



**Water Garden Park, LLC  
NCHFA Project No. 9110050**



**Financial Statements and  
Supplementary Information**

**Years Ended December 31, 2021 and 2020**



## Table of Contents

Independent Auditors' Report.....	1
<b>Financial Statements:</b>	
Balance Sheets.....	4
Statements of Operations .....	6
Statements of Members' Equity .....	7
Statements of Cash Flows .....	8
Notes to Financial Statements.....	9
<b>Supplementary Information:</b>	
Schedules of Income and Expenses.....	16



## Independent Auditors' Report

Members  
Water Garden Park, LLC  
NCHFA Project No. 9110050  
Raleigh, NC

### Report on the Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of Water Garden Park, LLC, which comprise the balance sheets as of December 31, 2021 and 2020, and the related statements of operations, members' equity, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Water Garden Park, LLC as of December 31, 2021 and 2020, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Water Garden Park, LLC and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Water Garden Park, LLC's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.



***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not absolute assurance, and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Water Garden Park, LLC's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Water Garden Park, LLC's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.



### **Report on Supplementary Information**

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The Schedules of Income and Expenses are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audits 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.

*Dixon Hughes Goodman LLP*

High Point, NC  
March 2, 2022

Water Garden Park, LLC  
NCHFA Project No. 9110050  
Balance Sheets  
December 31, 2021 and 2020

(2 pages)

	<u>2021</u>	<u>2020</u>
<b>ASSETS</b>		
Current assets:		
Cash	\$ 171,828	\$ 49,068
Accounts receivable, tenants	535	209
Accounts receivable, affiliate	44,103	-
Prepaid expenses	<u>32,358</u>	<u>16,239</u>
Total current assets	<u>248,824</u>	<u>65,516</u>
Restricted deposits and funded reserves:		
Cash, tax and insurance escrow	9,438	146,366
Cash, replacement reserve	137,320	138,591
Cash, operating reserve	243,162	243,042
Cash, tenant security deposits	<u>27,205</u>	<u>23,419</u>
	<u>417,125</u>	<u>551,418</u>
Rental property:		
Land	1,907,051	1,907,051
Land improvements	736,685	736,685
Building	8,882,375	8,875,305
Furnishings and equipment	<u>294,795</u>	<u>294,795</u>
	11,820,906	11,813,836
Accumulated depreciation	<u>(2,348,419)</u>	<u>(2,088,840)</u>
	<u>9,472,487</u>	<u>9,724,996</u>
Other assets:		
Deferred tax credit fees (net of accumulated amortization of \$80,264 in 2021 and \$70,231 in 2020)	70,231	80,264
Utility deposits	<u>100</u>	<u>100</u>
	<u>70,331</u>	<u>80,364</u>
	<u>\$ 10,208,767</u>	<u>\$ 10,422,294</u>

	<u>2021</u>	<u>2020</u>
<b>LIABILITIES AND MEMBERS' EQUITY</b>		
Current liabilities:		
Current maturities of notes payable	\$ 75,099	\$ 75,720
Accrued development fee, current portion	39,000	96,948
Accounts payable and accrued expenses	8,201	25,447
Accrued interest, notes payable	10,028	10,709
Accounts payable, affiliate	29,835	29,835
	<u>162,163</u>	<u>238,659</u>
Deposits and prepayment liabilities:		
Tenant security deposits	27,205	23,418
Prepaid rent	5,574	9,959
	<u>32,779</u>	<u>33,377</u>
Long-term liabilities:		
Notes payable, net of unamortized debt issuance costs of \$22,645 in 2021 and \$23,674 in 2020, less current maturities	1,504,500	1,578,553
Accrued development fee, net of current portion	-	32,052
	<u>1,504,500</u>	<u>1,610,605</u>
Members' equity	<u>8,509,325</u>	<u>8,539,653</u>
	<u>\$ 10,208,767</u>	<u>\$ 10,422,294</u>

