Expense (Total)	6601	42,465
	Amortization Expense	6610	
	<b>Operating Profit or Loss</b>	<b>5060</b>	<b>(23,707)</b>
7100 CORPORATE OR MORTGAGOR EXPENSE	Officer's Salaries	7110	7,325
	Legal Expense	7120	
	Federal, State and Other Income Taxes	7130	
	Interest Income	7140	
	Interest on Notes Payable	7141	
	Interest on Mortgage Payable	7142	
	Other Expense	7190	
	<b>Net Entity Expenses</b>	<b>7100</b>	<b>7,325</b>
	<b>NET PROFIT OR (LOSS)</b>	<b>3250</b>	<b>(31,032)</b>
TOTAL PRINCIPAL PAYMENTS	WHEDA First Mortgage	9910	14,468
	Second Mortgage	9911	
	Other Mortgage(s)	9912	
	Reserve releases to reimburse items expensed on this schedule.	9920	
	Capital expenditures paid from project operations and expensed on this schedule.	9930	

**ANNUAL SCHEDULE OF ASSETS for Multifamily Projects**

**Project Name: Brentwood Balsam Camden (BBC)**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 2783**

Description of Account	ID	Account	Amount	Totals
1100 CURREN ASSETS		1120		
		1121		
		1125		
		1130		
		1131		
		1135		
		1140		
		1145		
		1160		
		1165		
		1170		
		1175		
		1190		
		1312		
		1311		
		<b>1100</b>		<b>\$0</b>
1191		1191		
1200 PREPAID EXPENSES		1200		
1300 FUNDED RESERVES		1310		
		1320	\$3,796	
		1330		
		1340		
		1381		
		1390		
		1392		
		<b>1300</b>		<b>\$3,796</b>
1400 FIXED ASSETS		1410	\$132,164	
		1420	628,254	
		1440		
		1450		
		1460		
		1465		
		1470		
		1480		
		1490		
		<b>1400</b>	<b>\$760,418</b>	
1495 ALLOWANCE ACCOUNTS		1495	\$109,108	
			\$109,108	
		<b>1400</b>		<b>\$651,311</b>
1500 INVESTMENTS		1510		
		1515		
		1520		
		1590		
		<b>1500</b>	<b>\$0</b>	
		<b>1000</b>		<b>\$655,107</b>

**ANNUAL SCHEDULE OF LIABILITIES AND EQUITY for Multifamily Projects**

**Project Name: Brentwood Balsam Camden (BBC)**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 2783**

Description of Account	Account	Amount	Totals
2100 CURRENT LIABILITIES	Bank Overdraft - Operations	2105	
	Accounts Payable-30 Days	2109	
	Accounts Payable - Operations	2110	
	Accounts Payable - Construction/Development	2111	
	Accounts Payable-Project Improvements Items	2112	
	Accounts Payable - Entity	2113	
	Accounts Payable-236 Excess Income Due HUD	2115	
	Accounts Payable-WHEDA <sub>SM</sub> /HUD	2116	
	Accrued Wages Payable	2120	
	Accrued Payroll Taxes Payable	2121	
	Accrued Management Fee Payable	2123	
	Accrued Interest Payable - Section 236	2130	
	Accrued Interest Payable - First Mortgage	2131	
	Accrued Interest Payable - Second Mortgage	2132	
	Accrued Interest Payable - Other Loans & Notes(Surplus Cash)	2133	
	Accrued Interest Payable - Other Loans and Notes	2134	
	Accrued Interest Payable - Flexible Subsidy Loan	2135	
	Accrued Interest Payable - Capital Improvement Loan	2136	
	Accrued Interest Payable - Operating Loss Loan	2137	
	Accrued Real Estate & Property Tax Payable	2150	
	Short Term Notes Payable	2160	
	Mortgage Payable - First Mortgage (Short Term)	2170	
	Mortgage Payable - Second Mortgage (Short Term)	2172	
	Other Loans and Notes Payable, Surplus Cash (Short Term)	2173	
	Other Loans and Notes (Short Term)	2174	
	Flexible Subsidy Loan Payable (Short Term)	2175	
	Capital Improvement Loan Payable (Short Term)	2176	
	Operating Loss Loan Payable (Short Term)	2177	
	Utility Allowances	2180	
	Miscellaneous Current Liabilities/Preservation Fee	2190	
	<b>Current Liabilities</b>		\$0
2191	Tenant Security Deposits - CONTRA ASSET	2191	
2200 PREPAID REVENUES	Prepaid Revenue	2210	
	<b>TOTAL CURRENT LIABILITIES</b>	<b>2122</b>	\$0
2300 LONG-TERM LIABILITIES	Notes Payable - Long Term	2310	
	Notes Payable - Surplus Cash	2311	
	Mortgage Payable - First Mortgage	2320	242,511
	Mortgage Payable - Second Mortgage	2322	
	Other Loans and Notes Payable - Surplus Cash	2323	
	Other Loans and Notes Payable	2324	575,673
	Flexible Subsidy Loan Payable	2325	
	Capital Improvement Loan Payable	2326	
	Operating Loss Loan Payable	2327	
	Miscellaneous Long Term Liabilities	2390	
	<b>Total Long Term Liabilities</b>	<b>2300</b>	\$818,184
	<b>TOTAL LIABILITIES</b>	<b>2000</b>	\$818,184
3033 TOTAL EQUITY	Total Equity/Retained Earnings	3033	(\$163,077)
	<b>TOTAL LIABILITIES and EQUITY/RETAINED EARNINGS</b>	<b>2033</b>	\$655,107



**SCHEDULE OF PROFIT AND LOSS for Multifamily Projects**

**Project Name: Brentwood Balsam Camden (BBC)**

**Project Number: 2783**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Year: 2014**

Description of Account		Acct. No.	Amount	Totals
5100 RENTAL REVENUE	Rent Revenue - Gross Potential	5120	95,304	
	Tenant Assistance Payments	5121		
	Rent Revenue - Commercial/Stores @ 100%	5140		
	Rent Revenue - Garage/Parking @ 100%	5170		
	Flexible Subsidy Revenue	5180		
	Miscellaneous Rent Revenue	5190		
	Excess Rent	5191		
	Rent Revenue/Insurance	5192		
	Special Claims Revenue	5193		
	Retained Excess Income	5194		
	<b>Total Rent Revenue Potential</b>	<b>5100</b>		95,304
5200 VACANCIES	Apartment Vacancies	5220		
	Stores/Commercial Vacancies or Concessions	5240		
	Rental Concessions	5250		
	Garage/Parking Vacancies or Concessions	5270		
	Miscellaneous	5290		
	<b>Total Vacancies or Concessions</b>	<b>5200</b>		0
	<b>Net Rental Revenue (Rent Revenue less Vacancies)</b>	<b>5152</b>		95,304
5300	<b>Total Service Income</b>	<b>5300</b>		0
5400 FINANCIAL REVENUE	Financial Revenue - Project Operations	5410		
	Revenue from Investments-Residual Receipts	5430		
	Revenue from Investments-Replacement Reserve	5440	31	
	Revenue from Investments-Miscellaneous	5490		
	<b>Total Financial Revenue</b>	<b>5400</b>		31
5900 MISC. REVENUE	Laundry/Vending Income (Net)	5910		
	Tenant Charges	5920		
	Miscellaneous Revenue	5990		
	<b>Total Miscellaneous Revenue</b>	<b>5900</b>		0
	<b>Total Revenue</b>	<b>5000</b>		95,335
6200 RENT EXPENSE	Conventions and Meetings	6203		
	Management Consultants	6204		
	Advertising/Marketing Expense	6210		
	Other Rent Expense	6250		
		<b>Total Rent Expense</b>		0
6300 ADMIN. EXPENSES	Office Salaries	6310		
	Office Expenses	6311	50	
	Office or Model Apartment Rent	6312		
	Management Fee - Residential Rents	6320		
	Management Fee - Commercial Rents	6321		
	Management Fee - Miscellaneous Income	6322		
	Manager/Superintendent Salaries	6330		
	Administrative Rent-free Unit	6331		
	Legal Expense-project only	6340		
	Audit Expense-project only	6350		
	Bookkeeping Fees/Accounting Services	6351		
	Bad Debt Expense	6370		
	Miscellaneous Administrative Expense	6390		
	<b>Total Administrative Expense</b>		50	
6200 + 6300	<b>Total Rent &amp; Administrative Expense</b>	<b>6263</b>		50
6400 UTILITIES EXPENSE	Fuel Oil	6420		
	Electricity	6450	21,038	
	Water	6451		
	Gas	6452		
	Sewer	6453		
		<b>Total Utilities Expense</b>	<b>6400</b>	

