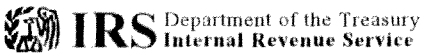


# Budget Worksheet

Base Scenario

For the Year 2021

Account	Account	D	N	2021 Budget
Number	Name			
REVENUE				
56102-000	Developer Fee			11,013,716
56102-000	Deferred Developer Fee			4,600,220
56202-000	Asset Management Fees			1,448,401
56400-000	Property Management Fees			7,827,004
56450-000	Accounting Fees			1,078,524
56500-000	Occupancy Specialist Fee			986,850
56700-000	Service Supervision Fees			805,410
56704-000	Service Required Fees			4,915,685
54100-000	Net Investment Return			673,375
54405-000	Note Receivable Payments			3,863,626
	Contributions from Affiliates			3,783,462
58102-000	Contributions			950,700
58150-000	Grant Income			55,572
51900-000	Other Income			0
	TOTAL REVENUE			42,002,545
SALARIES & BENEFITS				
60105-000	Salaries & Wages	S		18,963,546
	Salaries & Wages (Parity Adjustment)	S		750,000
60270-000	Health Benefits	B		1,465,640
60204-000	Payroll Taxes	T		1,336,306
60230-000	Workers Compensation	T		91,003
60250-000	Pensions	B		786,130
63960-000	Mileage Allowance (on payroll)	S		254,268
60155-000	Internships & Apprenticeships	S		352,520
60276-000	Dependant Health Coverage	B		630,610
60270-000	Gym Reimbursement	B		50,000
60280-000	Tuition Reimbursement	B		21,000
60299-000	Salary Chargeback	S		-443,290
	TOTAL WAGES & BENEFITS			24,257,733
OPERATING EXPENSES				
63110-000	Office Supplies	4		115,050
62125-000	Public Relations	4		10,000
63113-000	Equipment Leases	3		158,862
63115-000	Postage/Delivery	4		46,500
63120-000	Printing	4		49,000
63130-000	Dues, Memberships & Subscriptions	3		151,795
63135-000	Software Expense	3		558,505
63400-000	Legal Expense	1		295,000
63500-000	Audit & Tax Preparation	1		134,000
63550-000	Professional & Consulting Fees	1		2,670,020
63566-000	Acquisition-Due Diligence	8		250,000
63600-000	Telephone & Internet	3		194,840
63750-000	Bank Charges	4		25,000
63755-000	Recruitment-Hiring Costs	6		184,500
63770-000	Storage Rental	4		26,000
63805-000	Conferences, Conventions & Meetings	2		249,260
63875-000	In-House Meetings	2		161,050
63920-000	Computer Support & Equipment	3		140,600
63930-000	All Company Training, Events & Giveaways	2		400,400
63940-000	Travel & Lodging	2		343,840
63950-000	Mileage	2		0
68390-000	Rent Expense, 3rd Party	4		139,292
68400-001	Rent Expense, Affiliate	4		41,127
64500-000	Utilities	4		47,050
65020-000	Office Improvements	Y		60,000
65900-000	Office Maintenance	4		63,438
67130-000	Federal Taxes	4		0
67190-000	Miscellaneous Taxes, Licenses & Permits	4		5,500
67200-000	Property & Liability Insurance	4		55,000
68110-000	Debt Service (P & I)	X		245,131
68460-000	Miscellaneous Financial Expenses	X		17,500
63990-000	Other Miscellaneous	4		62,500
69660-000	Special Events	9		25,000
71100-000	Donations & Contribution Expense	9		349,500
71105-000	Scholarships & Match Savings Program	9		125,000
71800-001	MGP Expenses	G		250,000
	TOTAL OPERATING EXPENSES			7,650,260
EHR PASS-THROUGH EXPENSES				
69100-000	Services Program Expenses	Z		4,996,257
	TOTAL EHR PASS THROUGH EXPENSES			4,996,257
	TOTAL EXPENSES			36,904,250
	<b>BUDGETED NET INCOME</b>			<b>5,098,295</b>



Department of the Treasury  
Internal Revenue Service

P.O. Box 2508  
Cincinnati OH 45201

In reply refer to: 0248323016  
May 14, 2009 LTR 4168C E0  
23-1716750 000000 00 000  
00018272  
BODC: TE

EDEN HOUSING INC  
22645 GRAND ST  
HAYWARD CA 94541-5031



017492

Employer Identification Number: 23-1716750  
Person to Contact: Yvette Davis  
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your request of May 05, 2009, regarding your tax-exempt status.

Our records indicate that a determination letter was issued in August 1986, that recognized you as exempt from Federal income tax, and discloses that you are currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records also indicate you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Michele M. Sullivan, Oper. Mgr.  
Accounts Management Operations I



Department of the Treasury  
Internal Revenue Service

P.O. Box 2508  
Cincinnati OH 45201

In reply refer to: 0248323016  
May 14, 2009 LTR 4168C E0  
94-2946400 000000 00 000  
00018275  
BODC: TE

EDEN HOUSING MANAGEMENT INC  
22645 GRAND ST  
HAYWARD CA 94541-5031



017491

Employer Identification Number: 94-2946400  
Person to Contact: Yvette Davis  
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your request of May 05, 2009, regarding your tax-exempt status.

Our records indicate that a determination letter was issued in November 1986, that recognized you as exempt from Federal income tax, and discloses that you are currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records also indicate you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section 509(a)(3).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Michele M. Sullivan, Oper. Mgr.  
Accounts Management Operations I



Department of the Treasury  
Internal Revenue Service

P.O. Box 2508  
Cincinnati OH 45201

In reply refer to: 0248323016  
May 14, 2009 LTR 4168C E0  
94-3315887 000000 00 000  
00018276  
BODC: TE

EDEN HOUSING RESIDENT SERVICES INC  
% LORI GANZ  
22645 GRAND ST  
HAYWARD CA 94541-5031



017490

Employer Identification Number: 94-3315887  
Person to Contact: Yvette Davis  
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your request of May 05, 2009, regarding your tax-exempt status.

Our records indicate that a determination letter was issued in March 2000, that recognized you as exempt from Federal income tax, and discloses that you are currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records also indicate you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section 509(a)(3).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Michele M. Sullivan, Oper. Mgr.  
Accounts Management Operations I