Water Garden Park, LLC  
NCHFA Project No. 9110050  
Statements of Operations  
Years Ended December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Revenues:		
Gross tenant rent potential	\$ 586,539	\$ 559,699
Subsidized tenant rent	80,862	90,478
Excess rent	2,024	5,766
Less: Vacancies	(5,599)	(2,381)
Concessions to tenants	(13,421)	(13,738)
Net rent revenue	<u>650,405</u>	639,824
Interest income	265	366
Other income	<u>25,164</u>	<u>4,454</u>
Total revenues	<u>675,834</u>	<u>644,644</u>
Operating expenses:		
Administrative	94,003	121,235
Management fees	43,256	45,666
Auditing and accounting	9,720	9,800
Repairs and maintenance	164,667	168,286
Utilities	43,418	44,984
Taxes and insurance	<u>25,609</u>	<u>23,479</u>
Total operating expenses	<u>380,673</u>	<u>413,450</u>
Income from operations	<u>295,161</u>	<u>231,194</u>
Nonoperating expenses:		
Interest expense	33,489	41,198
Depreciation	263,553	300,928
Amortization	10,033	10,033
Loss on disposal of assets	<u>18,414</u>	<u>4,186</u>
Total nonoperating expenses	<u>325,489</u>	<u>356,345</u>
Net loss	<u>\$ (30,328)</u>	<u>\$ (125,151)</u>



Water Garden Park, LLC  
 NCHFA Project No. 9110050  
 Statements of Members' Equity  
 Years Ended December 31, 2021 and 2020

	2021			2020
	Managing Member	Investor Member	Total	
Balance, beginning	\$ 857	\$ 8,538,796	\$ 8,539,653	\$ 8,664,804
Net loss	(3)	(30,325)	(30,328)	(125,151)
Balance, ending	<u>\$ 854</u>	<u>\$ 8,508,471</u>	<u>\$ 8,509,325</u>	<u>\$ 8,539,653</u>

Water Garden Park, LLC  
NCHFA Project No. 9110050  
Statements of Cash Flows  
Years Ended December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Cash flows from operating activities:		
Net loss	\$ (30,328)	\$ (125,151)
Adjustments to reconcile net loss to net cash provided by operating activities:		
Depreciation	263,553	300,928
Amortization of intangible assets	10,033	10,033
Amortization of deferred financing costs	1,029	1,029
Loss on disposal of assets	18,414	4,186
Change in assets and liabilities		
Accounts receivable, tenants	(326)	93
Accounts receivable, other	-	6,347
Accounts receivable, affiliate	(44,103)	-
Prepaid expenses	(16,119)	(1,525)
Accounts payable and accrued expenses	(17,246)	11,927
Accrued interest, notes payable	(681)	1,963
Tenant security deposits	3,787	1,189
Prepaid rent	(4,385)	7,225
Net cash provided by operating activities	<u>183,628</u>	<u>218,244</u>
Cash flows from investing activities:		
Purchase of fixed assets	<u>(29,458)</u>	<u>(6,607)</u>
Net cash used by investing activities	<u>(29,458)</u>	<u>(6,607)</u>
Cash flows from financing activities:		
Principal payments of notes payable	(75,703)	(74,003)
Payment of deferred development fee	<u>(90,000)</u>	<u>(35,200)</u>
Net cash used by financing activities	<u>(165,703)</u>	<u>(109,203)</u>
Net increase (decrease) in cash and restricted reserves and funded reserves	(11,533)	102,434
Cash and restricted reserves and funded reserves, beginning of year	<u>600,486</u>	<u>498,052</u>
Cash and restricted reserves and funded reserves, end of year	<u>\$ 588,953</u>	<u>\$ 600,486</u>
Supplemental disclosure of cash flow information:		
Cash paid for interest	<u>\$ 33,141</u>	<u>\$ 38,206</u>
Reconciliation of cash and restricted deposits and funded reserves to the balance sheet:		
Cash	\$ 171,828	\$ 49,068
Restricted deposits and funded reserves	<u>417,125</u>	<u>551,418</u>
	<u>\$ 588,953</u>	<u>\$ 600,486</u>

See accompanying notes.