Description of Account	Acct. No.	Amount	Totals
6500 OPERATING & MAINTENANCE EXPENSE	Payroll	6510	19,026
	Supplies	6515	
	Contracts	6520	
	Operating and Maintenance Rent Free Unit	6521	
	Garbage & Trash Removal	6525	
	Security Payroll/Contract (incl. taxes and benefits)	6530	
	Security Rent Free Unit	6531	
	Heating/Cooling Repairs & Maintenance	6546	
	Snow Removal	6548	
	Vehicle/Maintenance Equipment Operation & Repairs	6570	
	Misc. Operating & Maintenance Expense	6590	10,377
	<b>Total Operating &amp; Maintenance Expense</b>	<b>6500</b>	<b>29,403</b>
6900	<b>Total Service Expense</b>	<b>6900</b>	<b>0</b>
6700 TAXES AND INSURANCE	Real Estate & Personal Property Taxes	6710	367
	Payroll Taxes (Project's Share)	6711	2,763
	Property & Liability Insurance (Hazard)	6720	5,635
	Fidelity Bond Insurance	6721	
	Workmen's Compensation	6722	
	Health Insurance and Other Employee Benefits	6723	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	
	<b>Total Taxes and Insurance</b>	<b>6700</b>	<b>8,765</b>
3220	Replacement Reserve Deposits as Required by WHEDA	3220	3,033
	<b>Total Operating Expenses</b>		<b>62,290</b>
	<b>Net Operating Income (NOI)</b>		<b>33,045</b>
6800 FINANCIAL EXPENSE	Interest on Mortgage Payable	6820	7,375
	Interest on Notes Payable (Long Term)	6830	
	Interest on Notes Payable (Short Term)	6840	
	Mortgage Insurance Premium/Service Charge	6850	
	Miscellaneous Financial Expense/Preservation Fee	6890	
	<b>Total Financial Expense</b>	<b>6800</b>	<b>7,375</b>
	<b>Total Expenses of Operations Before Depreciation</b>	<b>6000</b>	<b>69,665</b>
	<b>Profit or (Loss) Before Depreciation</b>	<b>5060</b>	<b>25,670</b>
6600	Depreciation Expense (Total)	6601	22,163
	Amortization Expense	6610	491
	<b>Operating Profit or Loss</b>	<b>5060</b>	<b>3,016</b>
7100 CORPORATE OR MORTGAGOR EXPENSE	Officer's Salaries	7110	9,766
	Legal Expense	7120	
	Federal, State and Other Income Taxes	7130	
	Interest Income	7140	
	Interest on Notes Payable	7141	
	Interest on Mortgage Payable	7142	
	Other Expense	7190	
	<b>Net Entity Expenses</b>	<b>7100</b>	<b>9,766</b>
	<b>NET PROFIT OR (LOSS)</b>	<b>3250</b>	<b>(6,750)</b>
TOTAL PRINCIPAL PAYMENTS	WHEDA First Mortgage	9910	6,300
	Second Mortgage	9911	
	Other Mortgage(s)	9912	
	Reserve releases to reimburse items expensed on this schedule.	9920	
	Capital expenditures paid from project operations and expensed on this schedule.	9930	

**ANNUAL SCHEDULE OF ASSETS for Multifamily Projects**

**Project Name: Pinecrest**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 2821**

Description of Account		ID	Account	Amount	Totals
1100 CURRENT ASSETS	Cash - Operations		1120		
	Construction Cash Account		1121		
	Cash - Entity		1125		
	Tenant Accounts Receivable		1130		
	Allowance for Doubtful Accounts (deduct)		1131		
	Accounts Receivable - WHEDA <sub>SM</sub>		1135		
	Accounts and Notes Receivable - Operations		1140		
	Accounts and Notes Receivable - Entity		1145		
	Accounts Receivable - Interest		1160		
	Interest Reduction Payment Receivable		1165		
	Short Term Investments - Operations		1170		
	Short Term Investments - Entity		1175		
	Miscellaneous Current Assets		1190		
	Insurance Escrow		1312		
	Real Estate Tax or PILOT Escrow		1311		
		<b>TOTAL CURRENT ASSETS</b>		<b>1100</b>	
1191	Tenant Security Deposits - RESTRICTED ASSET		1191		
1200 PREPAID EXPENSES	Miscellaneous Prepaid Expenses		1200		
1300 FUNDED RESERVES	Escrow Deposits		1310		
	Reserve for Replacements		1320	\$3,037	
	Other Reserve		1330		
	Residual Receipts Reserve		1340		
	Management Improvement and Operating Plan		1381		
	Development Cost Escrow (DCE)		1390		
	FHA Insurance Reserve		1392		
	<b>Total Funded Reserves</b>		<b>1300</b>		\$3,037
1400 FIXED ASSETS	Land		1410	\$50,700	
	Buildings		1420	176,664	
	Building Equipment (portable)		1440		
	Furniture for Project/Tenant Use		1450		
	Furnishings		1460		
	Office Furniture and Equipment		1465		
	Maintenance Equipment		1470		
	Motor Vehicles		1480		
	Miscellaneous Fixed Assets		1490		
		<b>Gross Fixed Assets</b>		<b>1400</b>	<b>\$227,364</b>
1495 ALLOWANCE ACCOUNTS	Accumulated Depreciation		1495	\$14,152	
	Total Accumulated Depreciation			\$14,152	
	<b>Net Fixed Assets</b>		<b>1400</b>		\$213,212
1500 INVESTMENTS	Investments - Operations		1510		
	Investments - Entity		1515		
	Intangible Assets		1520		
	Miscellaneous Other Assets		1590		
	<b>TOTAL OTHER ASSETS</b>		<b>1500</b>	\$0	
	<b>TOTAL ASSETS</b>		<b>1000</b>		\$216,249

**ANNUAL SCHEDULE OF LIABILITIES AND EQUITY for Multifamily Projects**

**Project Name: Pinecrest**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 2821**

Description of Account	Account	Amount	Totals
2100 CURRENT LIABILITIES	Bank Overdraft - Operations	2105	
	Accounts Payable-30 Days	2109	
	Accounts Payable - Operations	2110	
	Accounts Payable - Construction/Development	2111	
	Accounts Payable-Project Improvements Items	2112	
	Accounts Payable - Entity	2113	
	Accounts Payable-236 Excess Income Due HUD	2115	
	Accounts Payable-WHEDA <sub>SM</sub> /HUD	2116	
	Accrued Wages Payable	2120	
	Accrued Payroll Taxes Payable	2121	
	Accrued Management Fee Payable	2123	
	Accrued Interest Payable - Section 236	2130	
	Accrued Interest Payable - First Mortgage	2131	
	Accrued Interest Payable - Second Mortgage	2132	
	Accrued Interest Payable - Other Loans & Notes(Surplus Cash)	2133	
	Accrued Interest Payable - Other Loans and Notes	2134	
	Accrued Interest Payable - Flexible Subsidy Loan	2135	
	Accrued Interest Payable - Capital Improvement Loan	2136	
	Accrued Interest Payable - Operating Loss Loan	2137	
	Accrued Real Estate & Property Tax Payable	2150	
	Short Term Notes Payable	2160	
	Mortgage Payable - First Mortgage (Short Term)	2170	
	Mortgage Payable - Second Mortgage (Short Term)	2172	
	Other Loans and Notes Payable, Surplus Cash (Short Term)	2173	
	Other Loans and Notes (Short Term)	2174	
	Flexible Subsidy Loan Payable (Short Term)	2175	
	Capital Improvement Loan Payable (Short Term)	2176	
	Operating Loss Loan Payable (Short Term)	2177	
	Utility Allowances	2180	
	Miscellaneous Current Liabilities/Preservation Fee	2190	
	<b>Current Liabilities</b>		\$0
2191	Tenant Security Deposits - CONTRA ASSET	2191	
2200 PREPAID REVENUES	Prepaid Revenue	2210	
	<b>TOTAL CURRENT LIABILITIES</b>	<b>2122</b>	\$0
2300 LONG-TERM LIABILITIES	Notes Payable - Long Term	2310	
	Notes Payable - Surplus Cash	2311	
	Mortgage Payable - First Mortgage	2320	132,031
	Mortgage Payable - Second Mortgage	2322	
	Other Loans and Notes Payable - Surplus Cash	2323	
	Other Loans and Notes Payable	2324	134,550
	Flexible Subsidy Loan Payable	2325	
	Capital Improvement Loan Payable	2326	
	Operating Loss Loan Payable	2327	
	Miscellaneous Long Term Liabilities	2390	
	<b>Total Long Term Liabilities</b>	<b>2300</b>	\$266,581
	<b>TOTAL LIABILITIES</b>	<b>2000</b>	\$266,581
3033 TOTAL EQUITY	Total Equity/Retained Earnings	3033	(\$50,332)
	<b>TOTAL LIABILITIES and EQUITY/RETAINED EARNINGS</b>	<b>2033</b>	\$216,249

**SCHEDULE OF PROFIT AND LOSS for Multifamily Projects****Project Name: Pincrest****Project Number: 2821****Period Beginning: 1/1/14 thru: 12/31/14****Year: 2014**

Description of Account		Acct. No.	Amount	Totals	
5100	Rent Revenue - Gross Potential	5120	32,434		
RENTAL REVENUE	Tenant Assistance Payments	5121			
	Rent Revenue - Commercial/Stores @ 100%	5140			
	Rent Revenue - Garage/Parking @ 100%	5170			
	Flexible Subsidy Revenue	5180			
	Miscellaneous Rent Revenue	5190			
	Excess Rent	5191			
	Rent Revenue/Insurance	5192			
	Special Claims Revenue	5193			
	Retained Excess Income	5194			
	<b>Total Rent Revenue Potential</b>	<b>5100</b>			32,434
5200	Apartment Vacancies	5220			
VACANCIES	Stores/Commercial Vacancies or Concessions	5240			
	Rental Concessions	5250			
	Garage/Parking Vacancies or Concessions	5270			
	Miscellaneous	5290			
	<b>Total Vacancies or Concessions</b>	<b>5200</b>			0
	<b>Net Rental Revenue (Rent Revenue less Vacancies)</b>	<b>5152</b>		32,434	
5300	<b>Total Service Income</b>	<b>5300</b>		0	
5400	Financial Revenue - Project Operations	5410			
FINANCIAL REVENUE	Revenue from Investments-Residual Receipts	5430			
	Revenue from Investments-Replacement Reserve	5440	24		
	Revenue from Investments-Miscellaneous	5490			
	<b>Total Financial Revenue</b>	<b>5400</b>			24
5900	Laundry/Vending Income (Net)	5910			
MISC. REVENUE	Tenant Charges	5920			
	Miscellaneous Revenue	5990			
	<b>Total Miscellaneous Revenue</b>	<b>5900</b>			0
	<b>Total Revenue</b>	<b>5000</b>		32,458	
6200	Conventions and Meetings	6203			
RENT EXPENSE	Management Consultants	6204			
	Advertising/Marketing Expense	6210			
	Other Rent Expense	6250			
	<b>Total Rent Expense</b>				0
6300	Office Salaries	6310			
ADMIN. EXPENSES	Office Expenses	6311	150		
	Office or Model Apartment Rent	6312			
	Management Fee - Residential Rents	6320			
	Management Fee - Commercial Rents	6321			
	Management Fee - Miscellaneous Income	6322			
	Manager/Superintendent Salaries	6330			
	Administrative Rent-free Unit	6331			
	Legal Expense-project only	6340			
	Audit Expense-project only	6350			
	Bookkeeping Fees/Accounting Services	6351			
	Bad Debt Expense	6370			
	Miscellaneous Administrative Expense	6390			
	<b>Total Administrative Expense</b>				150
	6200 + 6300	<b>Total Rent &amp; Administrative Expense</b>	<b>6263</b>		150
6400	Fuel Oil	6420			
UTILITIES EXPENSE	Electricity	6450	10,871		
	Water	6451			
	Gas	6452			
	Sewer	6453			
	<b>Total Utilities Expense</b>	<b>6400</b>			10,871

Description of Account	Acct. No.	Amount	Totals
6500 OPERATING & MAINTENANCE EXPENSE	Payroll	6510	6,342
	Supplies	6515	
	Contracts	6520	
	Operating and Maintenance Rent Free Unit	6521	
	Garbage & Trash Removal	6525	
	Security Payroll/Contract (incl. taxes and benefits)	6530	
	Security Rent Free Unit	6531	
	Heating/Cooling Repairs & Maintenance	6546	
	Snow Removal	6548	
	Vehicle/Maintenance Equipment Operation & Repairs	6570	
	Misc. Operating & Maintenance Expense	6590	2,215
	<b>Total Operating &amp; Maintenance Expense</b>	<b>6500</b>	<b>8,557</b>
6900	<b>Total Service Expense</b>	<b>6900</b>	<b>0</b>
6700 TAXES AND INSURANCE	Real Estate & Personal Property Taxes	6710	1
	Payroll Taxes (Project's Share)	6711	921
	Property & Liability Insurance (Hazard)	6720	1,938
	Fidelity Bond Insurance	6721	
	Workmen's Compensation	6722	
	Health Insurance and Other Employee Benefits	6723	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	
	<b>Total Taxes and Insurance</b>	<b>6700</b>	<b>2,860</b>
3220	Replacement Reserve Deposits as Required by WHEDA	3220	1,526
	<b>Total Operating Expenses</b>		<b>23,965</b>
	<b>Net Operating Income (NOI)</b>		<b>8,493</b>
6800 FINANCIAL EXPENSE	Interest on Mortgage Payable	6820	2,677
	Interest on Notes Payable (Long Term)	6830	
	Interest on Notes Payable (Short Term)	6840	
	Mortgage Insurance Premium/Service Charge	6850	
	Miscellaneous Financial Expense/Preservation Fee	6890	
	<b>Total Financial Expense</b>	<b>6800</b>	<b>2,677</b>
	<b>Total Expenses of Operations Before Depreciation</b>	<b>6000</b>	<b>26,642</b>
	<b>Profit or (Loss) Before Depreciation</b>	<b>5060</b>	<b>5,817</b>
6600	Depreciation Expense (Total)	6601	5,889
	Amortization Expense	6610	77
	<b>Operating Profit or Loss</b>	<b>5060</b>	<b>(149)</b>
7100 CORPORATE OR MORTGAGOR EXPENSE	Officer's Salaries	7110	3,255
	Legal Expense	7120	
	Federal, State and Other Income Taxes	7130	
	Interest Income	7140	
	Interest on Notes Payable	7141	
	Interest on Mortgage Payable	7142	
	Other Expense	7190	
	<b>Net Entity Expenses</b>	<b>7100</b>	<b>3,255</b>
	<b>NET PROFIT OR (LOSS)</b>	<b>3250</b>	<b>(3,404)</b>
TOTAL PRINCIPAL PAYMENTS	WHEDA First Mortgage	9910	3,497
	Second Mortgage	9911	
	Other Mortgage(s)	9912	
	Reserve releases to reimburse items expensed on this schedule.	9920	
	Capital expenditures paid from project operations and expensed on this schedule.	9930	