## Notes to Financial Statements

### 1. Nature of Operations and Significant Accounting Policies

#### *Nature of operations*

Water Garden Park, LLC (the "Company") was organized for the purpose of acquiring, owning, developing, financing, constructing, and/or rehabilitating, leasing, managing and operating an 88-unit apartment complex for rental to elderly individuals and families of low income in Raleigh, North Carolina commonly known as "Water Garden Park." The major activities of the Company are governed by the operating agreement and the loan agreements. The property was placed into service in December of 2013.

In December 2012, the operating agreement was amended to admit the new investor member and to permit the withdrawal of the original investor member, DHIC, Inc. ("DHIC"). As a result, the Company has one managing member - Water Garden Senior Housing, Inc.; and one investor member - Community Equity Fund XVIII Limited Partnership.

The ownership of the Company is as follows:

Water Garden Senior Housing, Inc.	0.01%
Community Equity Fund XVIII Limited Partnership	<u>99.99%</u>
	<u>100.00%</u>

#### *Basis of accounting*

The financial statements of the Company are prepared on the accrual basis of accounting and in accordance with generally accepted accounting principles.

The following is a summary of significant accounting policies consistently applied in the preparation of these financial statements.

#### *Income taxes*

As a limited liability company, the Company's taxable income or loss is allocated to the members in accordance with the operating agreement and is reflected in their income taxes; accordingly, the accompanying financial statements do not reflect a provision or liability for federal and state income taxes.

#### *Rental property*

Rental property is stated at cost. Depreciation is computed primarily using the straight-line method over the estimated useful lives of the assets as follows:

Land improvements	20 years
Buildings and improvements	7 to 40 years
Furnishings and equipment	7 years

Improvements are capitalized, while expenditures for maintenance and repairs are charged to expense as incurred.

***Cash and cash equivalents***

For purposes of the statement of cash flows, the Company considers all unrestricted, highly liquid investments with an initial maturity of three months or less to be cash equivalents. The Company's deposited funds are in institutions insured by the Federal Deposit Insurance Corporation and the U.S. Treasury.

***Use of estimates***

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

***Impairment of long-lived assets***

The Company reviews its long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying value may not be recoverable. Recoverability is measured by a comparison of the carrying amount to the future net undiscounted cash flow expected to be generated and any estimated proceeds from the eventual disposition. If the long-lived asset is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount exceeds the fair value as determined from an appraisal, discounted cash flows analysis, or other valuation technique. No impairment losses were recognized during 2021 and 2020.

***Accounts receivable and bad debts***

Tenant receivables are charged to bad debt expense when they are determined to be uncollectible based upon a periodic review of the accounts by management. Accounting principles generally accepted in the United States of America require that the allowance method be used to recognize bad debts; however, the effect of using the direct write-off method is not materially different from the results that would have been obtained under the allowance method.

***Other assets***

Deferred tax credit fees are being amortized over 15 years, the tax credit compliance period.

***Concentrations of credit risk***

The Company maintains its cash in financial institutions insured by the Federal Deposit Insurance Corporation (FDIC). Deposit accounts, at times, may exceed federally insured limits. The Company has not experienced any losses in such accounts and believes it is not exposed to any significant credit risk on cash and cash equivalents.

***Advertising***

The Company expenses advertising costs as they are incurred. Advertising expenses for the years ended December 31, 2021 and 2020 amounted to \$81 and \$624, respectively.

***Debt issuance costs***

Loan costs are being amortized to interest expense over the life of the related loan.

**Subsequent events evaluation**

The Company evaluated the effect subsequent events would have on the financial statements through March 2, 2022, which is the date the financial statements were available to be issued.