**ANNUAL SCHEDULE OF ASSETS for Multifamily Projects**

**Project Name: Karsten/Troy**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 2854**

Description of Account	ID	Account	Amount	Totals
1100 CURRENT ASSETS				
Cash - Operations		1120		
Construction Cash Account		1121		
Cash - Entity		1125		
Tenant Accounts Receivable		1130		
Allowance for Doubtful Accounts (deduct)		1131		
Accounts Receivable - WHEDA <sub>SM</sub>		1135		
Accounts and Notes Receivable - Operations		1140		
Accounts and Notes Receivable - Entity		1145		
Accounts Receivable - Interest		1160		
Interest Reduction Payment Receivable		1165		
Short Term Investments - Operations		1170		
Short Term Investments - Entity		1175		
Miscellaneous Current Assets		1190		
Insurance Escrow		1312		
Real Estate Tax or PILOT Escrow		1311		
<b>TOTAL CURRENT ASSETS</b>		<b>1100</b>		<b>\$0</b>
1191		1191		
Tenant Security Deposits - RESTRICTED ASSET				
1200 PREPAID EXPENSES		1200		
Miscellaneous Prepaid Expenses				
1300 FUNDED RESERVES				
Escrow Deposits		1310		
Reserve for Replacements		1320	\$3,700	
Other Reserve		1330		
Residual Receipts Reserve		1340		
Management Improvement and Operating Plan		1381		
Development Cost Escrow (DCE)		1390		
FHA Insurance Reserve		1392		
<b>Total Funded Reserves</b>		<b>1300</b>		<b>\$3,700</b>
1400 FIXED ASSETS				
Land		1410	\$80,508	
Buildings		1420	385,615	
Building Equipment (portable)		1440		
Furniture for Project/Tenant Use		1450		
Furnishings		1460		
Office Furniture and Equipment		1465		
Maintenance Equipment		1470		
Motor Vehicles		1480		
Miscellaneous Fixed Assets		1490		
<b>Gross Fixed Assets</b>		<b>1400</b>	<b>\$466,123</b>	
1495 ALLOWANCE ACCOUNTS				
Accumulated Depreciation		1495	\$23,987	
Total Accumulated Depreciation			\$23,987	
<b>Net Fixed Assets</b>		<b>1400</b>		<b>\$442,136</b>
1500 INVESTMENTS				
Investments - Operations		1510		
Investments - Entity		1515		
Intangible Assets		1520		
Miscellaneous Other Assets		1590		
<b>TOTAL OTHER ASSETS</b>		<b>1500</b>	<b>\$0</b>	
<b>TOTAL ASSETS</b>		<b>1000</b>		<b>\$445,836</b>

**ANNUAL SCHEDULE OF LIABILITIES AND EQUITY for Multifamily Projects**

**Project Name: Karsten/Troy**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 2854**

Description of Account	Account	Amount	Totals
2100 CURRENT LIABILITIES	Bank Overdraft - Operations	2105	
	Accounts Payable-30 Days	2109	
	Accounts Payable - Operations	2110	
	Accounts Payable - Construction/Development	2111	
	Accounts Payable-Project Improvements Items	2112	
	Accounts Payable - Entity	2113	
	Accounts Payable-236 Excess Income Due HUD	2115	
	Accounts Payable-WHEDA <sub>SM</sub> /HUD	2116	
	Accrued Wages Payable	2120	
	Accrued Payroll Taxes Payable	2121	
	Accrued Management Fee Payable	2123	
	Accrued Interest Payable - Section 236	2130	
	Accrued Interest Payable - First Mortgage	2131	
	Accrued Interest Payable - Second Mortgage	2132	
	Accrued Interest Payable - Other Loans & Notes(Surplus Cash)	2133	
	Accrued Interest Payable - Other Loans and Notes	2134	
	Accrued Interest Payable - Flexible Subsidy Loan	2135	
	Accrued Interest Payable - Capital Improvement Loan	2136	
	Accrued Interest Payable - Operating Loss Loan	2137	
	Accrued Real Estate & Property Tax Payable	2150	
	Short Term Notes Payable	2160	
	Mortgage Payable - First Mortgage (Short Term)	2170	
	Mortgage Payable - Second Mortgage (Short Term)	2172	
	Other Loans and Notes Payable, Surplus Cash (Short Term)	2173	
	Other Loans and Notes (Short Term)	2174	
	Flexible Subsidy Loan Payable (Short Term)	2175	
	Capital Improvement Loan Payable (Short Term)	2176	
	Operating Loss Loan Payable (Short Term)	2177	
	Utility Allowances	2180	
	Miscellaneous Current Liabilities/Preservation Fee	2190	
	<b>Current Liabilities</b>		\$0
2191	Tenant Security Deposits - CONTRA ASSET	2191	
2200 PREPAID REVENUES	Prepaid Revenue	2210	
	<b>TOTAL CURRENT LIABILITIES</b>	<b>2122</b>	\$0
2300 LONG-TERM LIABILITIES	Notes Payable - Long Term	2310	
	Notes Payable - Surplus Cash	2311	
	Mortgage Payable - First Mortgage	2320	171,499
	Mortgage Payable - Second Mortgage	2322	
	Other Loans and Notes Payable - Surplus Cash	2323	
	Other Loans and Notes Payable	2324	533,000
	Flexible Subsidy Loan Payable	2325	
	Capital Improvement Loan Payable	2326	
	Operating Loss Loan Payable	2327	
	Miscellaneous Long Term Liabilities	2390	
	<b>Total Long Term Liabilities</b>	<b>2300</b>	\$704,499
	<b>TOTAL LIABILITIES</b>	<b>2000</b>	\$704,499
3033 TOTAL EQUITY	Total Equity/Retained Earnings	3033	(\$258,663)
	<b>TOTAL LIABILITIES and EQUITY/RETAINED EARNINGS</b>	<b>2033</b>	\$445,836



**SCHEDULE OF PROFIT AND LOSS for Multifamily Projects**

**Project Name: Karsten/Troy**

**Project Number: 2854**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Year: 2014**

Description of Account	Acct. No.	Amount	Totals
5100 RENTAL REVENUE	Rent Revenue - Gross Potential	5120	54,462
	Tenant Assistance Payments	5121	
	Rent Revenue - Commercial/Stores @ 100%	5140	
	Rent Revenue - Garage/Parking @ 100%	5170	
	Flexible Subsidy Revenue	5180	
	Miscellaneous Rent Revenue	5190	
	Excess Rent	5191	
	Rent Revenue/Insurance	5192	
	Special Claims Revenue	5193	
	Retained Excess Income	5194	
	<b>Total Rent Revenue Potential</b>	<b>5100</b>	<b>54,462</b>
5200 VACANCIES	Apartment Vacancies	5220	
	Stores/Commercial Vacancies or Concessions	5240	
	Rental Concessions	5250	
	Garage/Parking Vacancies or Concessions	5270	
	Miscellaneous	5290	
	<b>Total Vacancies or Concessions</b>	<b>5200</b>	<b>0</b>
	<b>Net Rental Revenue (Rent Revenue less Vacancies)</b>	<b>5152</b>	<b>54,462</b>
5300	<b>Total Service Income</b>	<b>5300</b>	<b>0</b>
5400 FINANCIAL REVENUE	Financial Revenue - Project Operations	5410	
	Revenue from Investments-Residual Receipts	5430	
	Revenue from Investments-Replacement Reserve	5440	13
	Revenue from Investments-Miscellaneous	5490	
	<b>Total Financial Revenue</b>	<b>5400</b>	<b>13</b>
5900 MISC. REVENUE	Laundry/Vending Income (Net)	5910	
	Tenant Charges	5920	
	Miscellaneous Revenue	5990	
	<b>Total Miscellaneous Revenue</b>	<b>5900</b>	<b>0</b>
	<b>Total Revenue</b>	<b>5000</b>	<b>54,475</b>
6200 RENT EXPENSE	Conventions and Meetings	6203	
	Management Consultants	6204	
	Advertising/Marketing Expense	6210	
	Other Rent Expense	6250	
	<b>Total Rent Expense</b>		<b>0</b>
6300 ADMIN. EXPENSES	Office Salaries	6310	
	Office Expenses	6311	150
	Office or Model Apartment Rent	6312	
	Management Fee - Residential Rents	6320	
	Management Fee - Commercial Rents	6321	
	Management Fee - Miscellaneous Income	6322	
	Manager/Superintendent Salaries	6330	
	Administrative Rent-free Unit	6331	
	Legal Expense-project only	6340	
	Audit Expense-project only	6350	
	Bookkeeping Fees/Accounting Services	6351	
	Bad Debt Expense	6370	
	Miscellaneous Administrative Expense - Relocation Expenses	6390	
	<b>Total Administrative Expense</b>		<b>150</b>
6200 + 6300	<b>Total Rent &amp; Administrative Expense</b>	<b>6263</b>	<b>150</b>
6400 UTILITIES EXPENSE	Fuel Oil	6420	
	Electricity	6450	11,503
	Water	6451	
	Gas	6452	
	Sewer	6453	
	<b>Total Utilities Expense</b>	<b>6400</b>	<b>11,503</b>

Description of Account	Acct. No.	Amount	Totals
6500 OPERATING & MAINTENANCE EXPENSE	Payroll	6510	
	Supplies	6515	
	Contracts	6520	
	Operating and Maintenance Rent Free Unit	6521	
	Garbage & Trash Removal	6525	
	Security Payroll/Contract (incl. taxes and benefits)	6530	
	Security Rent Free Unit	6531	
	Heating/Cooling Repairs & Maintenance	6546	
	Snow Removal	6548	
	Vehicle/Maintenance Equipment Operation & Repairs	6570	
	Misc. Operating & Maintenance Expense	6590	5,463
	<b>Total Operating &amp; Maintenance Expense</b>	<b>6500</b>	5,463
6900	<b>Total Service Expense</b>	<b>6900</b>	0
6700 TAXES AND INSURANCE	Real Estate & Personal Property Taxes	6710	3,038
	Payroll Taxes (Project's Share)	6711	
	Property & Liability Insurance (Hazard)	6720	2,394
	Fidelity Bond Insurance	6721	
	Workmen's Compensation	6722	
	Health Insurance and Other Employee Benefits	6723	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	
	<b>Total Taxes and Insurance</b>	<b>6700</b>	5,432
3220	Replacement Reserve Deposits as Required by WHEDA	3220	3,700
	<b>Total Operating Expenses</b>		26,248
	<b>Net Operating Income (NOI)</b>		28,227
6800 FINANCIAL EXPENSE	Interest on Mortgage Payable	6820	5,665
	Interest on Notes Payable (Long Term)	6830	
	Interest on Notes Payable (Short Term)	6840	
	Mortgage Insurance Premium/Service Charge	6850	
	Miscellaneous Financial Expense/Preservation Fee	6890	
	<b>Total Financial Expense</b>	<b>6800</b>	5,665
	<b>Total Expenses of Operations Before Depreciation</b>	<b>6000</b>	31,913
	<b>Profit or (Loss) Before Depreciation</b>	<b>5060</b>	22,562
6600	Depreciation Expense (Total)	6601	13,644
	Amortization Expense	6610	51
	<b>Operating Profit or Loss</b>	<b>5060</b>	8,867
7100 CORPORATE OR MORTGAGOR EXPENSE	Officer's Salaries	7110	
	Legal Expense	7120	
	Federal, State and Other Income Taxes	7130	
	Interest Income	7140	
	Interest on Notes Payable	7141	
	Interest on Mortgage Payable	7142	
	Other Expense	7190	
	<b>Net Entity Expenses</b>	<b>7100</b>	0
	<b>NET PROFIT OR (LOSS)</b>	<b>3250</b>	8,867
TOTAL PRINCIPAL PAYMENTS	WHEDA First Mortgage	9910	2,051
	Second Mortgage	9911	
	Other Mortgage(s)	9912	
	Reserve releases to reimburse items expensed on this schedule.	9920	
	Capital expenditures paid from project operations and expensed on this schedule.	9930	

**ANNUAL SCHEDULE OF ASSETS for Multifamily Projects**

**Project Name: Britta**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 2861**

Description of Account	ID	Account	Amount	Totals
1100 CURRENT ASSETS				
Cash - Operations		1120		
Construction Cash Account		1121		
Cash - Entity		1125		
Tenant Accounts Receivable		1130		
Allowance for Doubtful Accounts (deduct)		1131		
Accounts Receivable - WHEDA <sub>SM</sub>		1135		
Accounts and Notes Receivable - Operations		1140		
Accounts and Notes Receivable - Entity		1145		
Accounts Receivable - Interest		1160		
Interest Reduction Payment Receivable		1165		
Short Term Investments - Operations		1170		
Short Term Investments - Entity		1175		
Miscellaneous Current Assets		1190		
Insurance Escrow		1312		
Real Estate Tax or PILOT Escrow		1311		
<b>TOTAL CURRENT ASSETS</b>		<b>1100</b>		<b>\$0</b>
1191		1191		
Tenant Security Deposits - RESTRICTED ASSET				
1200 PREPAID EXPENSES		1200		
Miscellaneous Prepaid Expenses				
1300 FUNDED RESERVES				
Escrow Deposits		1310		
Reserve for Replacements		1320	\$1,000	
Other Reserve		1330		
Residual Receipts Reserve		1340		
Management Improvement and Operating Plan		1381		
Development Cost Escrow (DCE)		1390		
FHA Insurance Reserve		1392		
<b>Total Funded Reserves</b>		<b>1300</b>		<b>\$1,000</b>
1400 FIXED ASSETS				
Land		1410	\$86,272	
Buildings		1420	122,528	
Building Equipment (portable)		1440		
Furniture for Project/Tenant Use		1450		
Furnishings		1460		
Office Furniture and Equipment		1465		
Maintenance Equipment		1470		
Motor Vehicles		1480		
Miscellaneous Fixed Assets		1490		
<b>Gross Fixed Assets</b>		<b>1400</b>	<b>\$208,800</b>	
1495 ALLOWANCE ACCOUNTS				
Accumulated Depreciation		1495	\$2,228	
Total Accumulated Depreciation			\$2,228	
<b>Net Fixed Assets</b>		<b>1400</b>		<b>\$206,572</b>
1500 INVESTMENTS				
Investments - Operations		1510		
Investments - Entity		1515		
Intangible Assets		1520		
Miscellaneous Other Assets		1590		
<b>TOTAL OTHER ASSETS</b>		<b>1500</b>	<b>\$0</b>	
<b>TOTAL ASSETS</b>		<b>1000</b>		<b>\$207,572</b>

**ANNUAL SCHEDULE OF LIABILITIES AND EQUITY for Multifamily Projects**

**Project Name: Britta**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 2861**

Description of Account	Account	Amount	Totals
2100 CURRENT LIABILITIES	Bank Overdraft - Operations	2105	
	Accounts Payable-30 Days	2109	
	Accounts Payable - Operations	2110	
	Accounts Payable - Construction/Development	2111	
	Accounts Payable-Project Improvements Items	2112	
	Accounts Payable - Entity	2113	
	Accounts Payable-236 Excess Income Due HUD	2115	
	Accounts Payable-WHEDA <sub>SM</sub> /HUD	2116	
	Accrued Wages Payable	2120	
	Accrued Payroll Taxes Payable	2121	
	Accrued Management Fee Payable	2123	
	Accrued Interest Payable - Section 236	2130	
	Accrued Interest Payable - First Mortgage	2131	
	Accrued Interest Payable - Second Mortgage	2132	
	Accrued Interest Payable - Other Loans & Notes(Surplus Cash)	2133	
	Accrued Interest Payable - Other Loans and Notes	2134	
	Accrued Interest Payable - Flexible Subsidy Loan	2135	
	Accrued Interest Payable - Capital Improvement Loan	2136	
	Accrued Interest Payable - Operating Loss Loan	2137	
	Accrued Real Estate & Property Tax Payable	2150	
	Short Term Notes Payable	2160	
	Mortgage Payable - First Mortgage (Short Term)	2170	
	Mortgage Payable - Second Mortgage (Short Term)	2172	
	Other Loans and Notes Payable, Surplus Cash (Short Term)	2173	
	Other Loans and Notes (Short Term)	2174	
	Flexible Subsidy Loan Payable (Short Term)	2175	
	Capital Improvement Loan Payable (Short Term)	2176	
	Operating Loss Loan Payable (Short Term)	2177	
	Utility Allowances	2180	
	Miscellaneous Current Liabilities/Preservation Fee	2190	
	<b>Current Liabilities</b>		\$0
2191	Tenant Security Deposits - CONTRA ASSET	2191	
2200 PREPAID REVENUES	Prepaid Revenue	2210	
	<b>TOTAL CURRENT LIABILITIES</b>	<b>2122</b>	\$0
2300 LONG-TERM LIABILITIES	Notes Payable - Long Term	2310	
	Notes Payable - Surplus Cash	2311	
	Mortgage Payable - First Mortgage	2320	157,955
	Mortgage Payable - Second Mortgage	2322	
	Other Loans and Notes Payable - Surplus Cash	2323	
	Other Loans and Notes Payable	2324	93,790
	Flexible Subsidy Loan Payable	2325	
	Capital Improvement Loan Payable	2326	
	Operating Loss Loan Payable	2327	
	Miscellaneous Long Term Liabilities	2390	
	<b>Total Long Term Liabilities</b>	<b>2300</b>	\$251,745
	<b>TOTAL LIABILITIES</b>	<b>2000</b>	\$251,745
3033 TOTAL EQUITY	Total Equity/Retained Earnings	3033	(\$44,173)
	<b>TOTAL LIABILITIES and EQUITY/RETAINED EARNINGS</b>	<b>2033</b>	\$207,572