**2. Members’ Capital Contributions**

The managing member is required to make a capital contribution of \$984, all of which has been contributed as of December 31, 2021 and 2020. The investor member is required to make capital contributions of \$9,798,230, net of a credit adjuster of \$44,696, all of which has been contributed as of December 31, 2021 and 2020.

**3. Notes Payable**

Details of the notes payable at December 31, 2021 and 2020 are as follows:

	<u>2021</u>	<u>2020</u>
<p>Note payable to the City of Raleigh (the “City”) in the principal sum of \$1,320,000 with interest at 2%. Monthly payments of principal and interest in amounts ranging from \$5,952 to \$196 commenced in September 2014 and continue until January 31, 2044 (maturity date); at which time a balloon payment for the balance of the loan and any accrued interest will be due. The note is secured by a first lien on the property. During 2021, monthly payments amounted to \$5,508 January through July, and \$5,407 for August through December. Accrued interest as of December 31, 2021 and 2020 amounted to \$1,635 and \$1,711 respectively. During the years ended December 31, 2021 and 2020, interest expense amounted to \$20,037 and \$26,493, respectively, and interest paid amounted to \$20,113 and \$26,564, respectively. Deferred financing costs amortized to interest expense amounted to \$1,029 for each of the years ended December 31, 2021 and 2020.</p>	<p><b>\$ 981,073</b></p>	<p>\$ 1,026,551</p>

Water Garden Park, LLC  
NCHFA Project No. 9110050  
Notes to Financial Statements

	<u>2021</u>	<u>2020</u>
Note payable to the County of Wake, North Carolina, in the amount of \$880,000 with interest accruing at 2%. Interest only payments were paid monthly through June 1, 2014. Annual payments of principal and interest ranging from \$47,619 to \$4,797 are due beginning July 1, 2014 and continue annually until August 1, 2042 (the maturity date), at which time all outstanding principal and accrued interest shall be due and payable. During 2021, an annual payment of \$43,253 was made. The loan is secured by a second lien on the property. Accrued interest as of December 31, 2021 and 2020 amounted to \$8,393 and \$8,998, respectively. During the years ended December 31, 2021 and 2020, interest expense amounted to \$12,423 and \$13,676, respectively, and interest paid amounted to \$13,028 and \$11,641, respectively.	<u>\$ 621,171</u>	<u>\$ 651,396</u>
	<b>1,602,244</b>	1,677,947
Less: unamortized debt issuance costs	<u>(22,645)</u>	<u>(23,674)</u>
	<u><b>\$ 1,579,599</b></u>	<u>\$ 1,654,273</u>

Total estimated principal maturities of the notes payable subsequent to December 31, 2021 are as follows:

2022	\$ 75,099
2023	74,289
2024	73,249
2025	72,052
2026	70,596
Thereafter	<u>1,236,959</u>
	<u><b>\$ 1,602,244</b></u>

#### 4. Related-Party Transactions

##### ***Accounts receivable - affiliate***

As of December 31, 2021 and 2020, accounts receivable - affiliate consisted of \$44,103 and \$0, respectively, in receivables or payroll costs paid by Company on behalf of a nearby community under common ownership.

##### ***Accounts payable - affiliate***

As of December 31, 2021 and 2020, accounts payable - affiliate consisted of \$29,835, respectively, in advances from DHIC for development and operational costs.

##### ***Development fee***

The Company incurred a development fee of \$1,000,000 payable to DHIC for services rendered to the Company for overseeing the construction of the complex. As of December 31, 2021 and 2020, the total fee has been earned, of which \$39,000 and \$129,000, respectively, remained payable.

***Incentive management fee***

The Company has entered into an incentive management fee agreement with the managing member for its services in managing the business. This management fee is based on net cash flow payable as defined in Note 7 and is not cumulative. No incentive management fees were incurred for the years ended December 31, 2021 and 2020.