**SCHEDULE OF PROFIT AND LOSS for Multifamily Projects**

**Project Name:** Britta

**Project Number:** 2861

**Period Beginning:** 1/1/14 **thru:** 12/31/14

**Year:** 2014

Description of Account	Acct. No.	Amount	Totals
5100 RENTAL REVENUE			
Rent Revenue - Gross Potential	5120	826	
Tenant Assistance Payments	5121		
Rent Revenue - Commercial/Stores @ 100%	5140		
Rent Revenue - Garage/Parking @ 100%	5170		
Flexible Subsidy Revenue	5180		
Miscellaneous Rent Revenue	5190		
Excess Rent	5191		
Rent Revenue/Insurance	5192		
Special Claims Revenue	5193		
Retained Excess Income	5194		
<b>Total Rent Revenue Potential</b>	<b>5100</b>		826
5200 VACANCIES			
Apartment Vacancies	5220		
Stores/Commercial Vacancies or Concessions	5240		
Rental Concessions	5250		
Garage/Parking Vacancies or Concessions	5270		
Miscellaneous	5290		
<b>Total Vacancies or Concessions</b>	<b>5200</b>		0
<b>Net Rental Revenue (Rent Revenue less Vacancies)</b>	<b>5152</b>		826
5300			
<b>Total Service Income</b>	<b>5300</b>		0
5400 FINANCIAL REVENUE			
Financial Revenue - Project Operations	5410		
Revenue from Investments-Residual Receipts	5430		
Revenue from Investments-Replacement Reserve	5440		
Revenue from Investments-Miscellaneous	5490		
<b>Total Financial Revenue</b>	<b>5400</b>		0
5900 MISC. REVENUE			
Laundry/Vending Income (Net)	5910		
Tenant Charges	5920		
Miscellaneous Revenue	5990		
<b>Total Miscellaneous Revenue</b>	<b>5900</b>		0
<b>Total Revenue</b>	<b>5000</b>		826
6200 RENT EXPENSE			
Conventions and Meetings	6203		
Management Consultants	6204		
Advertising/Marketing Expense	6210		
Other Rent Expense	6250		
<b>Total Rent Expense</b>		0	
6300 ADMIN. EXPENSES			
Office Salaries	6310		
Office Expenses	6311	12,076	
Office or Model Apartment Rent	6312		
Management Fee - Residential Rents	6320		
Management Fee - Commercial Rents	6321		
Management Fee - Miscellaneous Income	6322		
Manager/Superintendent Salaries	6330		
Administrative Rent-free Unit	6331		
Legal Expense-project only	6340		
Audit Expense-project only	6350		
Bookkeeping Fees/Accounting Services	6351	950	
Bad Debt Expense	6370		
Miscellaneous Administrative Expense - Relocation Expenses	6390		
<b>Total Administrative Expense</b>		13,026	
6200 + 6300			
<b>Total Rent &amp; Administrative Expense</b>	<b>6263</b>		13,026
6400 UTILITIES EXPENSE			
Fuel Oil	6420		
Electricity	6450	2,505	
Water	6451		
Gas	6452		
Sewer	6453		
<b>Total Utilities Expense</b>	<b>6400</b>		2,505

Description of Account	Acct. No.	Amount	Totals
6500 OPERATING & MAINTENANCE EXPENSE	Payroll	6510	
	Supplies	6515	
	Contracts	6520	
	Operating and Maintenance Rent Free Unit	6521	
	Garbage & Trash Removal	6525	
	Security Payroll/Contract (incl. taxes and benefits)	6530	
	Security Rent Free Unit	6531	
	Heating/Cooling Repairs & Maintenance	6546	
	Snow Removal	6548	
	Vehicle/Maintenance Equipment Operation & Repairs	6570	
	Misc. Operating & Maintenance Expense	6590	6,312
	<b>Total Operating &amp; Maintenance Expense</b>	<b>6500</b>	<b>6,312</b>
6900	<b>Total Service Expense</b>	<b>6900</b>	<b>0</b>
6700 TAXES AND INSURANCE	Real Estate & Personal Property Taxes	6710	
	Payroll Taxes (Project's Share)	6711	
	Property & Liability Insurance (Hazard)	6720	2,153
	Fidelity Bond Insurance	6721	
	Workmen's Compensation	6722	
	Health Insurance and Other Employee Benefits	6723	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	
	<b>Total Taxes and Insurance</b>	<b>6700</b>	<b>2,153</b>
3220	Replacement Reserve Deposits as Required by WHEDA	3220	1,000
	<b>Total Operating Expenses</b>		<b>24,996</b>
	<b>Net Operating Income (NOI)</b>		<b>(24,170)</b>
6800 FINANCIAL EXPENSE	Interest on Mortgage Payable	6820	9,897
	Interest on Notes Payable (Long Term)	6830	
	Interest on Notes Payable (Short Term)	6840	
	Mortgage Insurance Premium/Service Charge	6850	
	Miscellaneous Financial Expense/Preservation Fee	6890	
	<b>Total Financial Expense</b>	<b>6800</b>	<b>9,897</b>
	<b>Total Expenses of Operations Before Depreciation</b>	<b>6000</b>	<b>34,893</b>
	<b>Profit or (Loss) Before Depreciation</b>	<b>5060</b>	<b>(34,067)</b>
6600	Depreciation Expense (Total)	6601	
	Amortization Expense	6610	
	<b>Operating Profit or Loss</b>	<b>5060</b>	<b>(34,067)</b>
7100 CORPORATE OR MORTGAGOR EXPENSE	Officer's Salaries	7110	
	Legal Expense	7120	
	Federal, State and Other Income Taxes	7130	
	Interest Income	7140	
	Interest on Notes Payable	7141	
	Interest on Mortgage Payable	7142	
	Other Expense	7190	
	<b>Net Entity Expenses</b>	<b>7100</b>	<b>0</b>
	<b>NET PROFIT OR (LOSS)</b>	<b>3250</b>	<b>(34,067)</b>
TOTAL PRINCIPAL PAYMENTS	WHEDA First Mortgage	9910	0
	Second Mortgage	9911	
	Other Mortgage(s)	9912	
	Reserve releases to reimburse items expensed on this schedule.	9920	
	Capital expenditures paid from project operations and expensed on this schedule.	9930	

**ANNUAL SCHEDULE OF ASSETS for Multifamily Projects**

**Project Name: Combined Balance Sheet**

**Period Beginning: 1/1/14 thru: 12/31/14 Project Number: 2783**

Description of Account	ID	Account	Amount	Totals
1100 CURREN ASSETS				
Cash - Operations		1120		
Construction Cash Account		1121		
Cash - Entity		1125		
Tenant Accounts Receivable		1130		
Allowance for Doubtful Accounts (deduct)		1131		
Accounts Receivable - WHEDA <sub>SM</sub>		1135		
Accounts and Notes Receivable - Operations		1140		
Accounts and Notes Receivable - Entity		1145		
Accounts Receivable - Interest		1160		
Interest Reduction Payment Receivable		1165		
Short Term Investments - Operations		1170		
Short Term Investments - Entity		1175		
Miscellaneous Current Assets		1190		
Insurance Escrow		1312		
Real Estate Tax or PILOT Escrow		1311		
<b>TOTAL CURRENT ASSETS</b>		<b>1100</b>		<b>\$0</b>
1191		1191		
Tenant Security Deposits - RESTRICTED ASSET				
1200 PREPAID EXPENSES		1200		
Miscellaneous Prepaid Expenses				
1300 FUNDED RESERVES				
Escrow Deposits		1310		
Reserve for Replacements		1320	\$50,908	
Other Reserve		1330		
Residual Receipts Reserve		1340		
Management Improvement and Operating Plan		1381		
Development Cost Escrow (DCE)		1390		
FHA Insurance Reserve		1392		
<b>Total Funded Reserves</b>		<b>1300</b>		<b>\$50,908</b>
1400 FIXED ASSETS				
Land		1410	\$846,344	
Buildings		1420	\$5,024,826	
Building Equipment (portable)		1440		
Furniture for Project/Tenant Use		1450		
Furnishings		1460		
Office Furniture and Equipment		1465		
Maintenance Equipment		1470		
Motor Vehicles		1480		
Miscellaneous Fixed Assets		1490		
<b>Gross Fixed Assets</b>		<b>1400</b>	<b>\$5,871,170</b>	
1495 ALLOWANCE ACCOUNTS				
Accumulated Depreciation		1495	\$1,435,508	
Total Accumulated Depreciation			\$1,435,508	
<b>Net Fixed Assets</b>		<b>1400</b>		<b>\$4,435,662</b>
1500 INVESTMENTS				
Investments - Operations		1510		
Investments - Entity		1515		
Intangible Assets		1520		
Miscellaneous Other Assets		1590		
<b>TOTAL OTHER ASSETS</b>		<b>1500</b>	<b>\$0</b>	
<b>TOTAL ASSETS</b>		<b>1000</b>		<b>\$4,486,570</b>

**ANNUAL SCHEDULE OF LIABILITIES AND EQUITY for Multifamily Projects**

**Project Name: Combined Balance Sheet**

**Period Beginning: 1/1/14 thru: 12/31/14**

**Project Number: 2783**

Description of Account	Account	Amount	Totals
2100 CURRENT LIABILITIES	Bank Overdraft - Operations	2105	
	Accounts Payable-30 Days	2109	
	Accounts Payable - Operations	2110	
	Accounts Payable - Construction/Development	2111	
	Accounts Payable-Project Improvements Items	2112	
	Accounts Payable - Entity	2113	
	Accounts Payable-236 Excess Income Due HUD	2115	
	Accounts Payable-WHEDA <sub>SM</sub> /HUD	2116	
	Accrued Wages Payable	2120	
	Accrued Payroll Taxes Payable	2121	
	Accrued Management Fee Payable	2123	
	Accrued Interest Payable - Section 236	2130	
	Accrued Interest Payable - First Mortgage	2131	
	Accrued Interest Payable - Second Mortgage	2132	
	Accrued Interest Payable - Other Loans & Notes(Surplus Cash)	2133	
	Accrued Interest Payable - Other Loans and Notes	2134	
	Accrued Interest Payable - Flexible Subsidy Loan	2135	
	Accrued Interest Payable - Capital Improvement Loan	2136	
	Accrued Interest Payable - Operating Loss Loan	2137	
	Accrued Real Estate & Property Tax Payable	2150	
	Short Term Notes Payable	2160	
	Mortgage Payable - First Mortgage (Short Term)	2170	
	Mortgage Payable - Second Mortgage (Short Term)	2172	
	Other Loans and Notes Payable, Surplus Cash (Short Term)	2173	
	Other Loans and Notes (Short Term)	2174	
	Flexible Subsidy Loan Payable (Short Term)	2175	
	Capital Improvement Loan Payable (Short Term)	2176	
	Operating Loss Loan Payable (Short Term)	2177	
	Utility Allowances	2180	
	Miscellaneous Current Liabilities/Preservation Fee	2190	
	<b>Current Liabilities</b>		\$0
2191	Tenant Security Deposits - CONTRA ASSET	2191	
2200 PREPAID REVENUES	Prepaid Revenue	2210	
	<b>TOTAL CURRENT LIABILITIES</b>	<b>2122</b>	\$0
2300 LONG-TERM LIABILITIES	Notes Payable - Long Term	2310	
	Notes Payable - Surplus Cash	2311	
	Mortgage Payable - First Mortgage	2320	1,773,595
	Mortgage Payable - Second Mortgage	2322	
	Other Loans and Notes Payable - Surplus Cash	2323	
	Other Loans and Notes Payable	2324	4,023,448
	Flexible Subsidy Loan Payable	2325	
	Capital Improvement Loan Payable	2326	
	Operating Loss Loan Payable	2327	
	Miscellaneous Long Term Liabilities	2390	
	<b>Total Long Term Liabilities</b>	<b>2300</b>	\$5,797,043
	<b>TOTAL LIABILITIES</b>	<b>2000</b>	\$5,797,043
3033 TOTAL EQUITY	Total Equity/Retained Earnings	3033	(1,310,473)
	<b>TOTAL LIABILITIES and EQUITY/RETAINED EARNINGS</b>	<b>2033</b>	\$4,486,570



**SCHEDULE OF PROFIT AND LOSS for Multifamily Projects**

Project Name: Total		Project Number:			
Period Beginning: 1/1/14 thru: 12/31/14		Year: 2014			
	Description of Account	Acct. No.	Amount	Totals	
5100	Rent Revenue - Gross Potential	5120	597,884		
RENTAL REVENUE	Tenant Assistance Payments	5121	-		
	Rent Revenue - Commercial/Stores @ 100%	5140	-		
	Rent Revenue - Garage/Parking @ 100%	5170	-		
	Flexible Subsidy Revenue	5180	-		
	Miscellaneous Rent Revenue	5190	-		
	Excess Rent	5191	-		
	Rent Revenue/Insurance	5192	-		
	Special Claims Revenue	5193	-		
	Retained Excess Income	5194	-		
		<b>Total Rent Revenue Potential</b>	<b>5100</b>		597,884
5200	Apartment Vacancies	5220	-		
VACANCIES	Stores/Commercial Vacancies or Concessions	5240	-		
	Rental Concessions	5250	-		
	Garage/Parking Vacancies or Concessions	5270	-		
	Miscellaneous	5290	-		
		<b>Total Vacancies or Concessions</b>	<b>5200</b>		0
	<b>Net Rental Revenue (Rent Revenue less Vacancies)</b>	<b>5152</b>		597,884	
5300	<b>Total Service Income</b>	<b>5300</b>		0	
5400	Financial Revenue - Project Operations	5410	-		
FINANCIAL REVENUE	Revenue from Investments-Residual Receipts	5430	-		
	Revenue from Investments-Replacement Reserve	5440	376		
	Revenue from Investments-Miscellaneous	5490	-		
		<b>Total Financial Revenue</b>	<b>5400</b>		376
5900	Laundry/Vending Income (Net)	5910	-		
MISC. REVENUE	Tenant Charges	5920	-		
	Miscellaneous Revenue	5990	-		
		<b>Total Miscellaneous Revenue</b>	<b>5900</b>		0
	<b>Total Revenue</b>	<b>5000</b>		598,260	
6200	Conventions and Meetings	6203	-		
RENT EXPENSE	Management Consultants	6204	-		
	Advertising/Marketing Expense	6210	-		
	Other Rent Expense	6250	-		
		<b>Total Rent Expense</b>			-
6300	Office Salaries	6310	-		
ADMIN. EXPENSES	Office Expenses	6311	13,843		
	Office or Model Apartment Rent	6312	-		
	Management Fee - Residential Rents	6320	-		
	Management Fee - Commercial Rents	6321	-		
	Management Fee - Miscellaneous Income	6322	-		
	Manager/Superintendent Salaries	6330	-		
	Administrative Rent-free Unit	6331	-		
	Legal Expense-project only	6340	-		
	Audit Expense-project only	6350	-		
	Bookkeeping Fees/Accounting Services	6351	950		
	Bad Debt Expense	6370	-		
	Miscellaneous Administrative Expense	6390	18,240		
		<b>Total Administrative Expense</b>		33,033	
	6200 + 6300	<b>Total Rent &amp; Administrative Expense</b>	<b>6263</b>		33,033
6400	Fuel Oil	6420	-		
UTILITIES EXPENSE	Electricity	6450	111,789		
	Water	6451	-		
	Gas	6452	-		
	Sewer	6453	-		
		<b>Total Utilities Expense</b>	<b>6400</b>		111,789