**5. Reserves**

***Replacement reserve***

The operating agreement requires the Company to fund a replacement reserve using cash flow from operations, as defined. Reserve additions of \$22,000, increasing at 3% each year, are required to be made annually upon the achievement of 100% qualified occupancy, as defined, prorated in the year occupancy is achieved. This reserve is utilized to fund major repairs, capital expenditures and replacements of capital items in the Project. The managing member shall not utilize the replacement reserve without written consent from the investor member except in an emergency situation. An analysis of the replacement reserve for the years ended December 31, 2021 and 2020 is as follows:

	<u>2021</u>	<u>2020</u>
Balance, beginning of year	\$ 138,591	\$ 111,105
Funding	28,119	27,301
Approved withdrawals	(29,458)	-
Interest earned	<u>68</u>	<u>185</u>
Balance, end of year	<u>\$ 137,320</u>	<u>\$ 138,591</u>

As of December 31, 2021, the reserve is funded in accordance with the operating agreement.

***Operating reserve***

The operating agreement requires the Company to fund an operating reserve account in an aggregate amount of \$242,382 into a segregated reserve account to fund operating expenses in excess of operating revenues. The managing member shall not utilize the operating reserve without written consent from the investor member. An analysis of the operating reserve for the years ended December 31, 2021 and 2020 is as follows:

	<u>2021</u>	<u>2020</u>
Balance, beginning of year	\$ 243,042	\$ 242,958
Interest earned	<u>120</u>	<u>84</u>
Balance, end of year	<u>\$ 243,162</u>	<u>\$ 243,042</u>

## 6. Property Management Agreement

The Company entered into a management agreement with Drucker and Falk, L.L.C., an unaffiliated management company, to provide property management services to the Project. The management agent was compensated a minimum monthly fee of \$2,948, or 8% of all income collected for the property, whichever amount was greater. Such fee was paid by the owner on the first of each month. This agreement was terminated in March 2020. Total management fees incurred in 2020 were \$12,955.

In March 2020, the Company entered into a management agreement with Community Management Corporation (“CMC”), an unaffiliated management company, to provide property management services to the Project. The management agent will be compensated a monthly fee of 6.65% of all income collected for the property. Such fee shall be paid on the first of each month. Total management fees during 2021 and 2020 amounted to \$43,256 and \$32,711, respectively of which \$3,689 and \$4,106 respectively, remained payable.

During 2020, CMC applied for and received a loan through the Paycheck Protection Program (“PPP”) as authorized in the Coronavirus Aid, Relief, and Economic Security Act (“CARES Act”). The Company reduced payroll and related reimbursements to CMC during the year ended December 31, 2020 in the total amount of \$15,052, which is the portion of the PPP loan proceeds that CMC plans to contribute to the Company in 2021 upon approval of its PPP loan forgiveness application. As of December 31, 2020, the Company recognized a liability of \$15,052 for the unpaid payroll and related costs. On May 18, 2021, CMC received formal forgiveness of its PPP loan and contributed the funds to the Company. Accordingly, income of \$15,052 has been recognized by the Company for the year ended December 31, 2021.

## 7. Company Profits, Losses and Distributions

Net cash flow is to be distributed as follows, as per the operating agreement:

Operating cash flow as of December 31, 2021	\$ 107,859
First, to the investor member for any credit deficiency and then to repay any loans made to the investor member to the Company;	-
Second, to replenish with operating reserve account to the required amount;	-
Third, to pay the deferred developer fee;	(39,000)
Fourth, to repay the managing member for any development advances, operating deficit loans, and other loans made by the managing member to the Company;	(29,835)
Fifth, to distribute ten percent of the amount remaining after required distributions to the investor member per the operating agreement;	(3,902)
Sixth, to pay the incentive management fee;	<u>(35,122)</u>
Thereafter, the balance to the members in accordance with their percentage interests:	
Managing member - 0.01%	-
Investor member - 99.99%	<u>-</u>
	<u>\$ -</u>



## **8. Contingencies, Risks and Uncertainties**

The Company's sole asset is its 88-unit housing complex located in Raleigh, North Carolina. The Company's operations are concentrated in the affordable housing real estate market. In addition, the Company operates in a heavily regulated environment. The operations of the Company are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including, but not limited to, the State Housing Agency. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by the State Housing Agency. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change.