Description of Account	Acct. No.	Amount	Totals
6500 OPERATING & MAINTENANCE EXPENSE	Payroll	6510	101,470
	Supplies	6515	-
	Contracts	6520	-
	Operating and Maintenance Rent Free Unit	6521	-
	Garbage & Trash Removal	6525	-
	Security Payroll/Contract (incl. taxes and benefits)	6530	-
	Security Rent Free Unit	6531	-
	Heating/Cooling Repairs & Maintenance	6546	-
	Snow Removal	6548	-
	Vehicle/Maintenance Equipment Operation & Repairs	6570	-
	Misc. Operating & Maintenance Expense	6590	75,384
	<b>Total Operating &amp; Maintenance Expense</b>	<b>6500</b>	
			176,854
6900	<b>Total Service Expense</b>	<b>6900</b>	
6700 TAXES AND INSURANCE	Real Estate & Personal Property Taxes	6710	3,407
	Payroll Taxes (Project's Share)	6711	14,735
	Property & Liability Insurance (Hazard)	6720	33,983
	Fidelity Bond Insurance	6721	-
	Workmen's Compensation	6722	-
	Health Insurance and Other Employee Benefits	6723	-
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	-
	<b>Total Taxes and Insurance</b>	<b>6700</b>	
			52,125
3220	Replacement Reserve Deposits as Required by WHEDA	3220	19,907
	<b>Total Operating Expenses</b>		393,708
	<b>Net Operating Income (NOI)</b>		204,551
6800 FINANCIAL EXPENSE	Interest on Mortgage Payable	6820	56,878
	Interest on Notes Payable (Long Term)	6830	-
	Interest on Notes Payable (Short Term)	6840	-
	Mortgage Insurance Premium/Service Charge	6850	-
	Miscellaneous Financial Expense/Preservation Fee	6890	-
	<b>Total Financial Expense</b>	<b>6800</b>	
			56,878
	<b>Total Expenses of Operations Before Depreciation</b>	<b>6000</b>	450,587
	<b>Profit or (Loss) Before Depreciation</b>	<b>5060</b>	147,673
6600	Depreciation Expense (Total)	6601	155,410
	Amortization Expense	6610	712
	<b>Operating Profit or Loss</b>	<b>5060</b>	(8,448)
7100 CORPORATE OR MORTGAGOR EXPENSE	Officer's Salaries	7110	52,087
	Legal Expense	7120	-
	Federal, State and Other Income Taxes	7130	-
	Interest Income	7140	-
	Interest on Notes Payable	7141	-
	Interest on Mortgage Payable	7142	-
	Other Expense	7190	-
	<b>Net Entity Expenses</b>	<b>7100</b>	
			52,087
	<b>NET PROFIT OR (LOSS)</b>	<b>3250</b>	(60,535)
TOTAL PRINCIPAL PAYMENTS	WHEDA First Mortgage	9910	56,673
	Second Mortgage	9911	-
	Other Mortgage(s)	9912	-
	Reserve releases to reimburse items expensed on this schedule.	9920	-
	Capital expenditures paid from project operations and expensed on this schedule.	9930	-

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

Board of Directors  
Housing Initiatives, Inc.  
Madison, Wisconsin

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Housing Initiatives, Inc., which comprise the statement of financial position as of December 31, 2014, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated July 17, 2015.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Housing Initiatives, Inc.'s internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Housing Initiatives, Inc.'s internal control. Accordingly, we do not express an opinion on the effectiveness of Housing Initiatives, Inc.'s internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Housing Initiatives, Inc.'s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Racine, Wisconsin  
July 17, 2015

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH REQUIREMENTS  
THAT COULD HAVE A DIRECT AND MATERIAL EFFECT ON EACH MAJOR  
FEDERAL AND MAJOR STATE PROGRAM AND ON INTERNAL CONTROL  
OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133 AND THE STATE  
SINGLE AUDIT GUIDELINES**

Board of Directors  
Housing Initiatives, Inc.  
Madison, Wisconsin

**Report on Compliance for Each Major Federal Program**

We have audited Housing Initiatives, Inc.'s compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* and the *State Single Audit Guidelines*, issued by the Wisconsin Department of Administration that could have a direct and material effect on each of Housing Initiatives, Inc.'s major federal and major state programs for the year ended December 31, 2014. Housing Initiatives, Inc.'s major federal and major state programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

**Management's Responsibility**

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

**Auditors' Responsibility**

Our responsibility is to express an opinion on compliance for each of Housing Initiatives, Inc.'s major federal and major state programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards, OMB Circular A-133 and the *State Audit Guidelines* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal or major state program occurred. An audit includes examining, on a test basis, evidence about Housing Initiatives, Inc.'s compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal and major state program. However, our audit does not provide a legal determination of Housing Initiatives, Inc.'s compliance.

**Opinion on Each Major Federal and Major State Program**

In our opinion, Housing Initiatives, Inc. complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal and major state programs for the year ended December 31, 2014.

## **Report on Internal Control Over Compliance**

Management of Housing Initiatives, Inc. is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered Housing Initiatives, Inc.'s internal control over compliance with the types of requirements that could have a direct and material effect on each major federal and major state program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal and major state program and to test and report on internal control over compliance in accordance with *OMB Circular A-133* and the *State Single Audit Guidelines*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of Housing Initiatives, Inc.'s internal control over compliance.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal or state program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal or state program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal or state program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the result of that testing based on the requirements of *OMB Circular A-133*. Accordingly, this report is not suitable for any other purpose.

*CliftonLarsonAllen LLP*

Racine, Wisconsin  
July 17, 2015

**HOUSING INITIATIVES, INC.**  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
**For the Year Ended December 31, 2014**

**A. Summary of Auditors' Results**

**Financial Statements**

- |  |               |
|--|---------------|
| 1. Type of auditors' report issued:  | Unmodified    |
| 2. Internal control over financial reporting:  |               |
| Material weakness identified?  | No            |
| Significant deficiencies identified that are not considered to be material weaknesses? | None reported |
| 3. Noncompliance material to financial statements noted?                               | No            |

**Federal Awards**

- |  |            |
|--|------------|
| 1. Internal control over major programs:   |            |
| Material weakness(es) identified?  | No         |
| Significant deficiency(ies) identified that are not considered to be material weaknesses?                                      | No         |
| 2. Type of auditors' report issued on compliance for major programs?   | Unmodified |
| 3. Any audit findings disclosures that are required to be reported in accordance with <i>Circular A-133</i> , Section .510(a)? | No         |
| 4. Identification of major programs:   |            |
| Rental Assistance – CFDA # 14.238  | \$ 981,777 |
| Neighborhood Stabilization Program – CFDA # 14.256   | \$ 440,109 |
| 5. Dollar threshold used to distinguish between Type A and Type B programs?  | \$ 300,000 |
| 6. Auditee qualified as low-risk auditee?  | Yes        |

**B. Financial Statement Findings**

There were no current year findings.

**HOUSING INITIATIVES, INC.**  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)**  
**For the Year Ended December 31, 2014**

**Federal Awards Findings**

There were no current year findings.



**HOUSING INITIATIVES, INC.**  
**SCHEDULE OF STATUS OF PRIOR YEAR FINDINGS**  
**For the Year Ended December 31, 2014**

There were no prior year findings.