In March 2020, the World Health Organization declared the outbreak of COVID-19, a novel strain of Coronavirus, a pandemic. The coronavirus outbreak is disrupting supply chains and affecting production and sales across a range of industries. The extent of the impact of the outbreak on the Company's future operational and financial performance will depend on certain developments, including the duration and spread of the outbreak, impact on the project's customers, employees, and vendors, and governmental, regulatory and private sector responses. The financial statements do not reflect any adjustments as a result of the subsequent increase in economic uncertainty.



## *Supplementary Information*

Water Garden Park, LLC  
NCHFA Project No. 9110050  
Schedules of Income and Expenses  
December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Rental income:		
Residential income	<u>\$ 650,405</u>	<u>\$ 639,824</u>
Interest income:		
Interest income	<u>\$ 265</u>	<u>\$ 366</u>
Other income:		
Application fees	\$ 540	\$ 130
Laundry and vending	2,983	1,097
Late fees	580	264
Damages and cleaning fees	799	250
Other income	<u>20,262</u>	<u>2,713</u>
	<u>\$ 25,164</u>	<u>\$ 4,454</u>
Administrative expenses:		
Administrative payroll	\$ 59,770	\$ 71,455
Health insurance and other benefits	11,474	12,954
Legal fees	-	(311)
Advertising	81	624
Telephone, internet and cable	9,065	14,626
Administrative supplies and expenses	6,630	8,711
Administrative training expenses	293	275
Criminal background, credit check expenses	280	91
Other administrative expense	3,810	4,546
Bank fees	227	475
Bad debt expense	138	259
Resident services	<u>2,235</u>	<u>7,530</u>
	<u>\$ 94,003</u>	<u>\$ 121,235</u>
Property management fees	<u>\$ 43,256</u>	<u>\$ 45,666</u>
Auditing and accounting	<u>\$ 9,720</u>	<u>\$ 9,800</u>

Water Garden Park, LLC  
NCHFA Project No. 9110050  
Schedules of Income and Expenses  
December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Repairs and maintenance:		
Maintenance payroll	\$ 12,854	\$ 37,796
Repairs expense	95,785	90,602
Painting and decorating	10,594	3,265
Elevator maintenance	4,535	5,866
Grounds maintenance	14,155	15,525
Garbage and trash removal	14,726	8,844
Cleaning expense (janitorial)	3,079	1,786
Exterminating	2,550	2,500
Security	6,389	2,102
	<u>\$ 164,667</u>	<u>\$ 168,286</u>
Utilities:		
Electricity	\$ 21,997	\$ 23,247
Water	7,601	8,347
Sewer	13,820	13,390
	<u>\$ 43,418</u>	<u>\$ 44,984</u>
Taxes and insurance:		
Property and liability insurance	\$ 24,968	\$ 23,479
Real estate taxes	641	-
	<u>\$ 25,609</u>	<u>\$ 23,479</u>
Amortization	<u>\$ 10,033</u>	<u>\$ 10,033</u>
Depreciation	<u>\$ 263,553</u>	<u>\$ 300,928</u>
Interest expense - mortgage loans:		
1st mortgage interest - City of Raleigh	\$ 20,037	\$ 26,493
2nd mortgage interest - Wake County	12,423	13,676
Amortization of deferred financing costs	1,029	1,029
	<u>\$ 33,489</u>	<u>\$ 41,198</u>
Loss on disposal of assets	<u>\$ 18,414</u>	<u>\$ 4,186</u>